

GREENBRIER HOTEL

3101 INDIAN CREEK DRIVE, MIAMI BEACH, FLORIDA

FINAL SUBMISSION
TRANSFORMER SETBACK VARIANCE
OCTOBER 4, 2019



SCOPE OF WORK:

REQUEST FOR SIDE SETBACK VARIANCE FOR
FPL TRANSFORMER ALONG 31ST STREET

PROJECT:
GREENBRIER
HOTEL



3101 Indian Creek Drive
MIAMI BEACH,
FLORIDA

DRAWING:

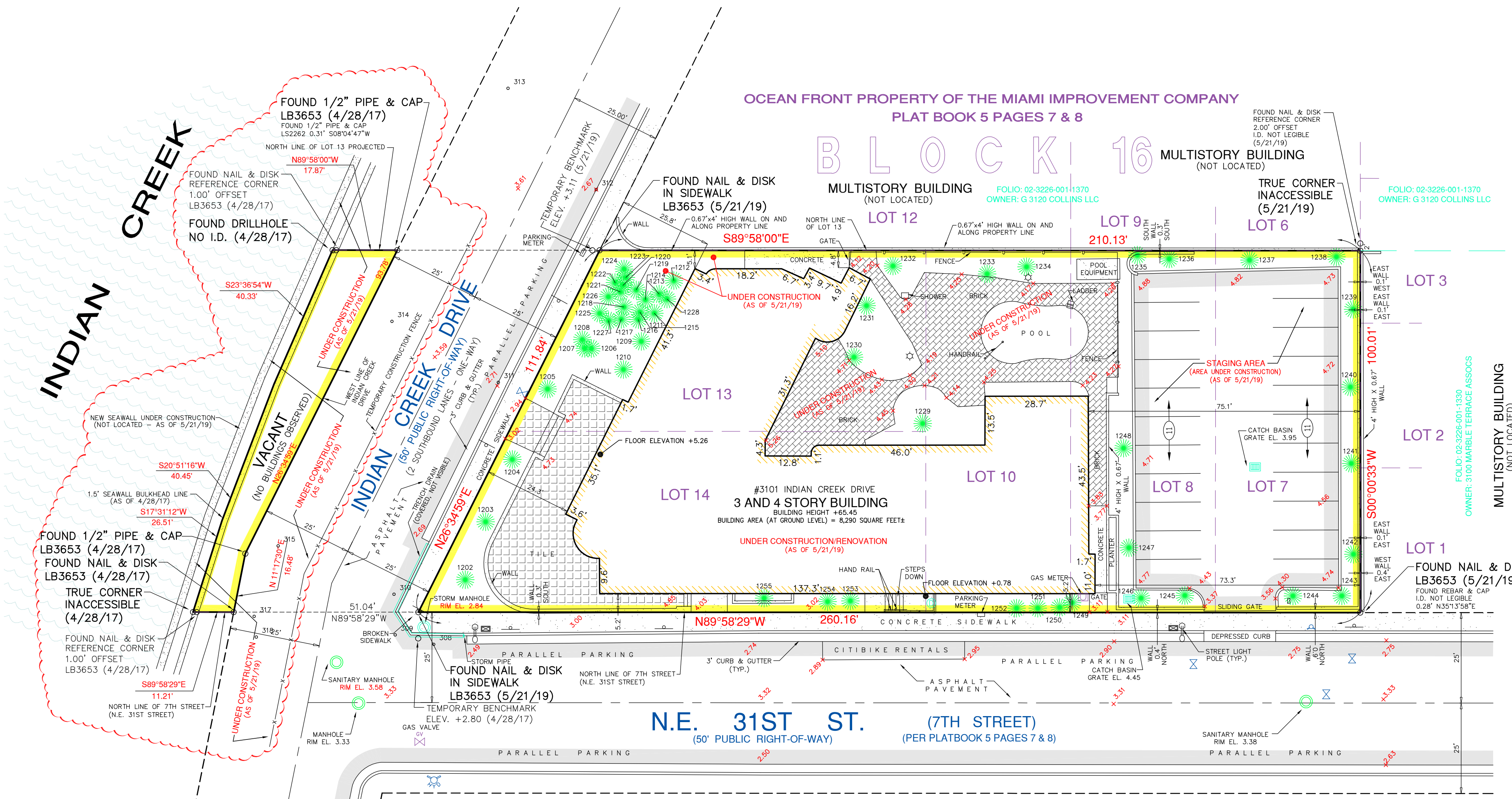
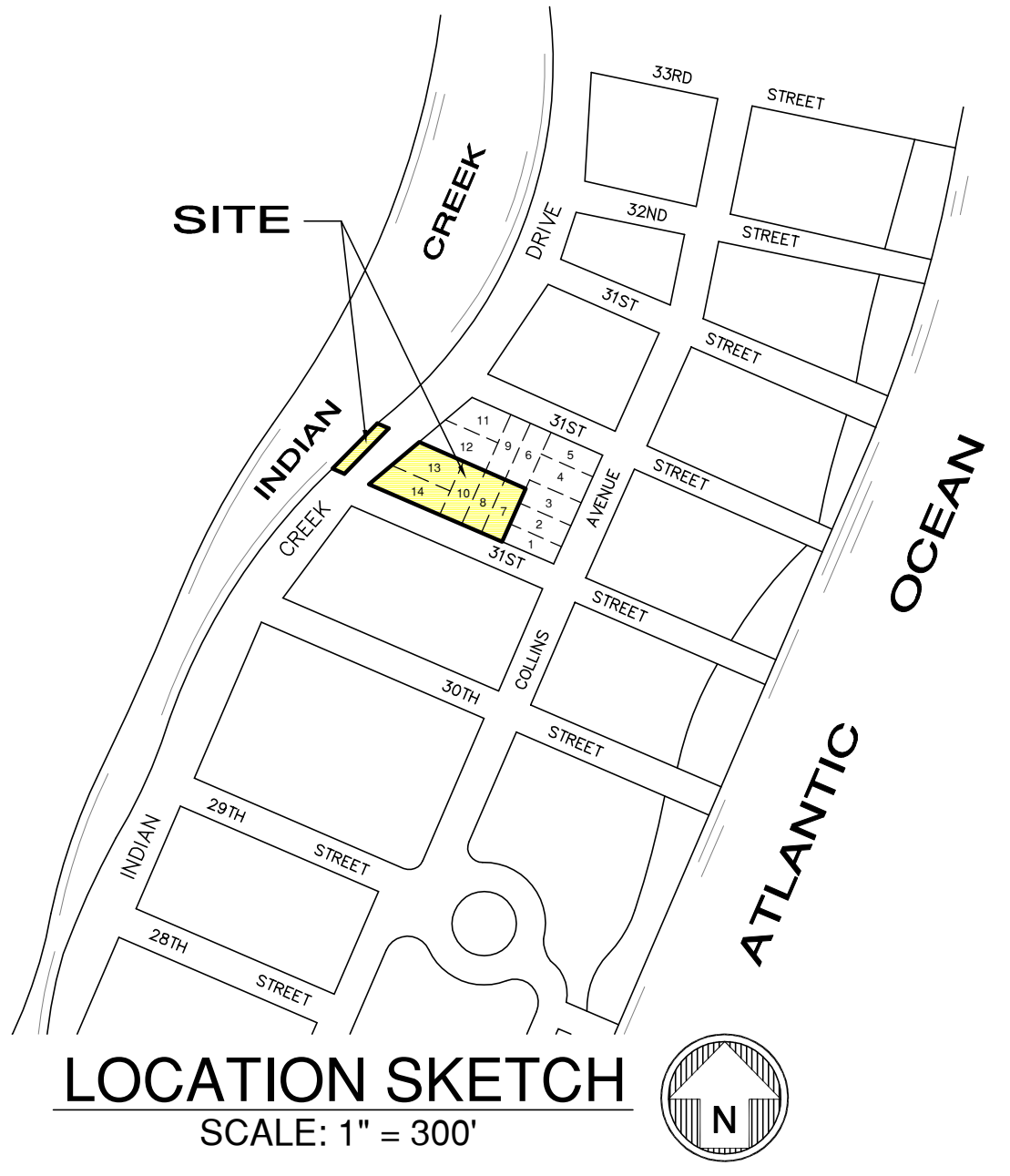
COVER
SHEET

190491	AMEND "CERTIFICATION TO" ENTITIES (6/27/19)	CEM
4	UPDATE SURVEY (5/21/19) S.D	CEM
5	ADD TREES & TREE TABLE INFO. (7/10/18) TC	BLS
3	ADD CERTIFICATION TO (11/30/17)	BLS
2	UPDATE SURVEY (4/28/17) S.D	BLS
1	O.N.	No.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone: 305-653-4493 / Fax: 305-651-7152 / Email: fls@flsurvey.com

ALTANSPS LAND TITLE SURVEY
3101 INDIAN CREEK DRIVE
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	10/30/00
Scale	1" = 20'
Drawn By	MAP
CAD No.	001438
Plotted	6/27/19 9:19a
Ref. Dwg.	940676
Field Book	5307 JWL
Job No.	001438
Dwg. No.	2000D-210
Sheet	1 of 1

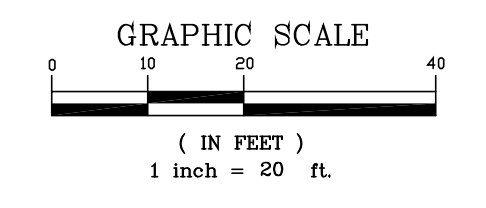
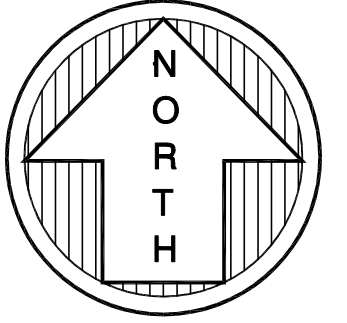


TREE TABLE
(AS OF 7/10/18, NOT UPDATED ON 5/21/19)

TREE NUMBER	COMMON NAME	D.B.H. (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
1202	Washingtonia Palm	14	30	12
1203	Washingtonia Palm	14	45	12
1204	Washingtonia Palm	14	30	12
1205	Washingtonia Palm	16	40	12
1206	Washingtonia Palm	16	40	12
1207	Washingtonia Palm	12	8	8
1208	Washingtonia Palm	12	8	8
1209	Seagrape	4 x 4	18	10
1210	Firecracker Tree	4	8	10
1211	Seagrape	3 x 4	14	10
1212	Firecracker Tree	6	12	6
1213	Christmas Palm	6	30	14
1214	Christmas Palm	6	30	14
1215	Christmas Palm	6	30	14
1216	Christmas Palm	6	30	14
1217	Christmas Palm	2 x 6	30	16
1218	Christmas Palm	6	38	12
1219	Christmas Palm	2 x 6	30	16
1220	Washingtonia Palm	14	50	16
1221	Christmas Palm	6	30	12
1222	Christmas Palm	5 x 6	20	20
1223	Christmas Palm	2 x 6	24	16
1224	Christmas Palm	6	22	8
1225	Washingtonia Palm	2 x 4	5	8
1226	Christmas Palm	4	5	8
1227	Firecracker Tree	4	12	10
1228	Christmas Palm	3	6	8
1229	Coconut Palm	10	15	20
1230	Coconut Palm	12	30	22
1231	Fan Palm Cluster	3 x 4	10	6
1232	Coconut Palm	12	35	24
1233	Washingtonia Palm	12	12	12
1234	Washingtonia Palm	12	35	16
1235	Bran Cactus	8	14	6
1236	Washingtonia Palm	12	40	10
1237	Washingtonia Palm	12	30	8
1238	Washingtonia Palm	12	45	8
1239	Oak Tree	10	25	22
1240	Oak Tree	10	25	22
1241	Oak Tree	10	25	22
1242	Oak Tree	10	25	22
1243	Washingtonia Palm	12	28	10
1244	Washingtonia Palm	14	40	10
1245	Washingtonia Palm	12	30	10
1246	Washingtonia Palm	14	45	10
1247	Oak Tree	10	24	25
1248	Oak Tree	2 x 6	20	12
1249	Christmas Palm	2 x 6	11	12
1250	Christmas Palm	2 x 5	10	8
1251	Christmas Palm	2 x 5	10	8
1252	Christmas Palm	6	8	8
1253	Cabbage Palm	16	35	10
1254	Silver Palm	10	16	12
1255	Fan Palm	7 x 5	10	15

LEGEND

■ = CATCH BASIN	— = 0.5' CURB
○ = MANHOLE	— = 2.00' CURB & GUTTER
⊙ = LIGHT POLE	— = CHAIN LINK FENCE
⊕ = WATER METER	— = IDENTIFICATION
⊖ = WATER VALVE	EL. = ELEVATION
⊗ = CATCH BASIN INLET	INV. = INVERT
□ = UTILITY POLE	SAN. = SANITARY
⊞ = RISER	P.R.M. = PERMANENT REFERENCE MONUMENT
⊟ = FIRE HYDRANT	CONC. = CONCRETE
⊠ = MANHOLE	ASPH. = ASPHALT PAVEMENT
— = SIGN	



LEGAL DESCRIPTION:

Lots 7, 8, 10, 13 and 14 in Block 16, OCEAN FRONT PROPERTY OF THE MIAMI IMPROVEMENT COMPANY, according to the plat thereof, as recorded in Plat Book 5 Pages 7 and 8 of the Dade County, Florida. Also out lots opposite Lots 13 and 14 of Block 16, as the same is shown by map or Plat of the OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, recorded in Plat book 5 Pages 7 and 8, described as follows:

BEGINNING at the Intersection of the North line of Seventh Street (now known as 31st Street) and the West line of Indian Creek Drive as shown in Plat book 5, Pages 7 and 8 of the Public Records of Dade County, Florida; thence North along the West line of Indian Creek Drive to the Intersection of said West line and the North line of said lot 13 Projected Westery; thence West parallel to the North line of Seventh Street (now known as 31st Street) along the North line of said Lot 13 projected Westery to the water of Indian Creek; thence South along the waters of Indian Creek to the North line of Seventh Street (now known as 31st Street); thence East along the North line of Seventh Street (Now known as 31st Street) to the POINT OF BEGINNING, being the premises adjacent to said lots 13 and 14 of Block 16 above described, situated between Indian Creek Drive and Indian Creek.

SURVEYOR'S NOTES:

- This site lies in Section 26, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N 89°58'29" W for the North right-of-way line of N.E. 31st Street (7th Street), and evidenced by (2) found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. B-313, Elevation +4.33 Located at N.E. 36th Street and Collins Avenue.
- Lands shown hereon are located within an area having a Zone Designation AE (L 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L and Map No. 13086C0336L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lots 7, 8, 10, 13 and 14 shown hereon containing 23,521 square feet, or 0.540 acres, more or less. Out lots opposite Lots 13 and 14 shown hereon are under construction - square footage area is to be determined once construction is complete.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location and/or size as of July 10, 2018 and were not updated on May 21, 2019 (Site under construction). Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.
- Underground improvements and/or underground encroachments not shown, unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.
- Reference Folio No.: 02-3226-035-0001, per Miami-Dade County Property Appraiser's Website.

ADDITIONAL ALTA TABLE "A" ITEMS NOTES:

- Item 6: The current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements, as set forth in that classification, were not provided by the insurer.
- Item 9: Total striped parking spaces within legal description: 22 Regular and 0 Handicap. Parking spaces were not verified for any applicable requirements.
- Item 11: Location of utilities existing on or serving the surveyed property as determined by: observed evidence collected pursuant to Section 5.E.iv. PER ALTA/NSPS.
- Item 16: There is observed evidence of current earth moving work, building construction and/or building additions, as shown on survey.
- Item 20: Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$2,000,000 to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.

CERTIFICATION TO:

LSC 3101 Indian Creek LLC, and its successors and assigns
Greenbrier Partners, LLC
Chicago Title Insurance Company
DE Title Services, LLC

SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on October 30, 2000, and last updated May 21, 2019 in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(1), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 16, 19, and 20 of table A thereof, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

GREENBRIER GUESTROOM AREA CALCULATIONS

04.25.2017

LEVEL	CURRENT UNIT #	CURRENT UNIT SQ.FT	PROPOSED HOTEL UNIT #	PROPOSED HOTEL UNIT SQ.FT	VARIANCE REQ.
1	100	338	101	401	
1	101	641	102	338	
1	102	569	103	239	*
1	103	338	104	225	*
1	104	832	105	301	
1	105	331	106	478	
1	106	478	107	331	
1	107	614	108	360	
1	108	634	109	338	
1	109	247	110	274	*
1	110	631	111	276	*
1	111	766	112	288	*
1			113	247	*
1			114	343	
1			115	292	*
1			116	425	
	SUBTOTAL	6419		5156	
2	200	592	201	401	
2	201	641	202	278	*
2	202	652	203	251	*
2	203	568	204	318	
2	204	670	205	269	*
2	205	331	206	283	*
2	206	618	207	282	*
2	207	614	208	369	
2	208	619	209	395	
2	209	257	210	275	*
2	210	634	211	266	*
2	211	723	212	331	
2			213	350	
2			214	338	
2			215	344	
2			216	276	*
2			217	274	*
2			218	257	*
2			219	290	*
2			220	292	*
2			221	343	
2			222	414	
	SUBTOTAL	6919		6896	
3	300	592	301	401	
3	301	641	302	278	*
3	302	652	303	251	*
3	303	568	304	318	
3	304	670	305	269	*
3	305	331	306	283	*
3	306	618	307	282	*
3	307	614	308	369	
3	308	619	309	395	
3	309	257	310	275	*
3	310	634	311	266	*
3	311	723	312	331	
3			313	350	
3			314	338	
3			315	344	
3			316	276	*
3			317	274	*
3			318	257	*
3			319	290	*
3			320	292	*
3			321	343	
3			322	414	
	SUBTOTAL	6919		6896	
4	400	959	401	300	
4	401	803	402	456	
4	402	651	403	343	
4	403	705	404	339	
4	404	457	405	315	
4	404A	343	406	352	
4			407	703	
4			408	457	
4			409	343	
4			410	300	
	SUBTOTAL	3918		3908	
	TOTAL	24175	TOTAL	22856	
		41 APARTMENTS/HOTEL	70 HOTEL ROOMS	#NAME?	

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information	
1	Address:	3101 INDIAN CREEK DRIVE, Miami Beach, FL 33139-2412
2	Board and File numbers:	
3	Folio number(s):	02-3226-035-0001
4	Year constructed:	1941
5	Base Flood Elevation:	8'-0" NGVD
6	Adjusted grade (Flood+Grade/2)	N/A
7	Lot Width	100'-0"
8	Minimum Unit Size	SEE UNIT SIZE CHART
9	Existing User	APART/HOTEL
	Zoning District:	RMF-2
	Grade Value in NGVD:	2.94 NGVD
	Lot Area:	24,892 SF
	Lot Depth:	260.16'
	Average Unit Size:	N/A
	Proposed Use:	HOTEL

	Maximum	Existing	Proposed	Deficiencies
10	Height	50'-0"	44'	NO CHANGE IN HEIGHT
11	Number of Stories	5 STORIES	4	4 STORIES
12	FAR	2	N/A	N/A
13	FLOOR AREA Square Footage	49,778	27,802 SF	27,802 SF
14	Square Footage by use	N/A	N/A	N/A
15	Number of Units Residential	N/A	41	0
16	Number of Units Hotel	N/A	USE	71
17	Number of Seats	N/A	0	0
18	Occupancy Load	N/A	N/A	N/A

	Required	Existing	Proposed	Deficiencies
Setbacks				
Subterranean:				
19	Front Setback:	20'	N/A	N/A
20	Side Setback:	5'	N/A	N/A
21	Side Setback facing Street:	5'	5'	5'
22	Rear Setback:	0'	75.25'	75.25'
At Grade Parking:				
24	Front Setback:	20'-0"	N/A	N/A
25	Side Setback:	5'-0"	5'-0"	5'-0"
26	Side Setback facing Street:	5'-0"	5'-0"	5'-0"
27	Rear Setback:	5'-0"	5'-0"	5'-0"
Pedestal 3-5				
29	Front Setback (West):	20'-0"	24.07'	24.07'
30	Side Setback (North):	9'-0"	5.00'	5.00'
31	Side Setback facing Street (South):	9'-0"	4.96'	6'-10"
32	Rear Setback: (East)	26'-0"	75.25'	75.25'

	Required	Existing	Proposed	Deficiencies
Parking				
33	Parking District	1	1	1
34	Total # of parking spaces	0	22	22
35	30% PARKING REDUCTION	N/A	-	-
36	# of parking spaces per use (Provide a	0	N/A	18 SPACES FOR HOTEL USE
37	# of parking spaces per level (Provide a	N/A	N/A	N/A
38	Parking Space Dimensions	8.5' X 18'		8.5' X 18'
39	Parking Space Configurations	90 DEGREE	90 DEGREE	90 DEGREE
40	ADA Spaces	1	N/A	1
41	Tandem Spaces	N/A	N/A	N/A
42	Drive Aisle Width	22'	22'	22'
43	Valet Drop off and pick up	11'	N/A	N/A
44	Loading zones and Trash collection areas	2	0	1 ON-STREET/1 onsite
45	Racks	0	N/A	0

	Required	Existing	Proposed	Deficiencies
Restaurants, Cafes, Bars, Lounges,				
46	Type of use	N/A	APART/HOTEL	HOTEL
47	Total # of Seats	N/A	N/A	80
48	Total # of Seats per venue (Provide a	N/A	N/A	N/A
49	Total Occupant Content	N/A	N/A	N/A
50	Occupant content per venue (Provide a	N/A	N/A	N/A

51	Is this a contributing building?	YES
52	Located within a Local Historic District?	YES

Notes: If not applicable write N/A
All other data information may be required and presented like the above format.
* SEE PARKING REQUIREMENTS (A)

FPL TRANSFORMER		
Required Side Setback	Requested Variance Side Setback	Variance Total Distance
110'-10" (8%)=9'-0" from property line	6'-10" from property line	2'-2"



7500 NE 4th Court
Studio 103
Miami, FL 33138

1717

PROJECT NUMBER

PROJECT:
GREENBRIER
HOTEL



3101 Indian Creek Drive
MIAMI BEACH,
FLORIDA

DRAWING:

ZONING DATA

01001/19 RESP. TO CITY COMMENTS

JENNIFER McCONNAY FLORIDA LIC# AR93044

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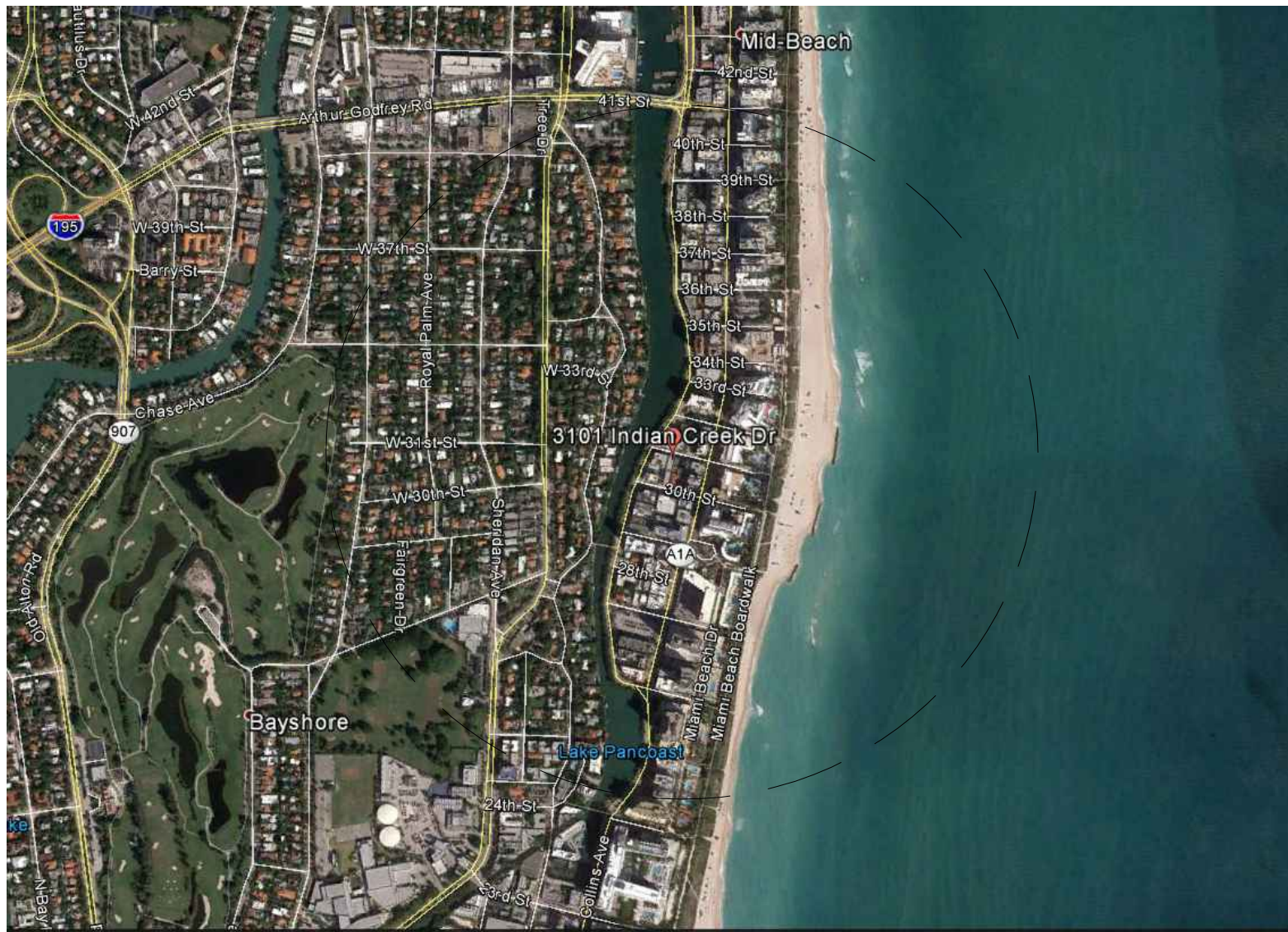
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CHECK: JMcG

DATE: 09/16/2019

SHEET NUMBER

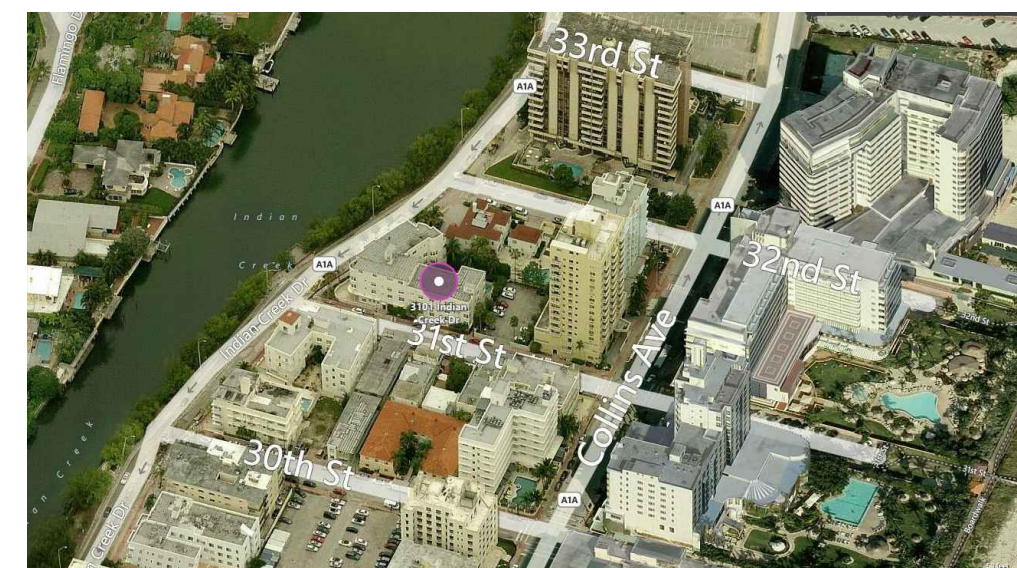
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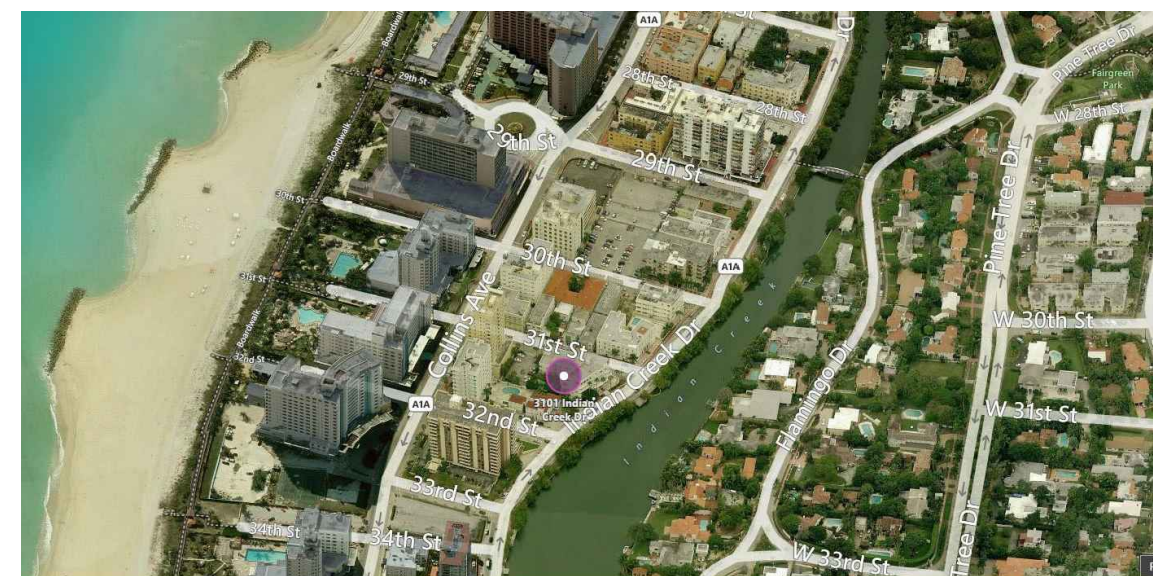
LOCATION PLAN WITH 1/2 MILE RADIUS



LOCATION PLAN

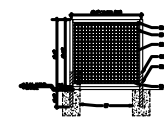


AERIAL FACING NW

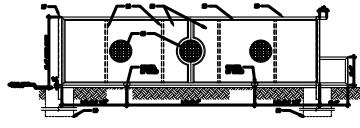


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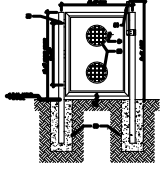




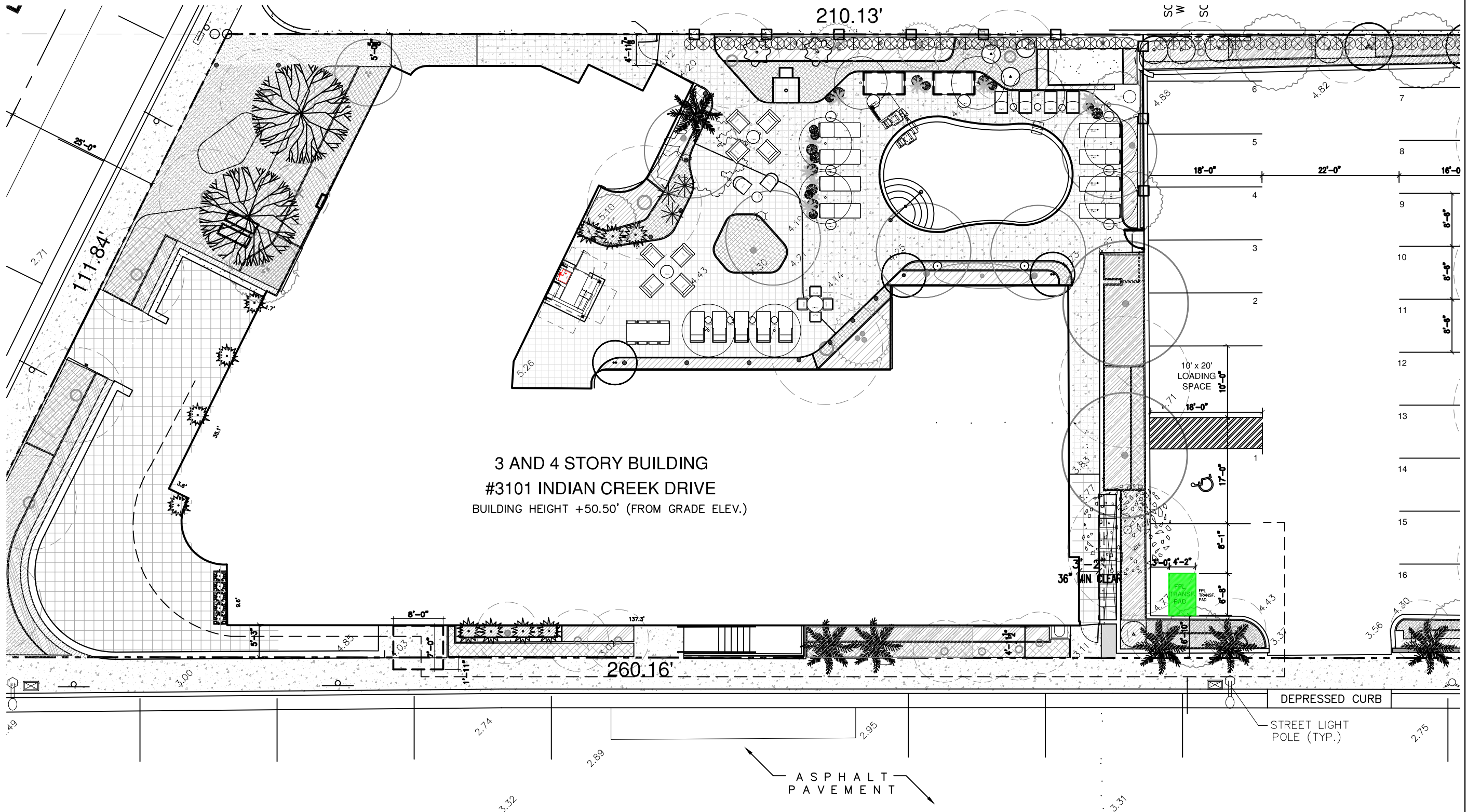
2 FENCE DETAIL
Scale: NTS



3 SLIDING GATE DETAIL
Scale: NTS

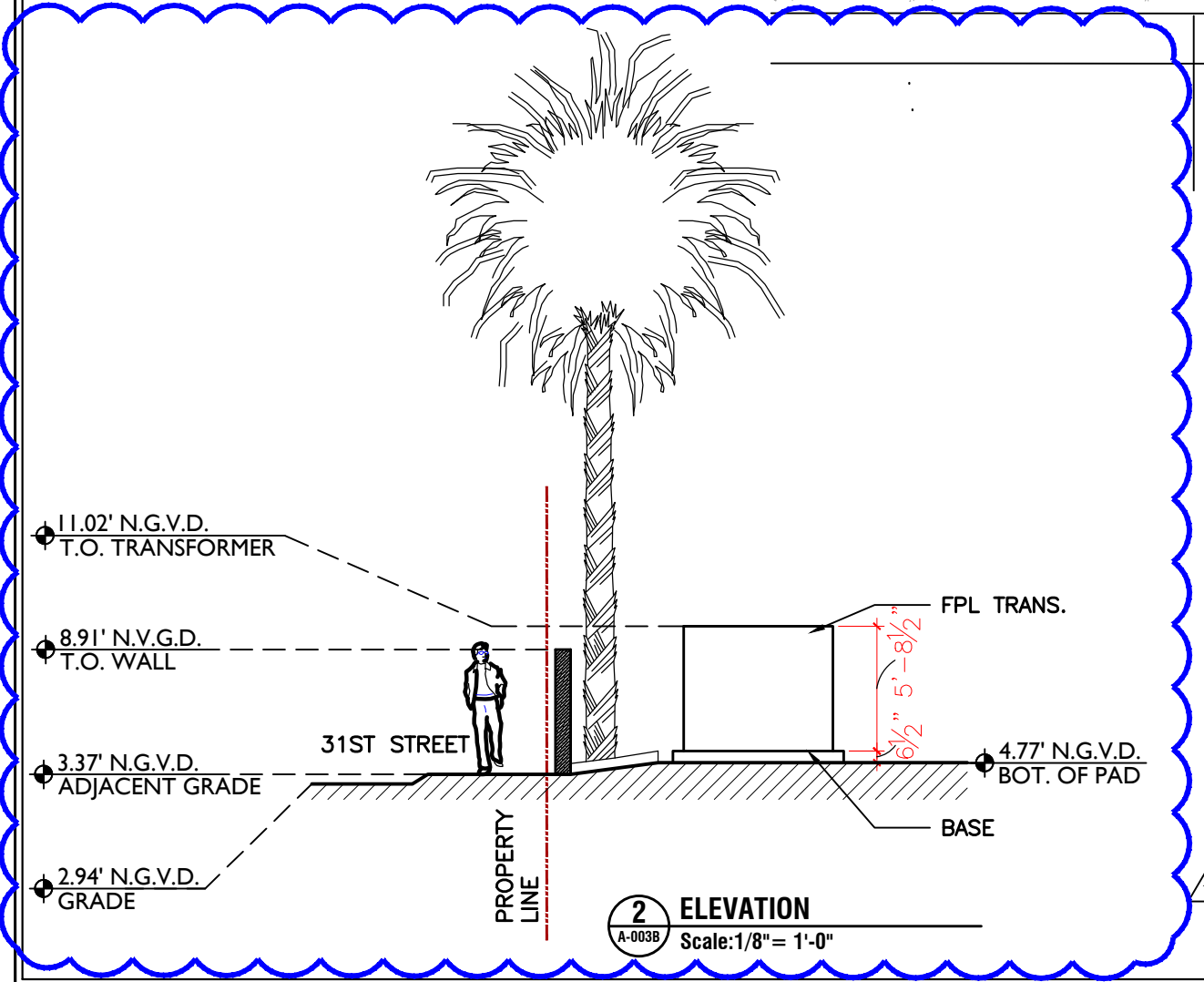
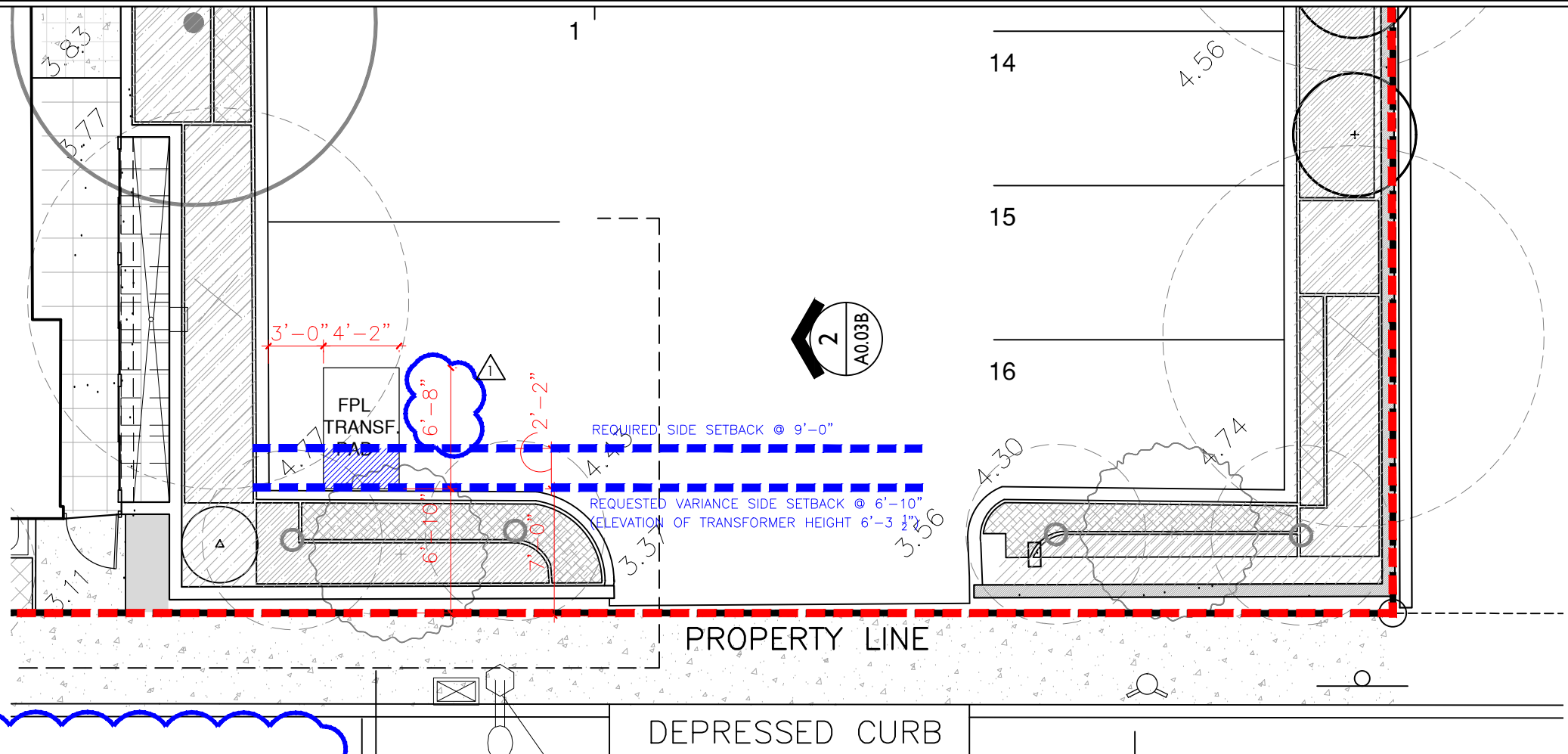


4 POOL GATE DETAIL
Scale: NTS

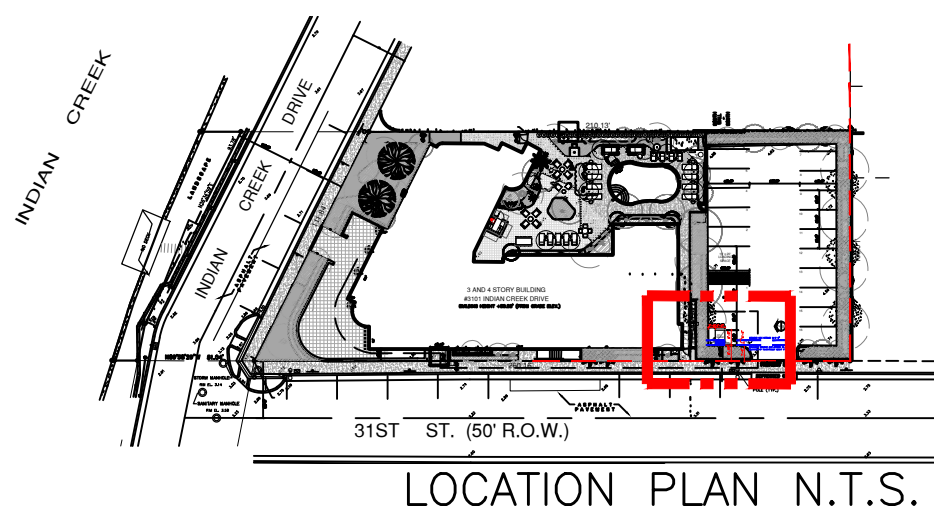


1 SITE PLAN
A-101 Scale: 1/16" = 1'-0"





REQUIRED SIDE SETBACK	110'-10" (0.8)=9'-0"
REQUESTED VARIANCE SIDE SETBACK	6'-10" FROM PROPERTY LINE
REQUESTED VARIANCE SIDE SETBACK	6'-10" FROM PROPERTY LINE





FRONT FACADE 1941



AERIAL 1955



POSTCARD 1950'S



PHOTOGRAPH LATE 1950'S





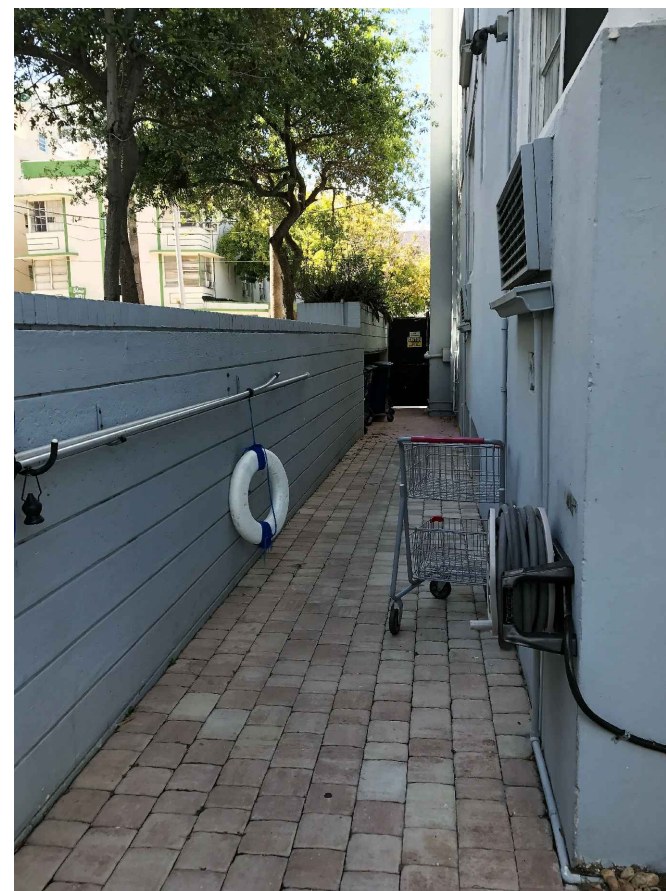
FRONT FACADE ON THE CORNER OF INDIAN CREEK AND 31ST STREET



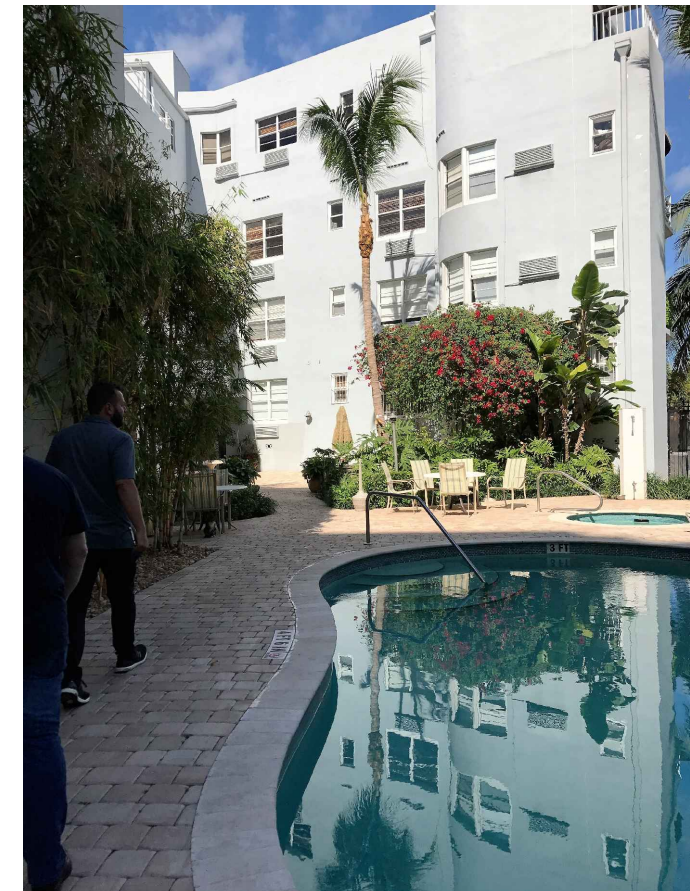
SOUTH FACADE ALONG 31ST STREET



REAR FACADE FACING EAST



SERVICE WALKWAY EAST SIDE



REAR EAST INTERIOR FACADE





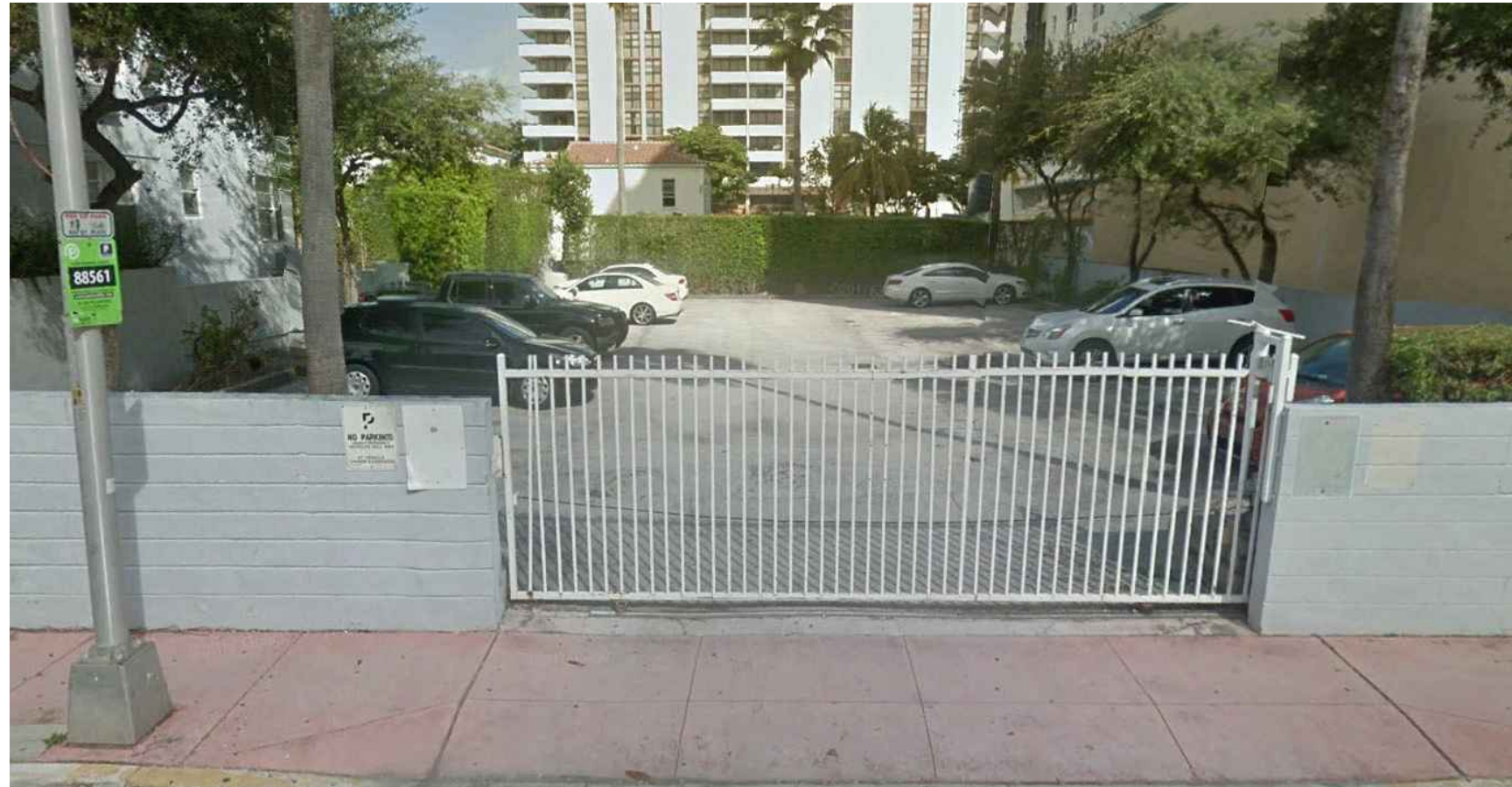
VIEW OF WESTERN PORTION OF PARKING AREA



VIEW FACING EAST ON INDIAN CREEK



VIEW OF PARKING AREA

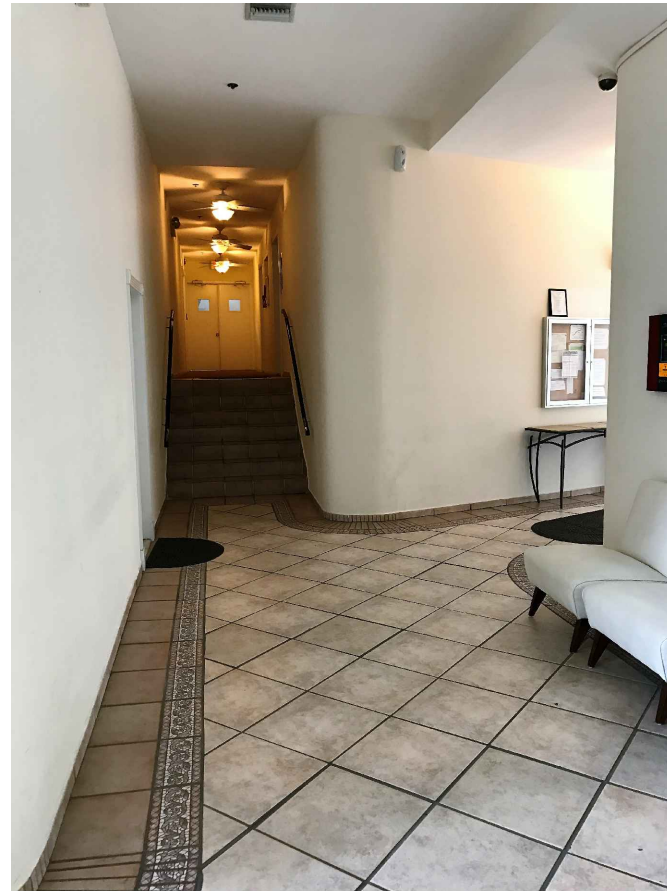


VIEW OF PARKING AREA

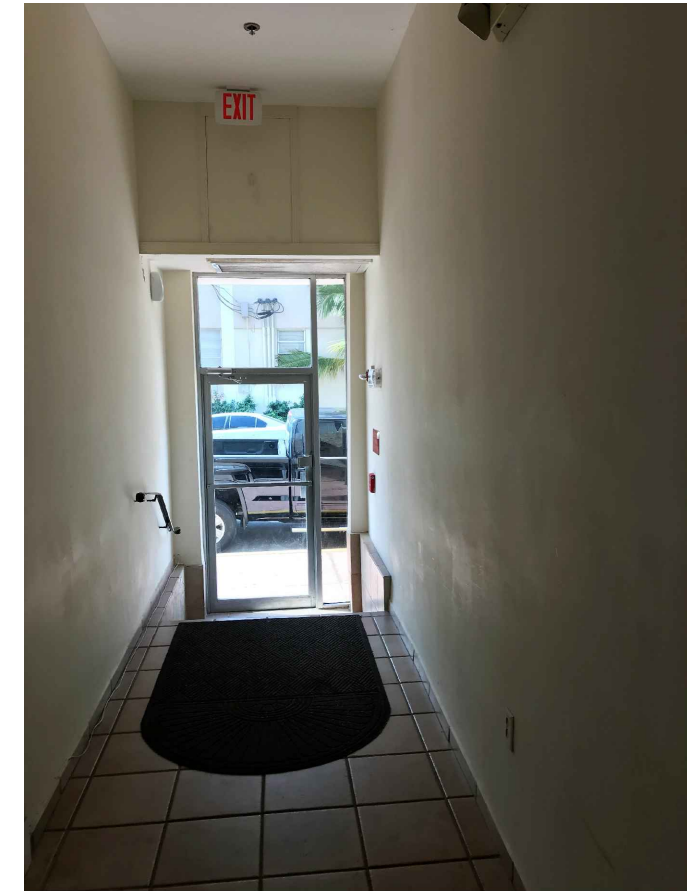




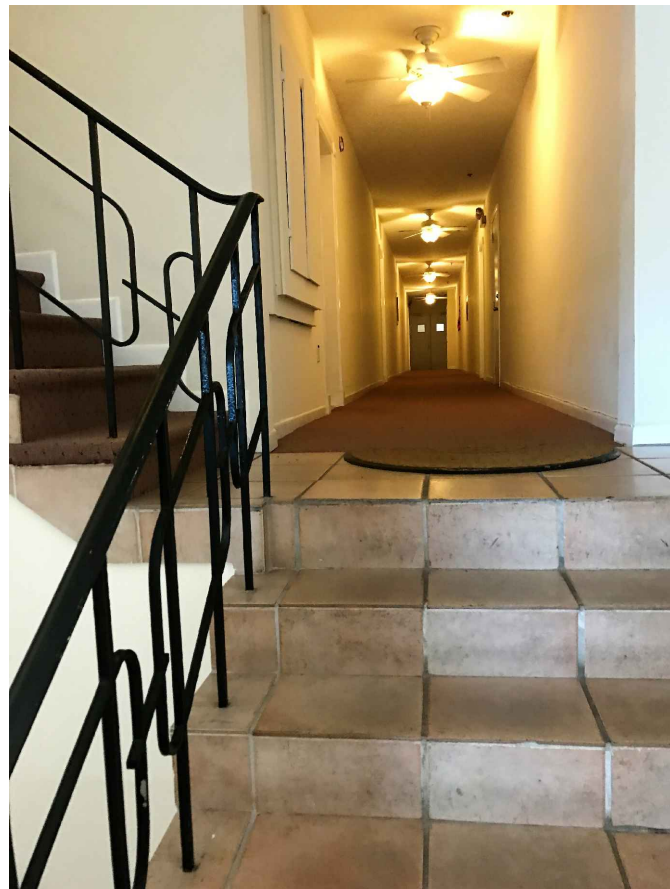
EXISTING ENTRY LOBBY FACING EAST FROM FRONT ENTRY



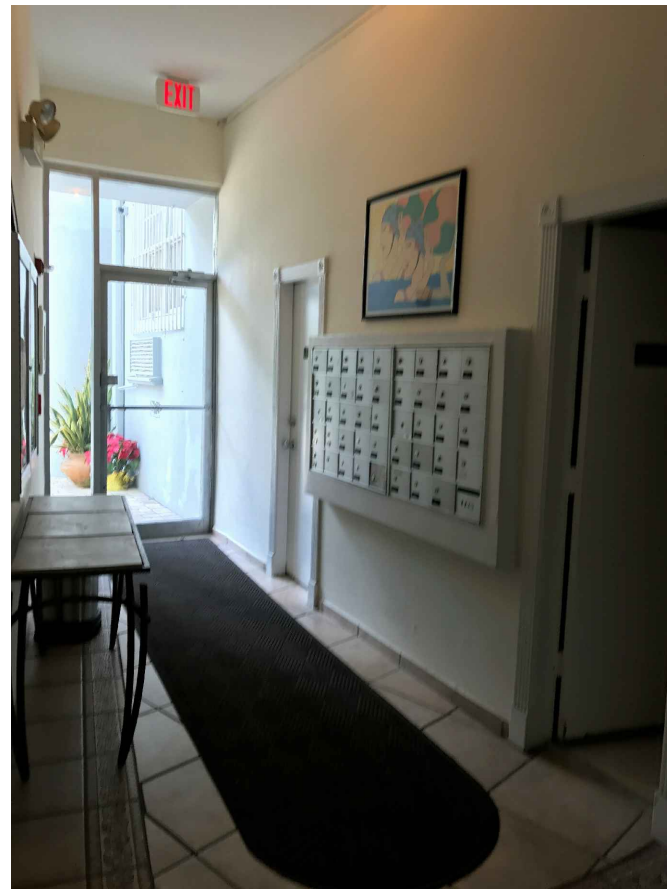
VIEW OF CORRIDOR FACING NORTH IN LOBBY



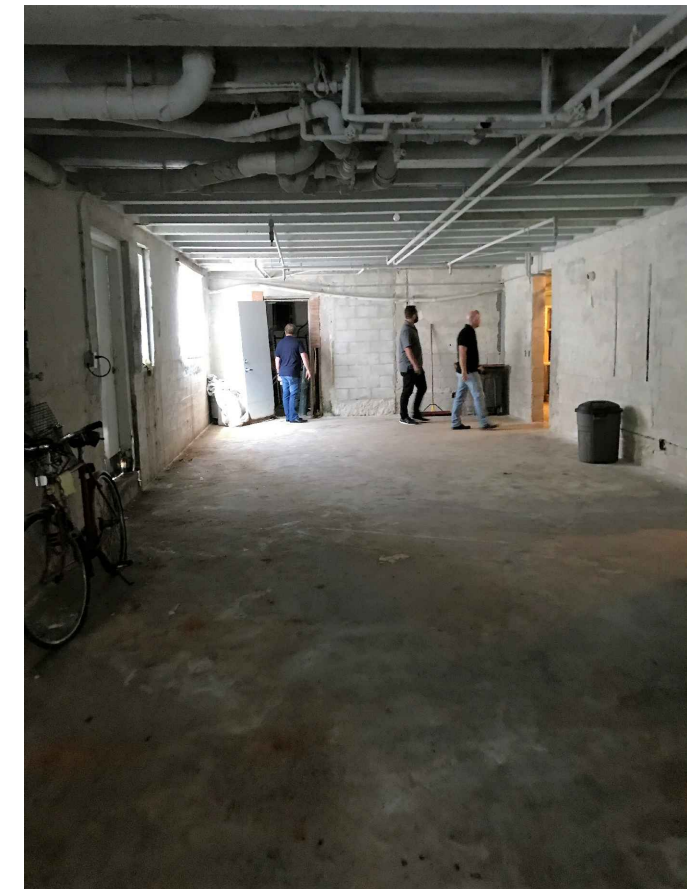
VIEW FACING SOUTH IN LOBBY TOWARDS 31ST STREET



VIEW OF HISTORIC RAIL IN LOBBY



VIEW OF CORRIDOR OUT TO POOL DECK



EXISTING BASEMENT LEVEL





FRONT FACADE ON THE CORNER OF INDIAN CREEK AND 31ST STREET



SOUTH FACADE ALONG 31ST STREET



REAR FACADE FACING EAST



REAR EAST INTERIOR FACADE





VIEW OF PARKING AREA



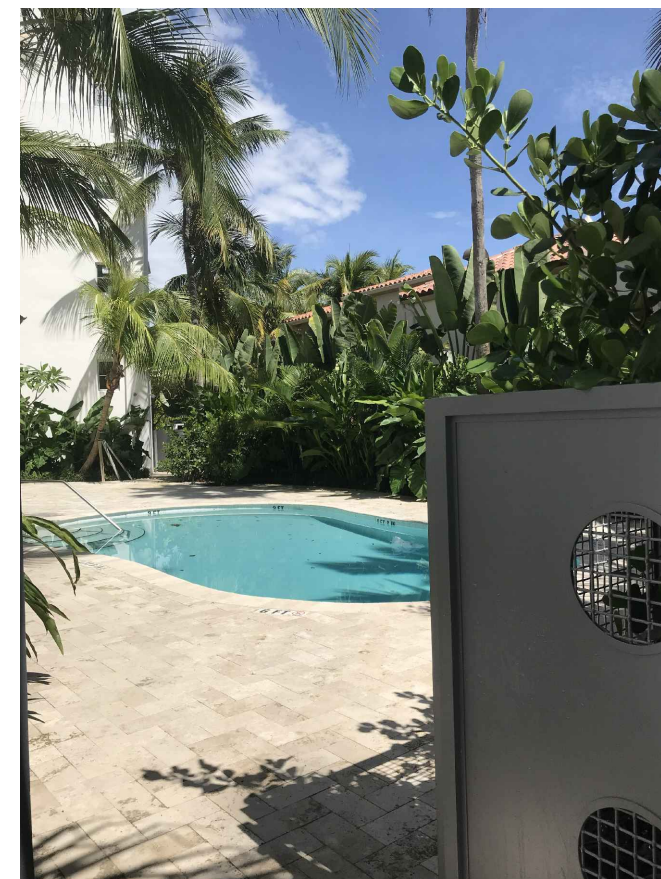
VIEW OF PARKING AREA



VIEW OF PARKING AREA



VIEW NEXT TO PARKING LOT



POOL AREA - VIEW FROM PARKING LOT





TYPICAL BEDROOM



PROPOSED LOBBY AREA



VIEW FROM LIVING AREA FACING KITCHEN AND SEPARATE BATHROOM



TYPICAL LIVING AREA/ BEDROOM AREA





VIEW OF TRANSFORMER FACING NORTH



VIEW OF TRANSFORMER FACING WEST



VIEW OF TRANSFORMER FACING NORTHWEST



VIEW OF TRANSFORMER FACING SOUTH





VIEW 1 OF ADJACENT GENERATOR HOTEL ELECTRICAL TRANSFORMER ALONG 31ST STREET

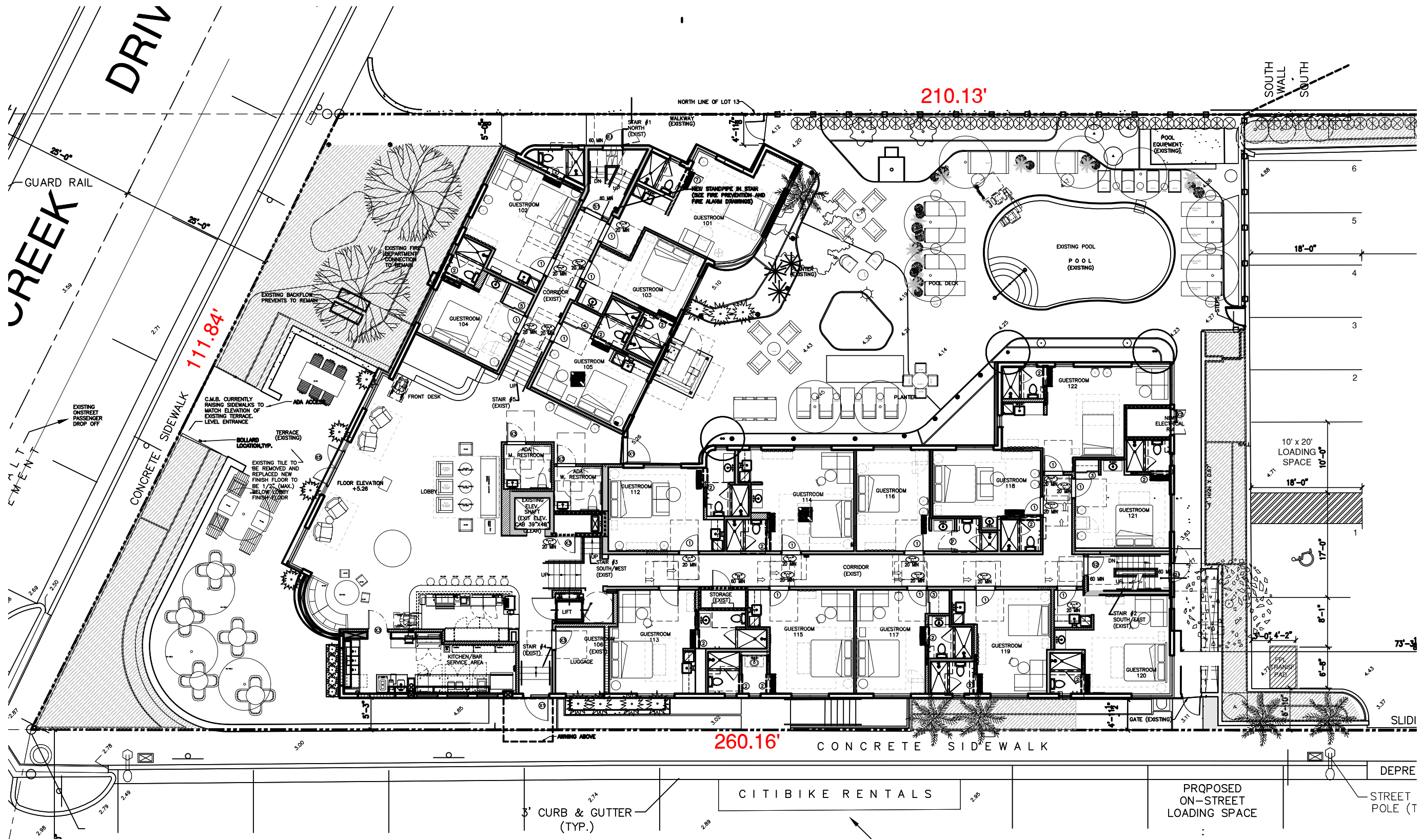


VIEW 2 OF ADJACENT GENERATOR HOTEL ELECTRICAL TRANSFORMER ALONG 31ST STREET



VIEW 3 OF ADJACENT GENERATOR HOTEL ELECTRICAL TRANSFORMER ALONG 31ST STREET





1 CURRENT GROUND FLOOR
A1.01 Scale: 1/16" = 1'-0"



JENNIFER McCONNERY FLORIDA LIC# AR93044
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SCALE: _____
CHECK: JMcG
DATE: 09/16/2019
SHEET NUMBER