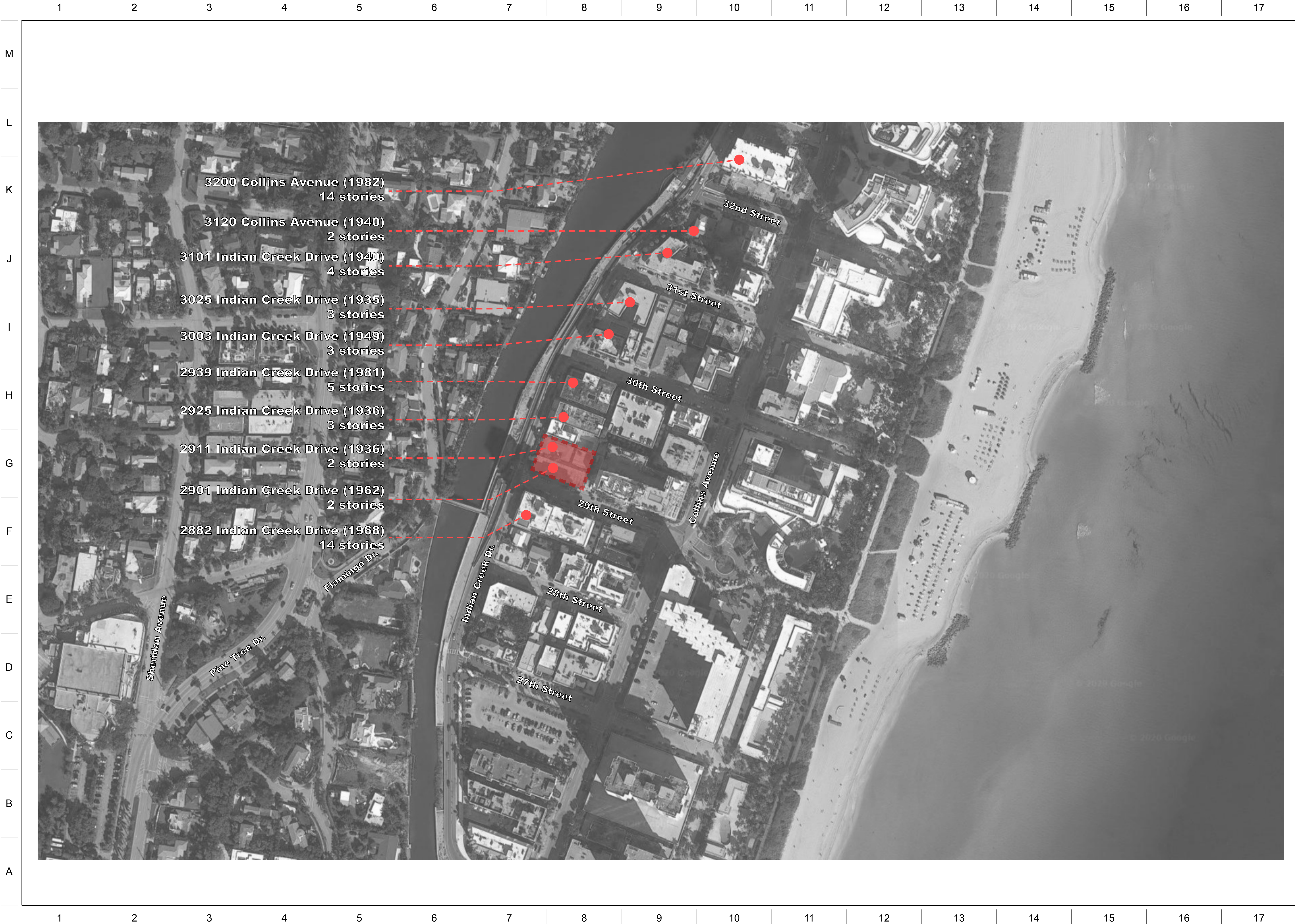


**2901-11 Indian
Creek Drive
(HPB20-0379)**

Team:

- Sebastian Velez and JJ Wood, Architects
- Youssef Hachem, Structural Engineer



- 3200 Collins Avenue (1982)
14 stories
- 3120 Collins Avenue (1940)
2 stories
- 3101 Indian Creek Drive (1940)
4 stories
- 3025 Indian Creek Drive (1935)
3 stories
- 3003 Indian Creek Drive (1949)
3 stories
- 2939 Indian Creek Drive (1981)
5 stories
- 2925 Indian Creek Drive (1936)
3 stories
- 2911 Indian Creek Drive (1936)
2 stories
- 2901 Indian Creek Drive (1962)
2 stories
- 2882 Indian Creek Drive (1968)
14 stories

ARCHITECT:

URBAN ROBOT LLC
420 LINCOLN ROAD, S. 406
MIAMI BEACH, FL 33139
(786) 246-4857
(786) 768-2537, F

STRUCTURAL ENGINEER:

M.E.P. ENGINEERS:

CIVIL ENGINEERS:

GENERAL CONTRACTOR:

29 INDIAN CREEK
2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

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AA26002760 RB26001534 LC26000510

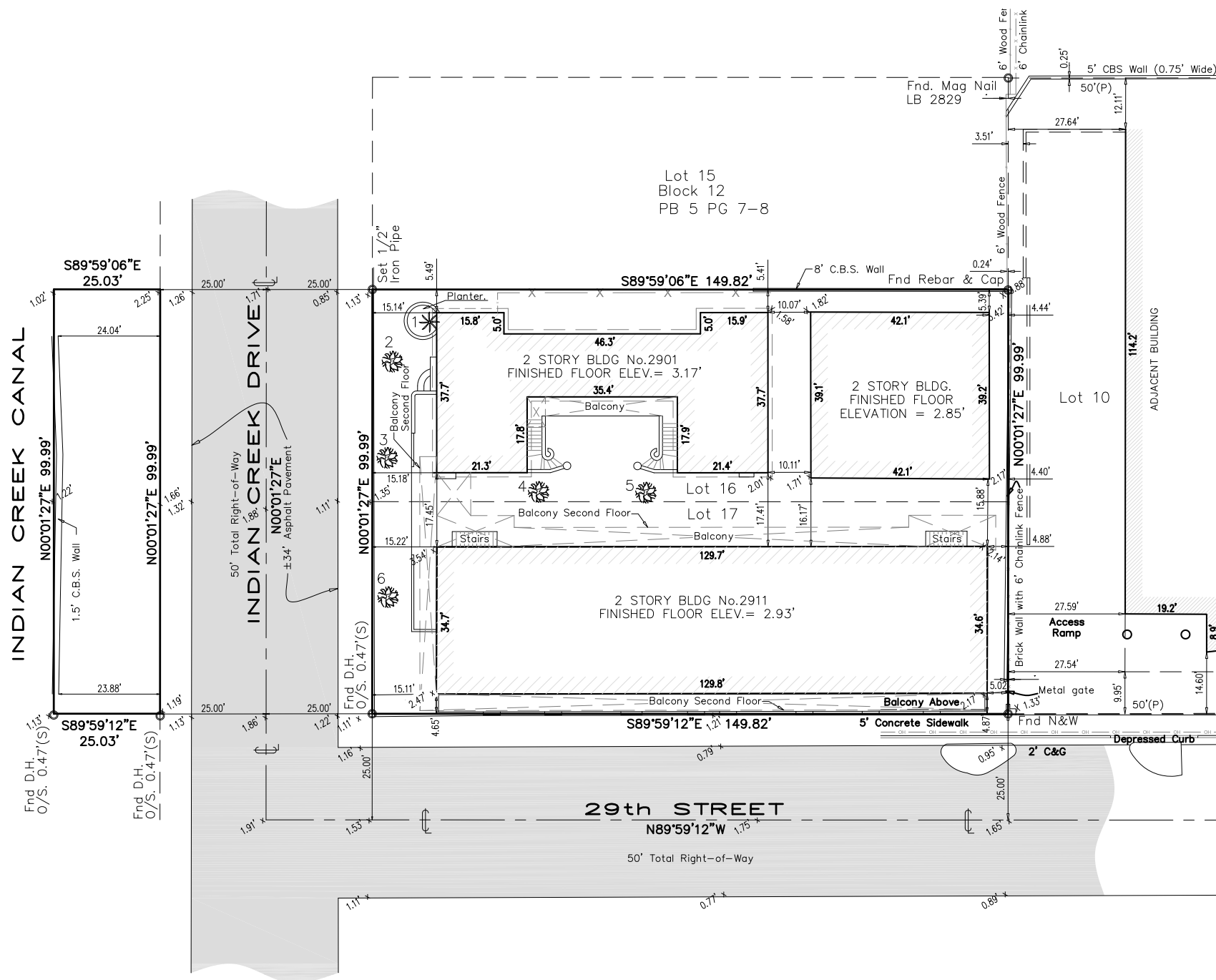
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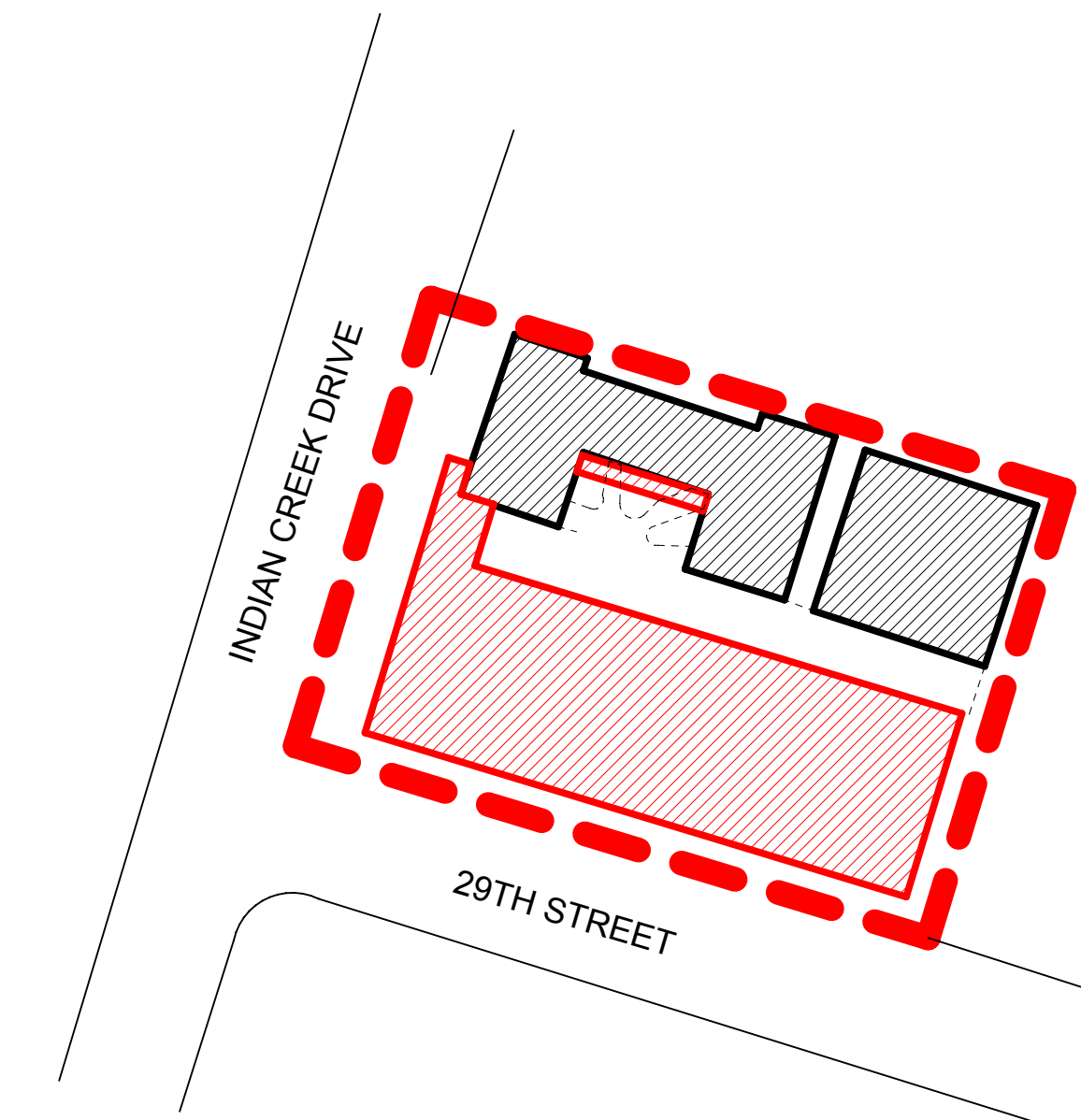
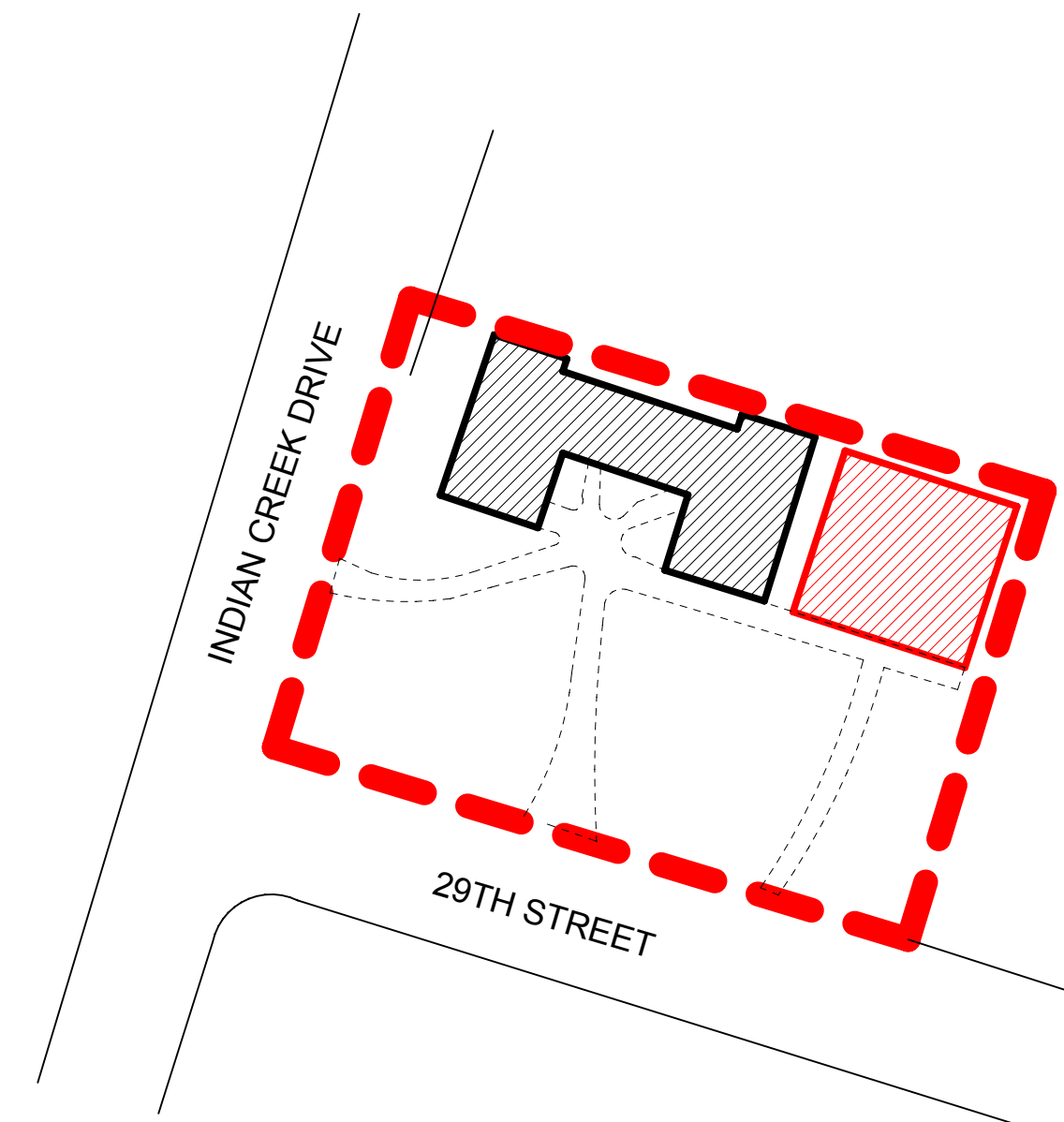
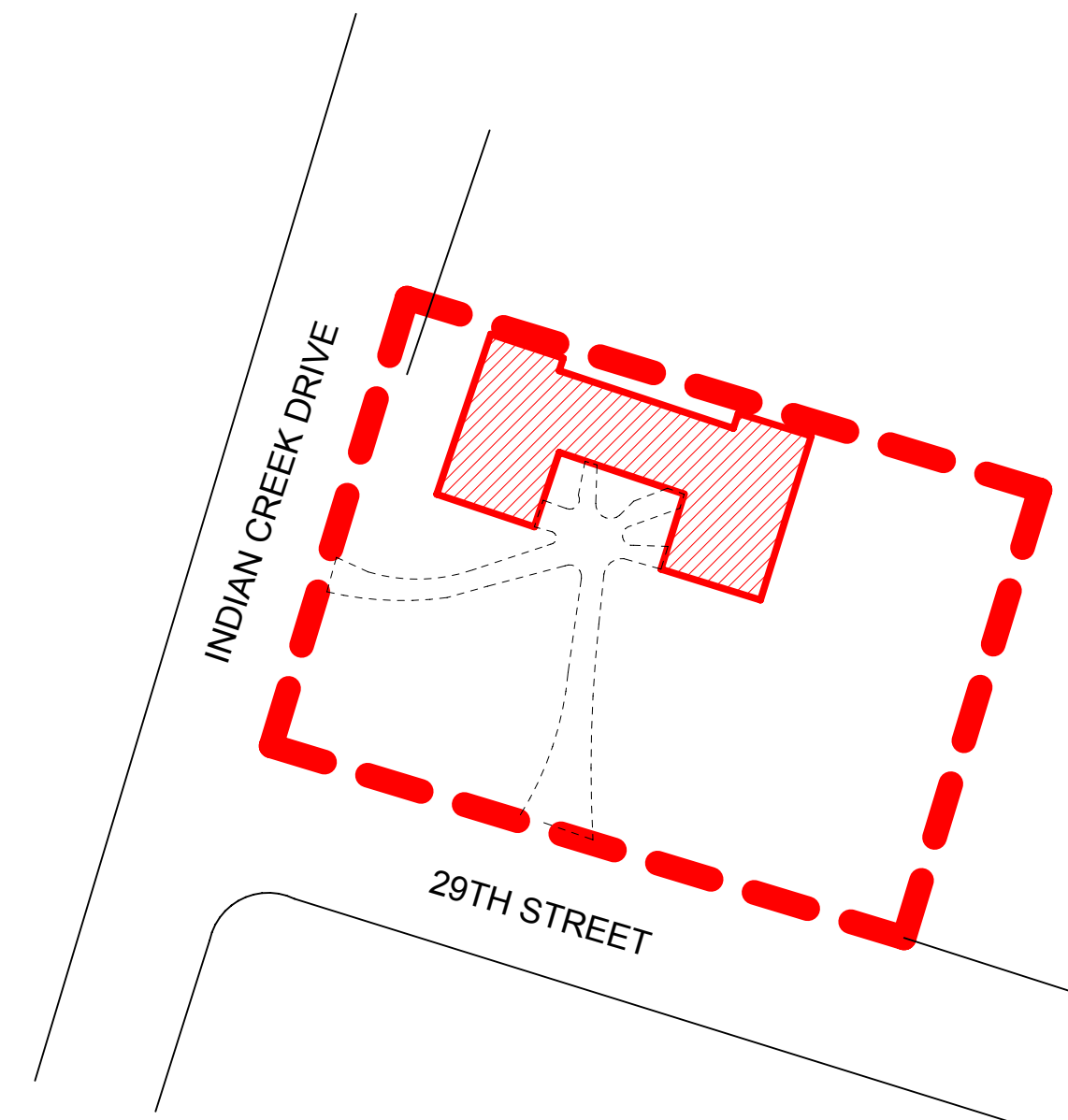
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SITE



SITE TIMELINE



PRE-WAR

POST-WAR

1936

1938

1962



PRE-WAR WALK UP

FOUR UNIT APARTMENT HOUSE DESIGNED BY ARCHITECTS SCHOEPPL & SOUTHWELL FOR ROBERT H. MORTON. THE LAYOUT FAVORS FRONT YARD CONFIGURATION THAT FACES 29TH STREET.



PRE-WAR ANNEX

TWO YEARS LATER CAME THIS ADDITIONAL BUILDING WITH A MUCH MORE RESTRAINED AND LESS DECORATIVE STYLE THAT ALSO FRONTED THE SOUTHERN PORTION TO THE SITE.



POST-WAR GARDEN APTS.

THE POST WAR ERA BROUGHT A FEW CHANGES OF OWNERSHIP TO THE SITE. IN 1962 A NEW BUILDING ON THE SOUTHERN PORTION OF THE PROPERTY WAS BUILT WHICH RECONFIGURED THE SITE INTO A GARDEN APARTMENT ARRANGEMENT.

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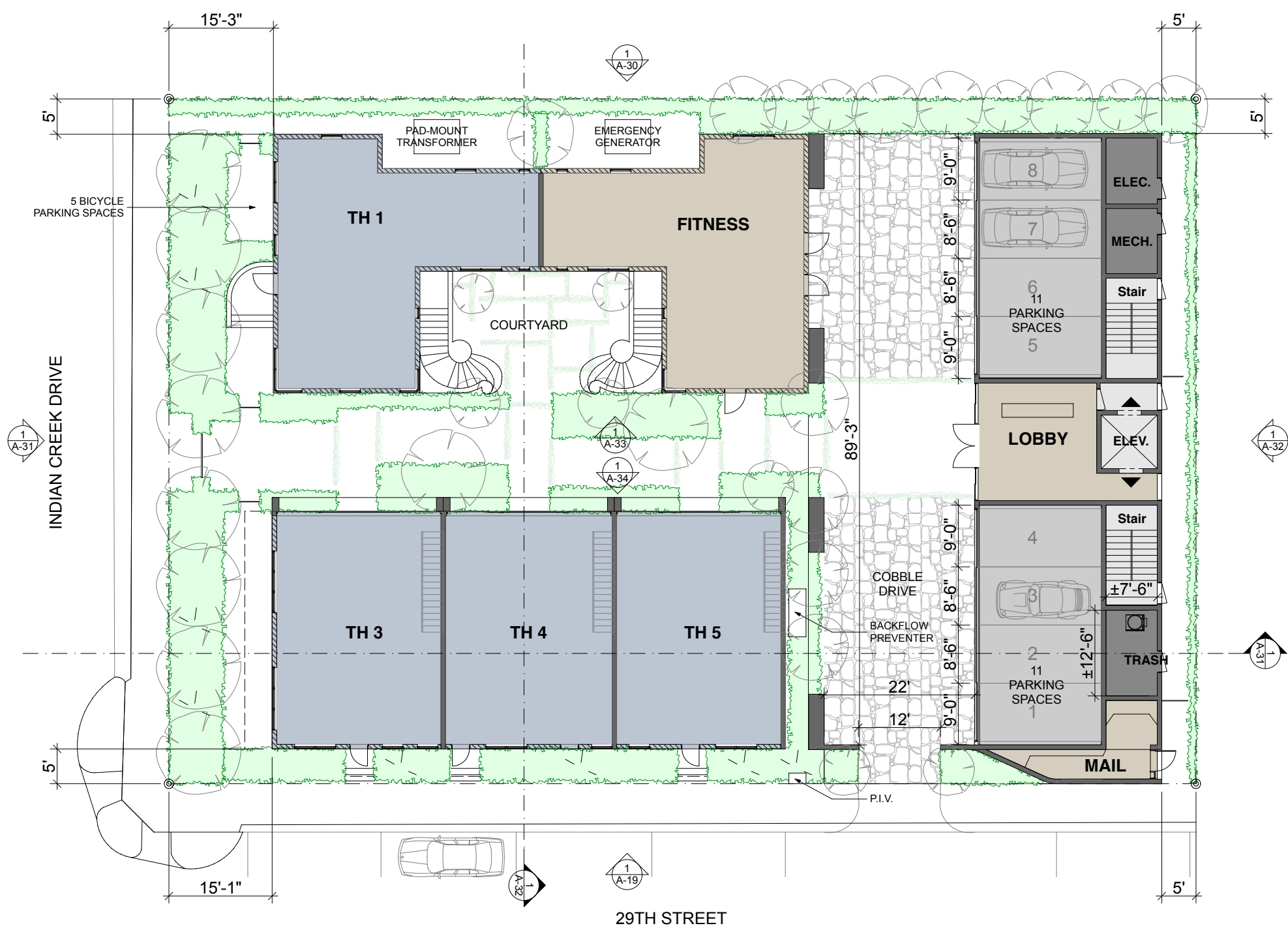
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DRAWN / CHECKED

HISTORIC SITE

2015 Approval

- Demolition of 1938 Building and Partial Demolition of 1962 Building.
- New Residential Tower



1 GROUND FLOOR
SCALE: 1/8" = 1'-0"

2015 Site Plan

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FV / ML
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GROUND FLOOR

A-23

2015 Approval

- Permit Application:
B160208
- Issues Raised with
Subterranean Parking
- Road Raising Proposed in
Middle of Permit Process

Indian Creek Road Raising



Indian Creek Road Raising



Indian Creek Road Raising



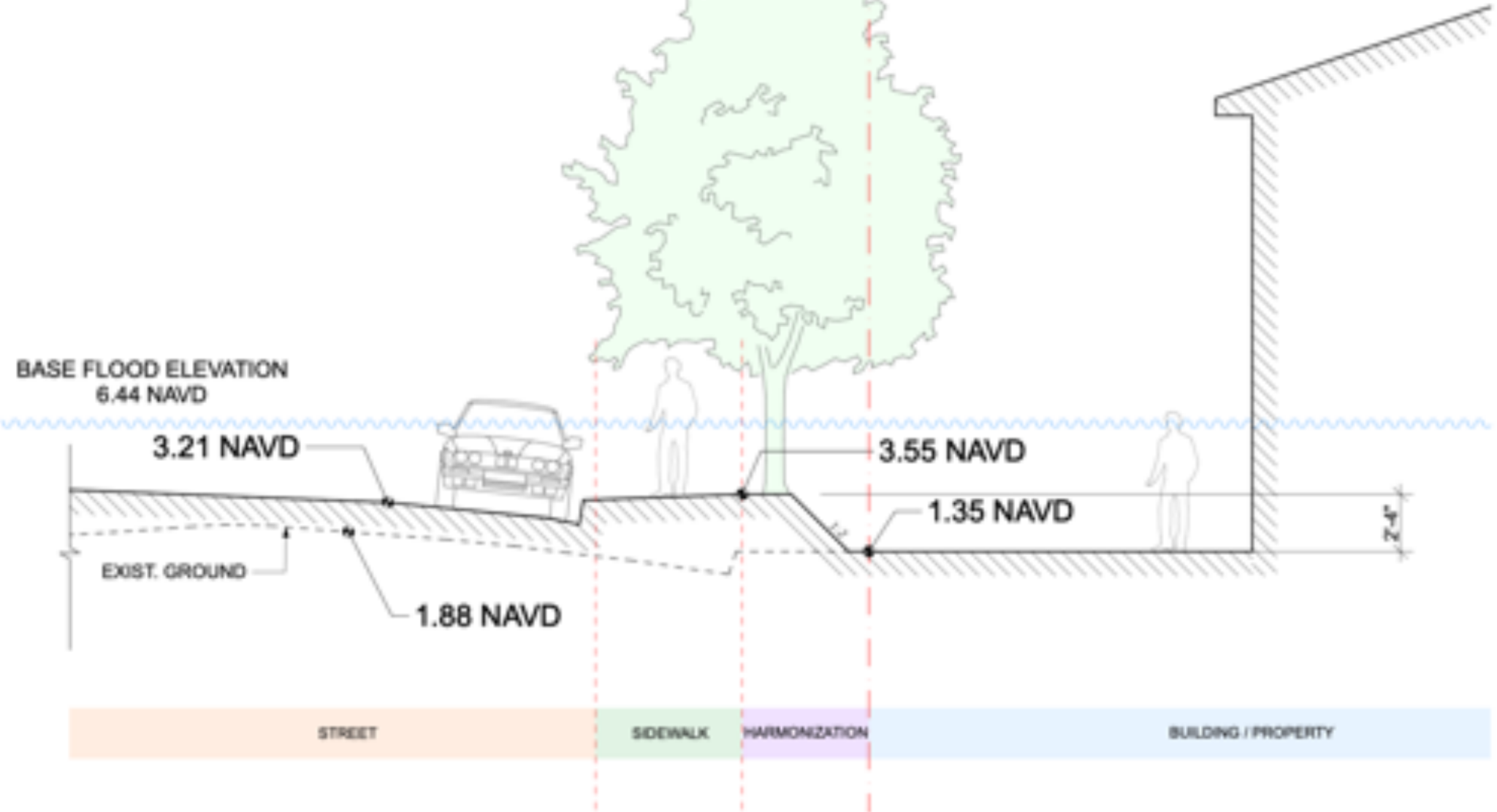
Impact of Road Raising



Impact of Road Raising



Impact of Road Raising



2 CONDITION AFTER RAISING STREET

SCALE: 1/4" = 1'-0"



New Sidewalk Elevation



Base Flood Elevation





BUOYANT city

Historic District Resiliency & Adaptation Guidelines

Miami Beach

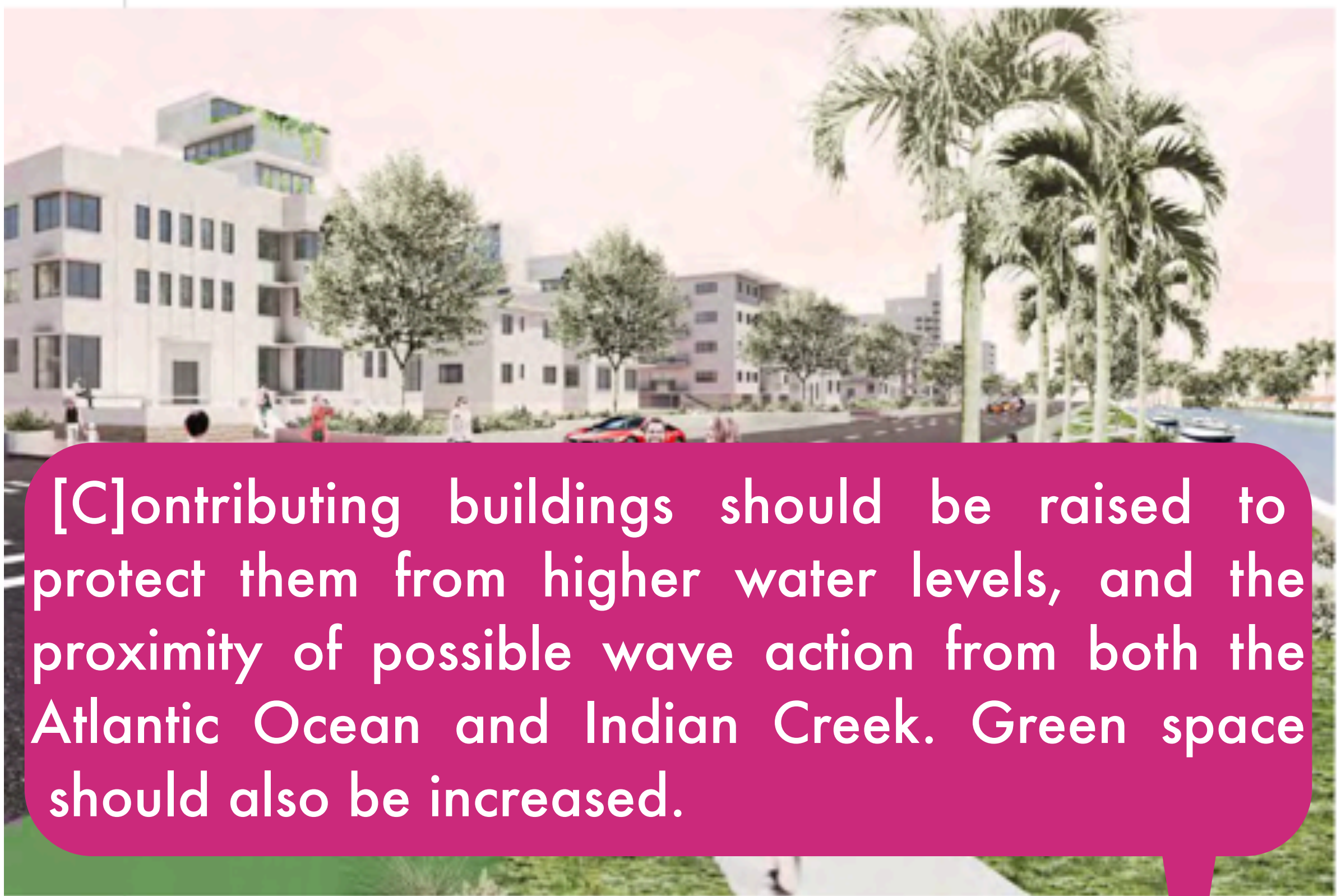
Final Draft, March 2020

1.2 // STUDY AREAS

Collins Waterfront Study Area

John S. Collins Waterfront Historic District

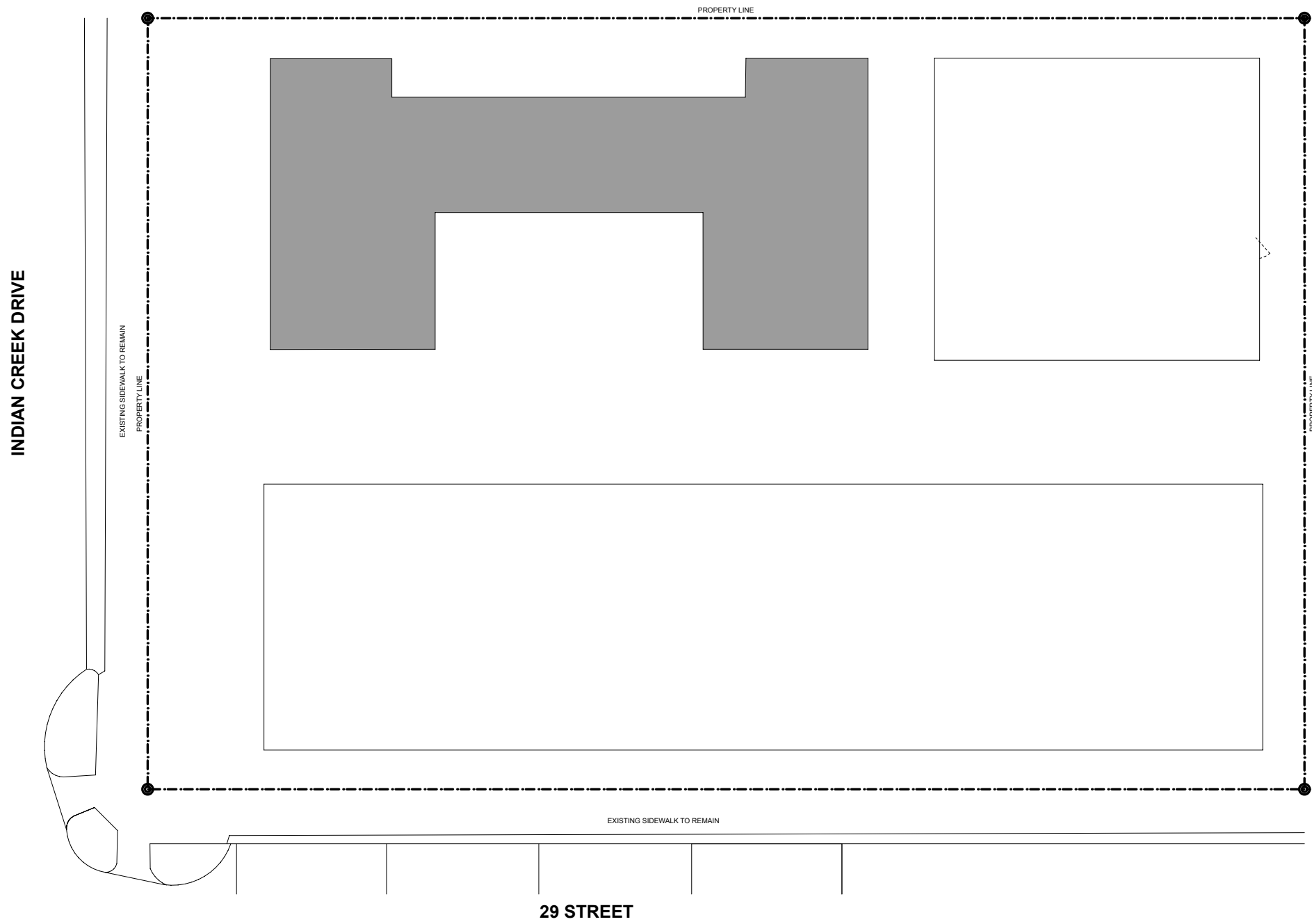




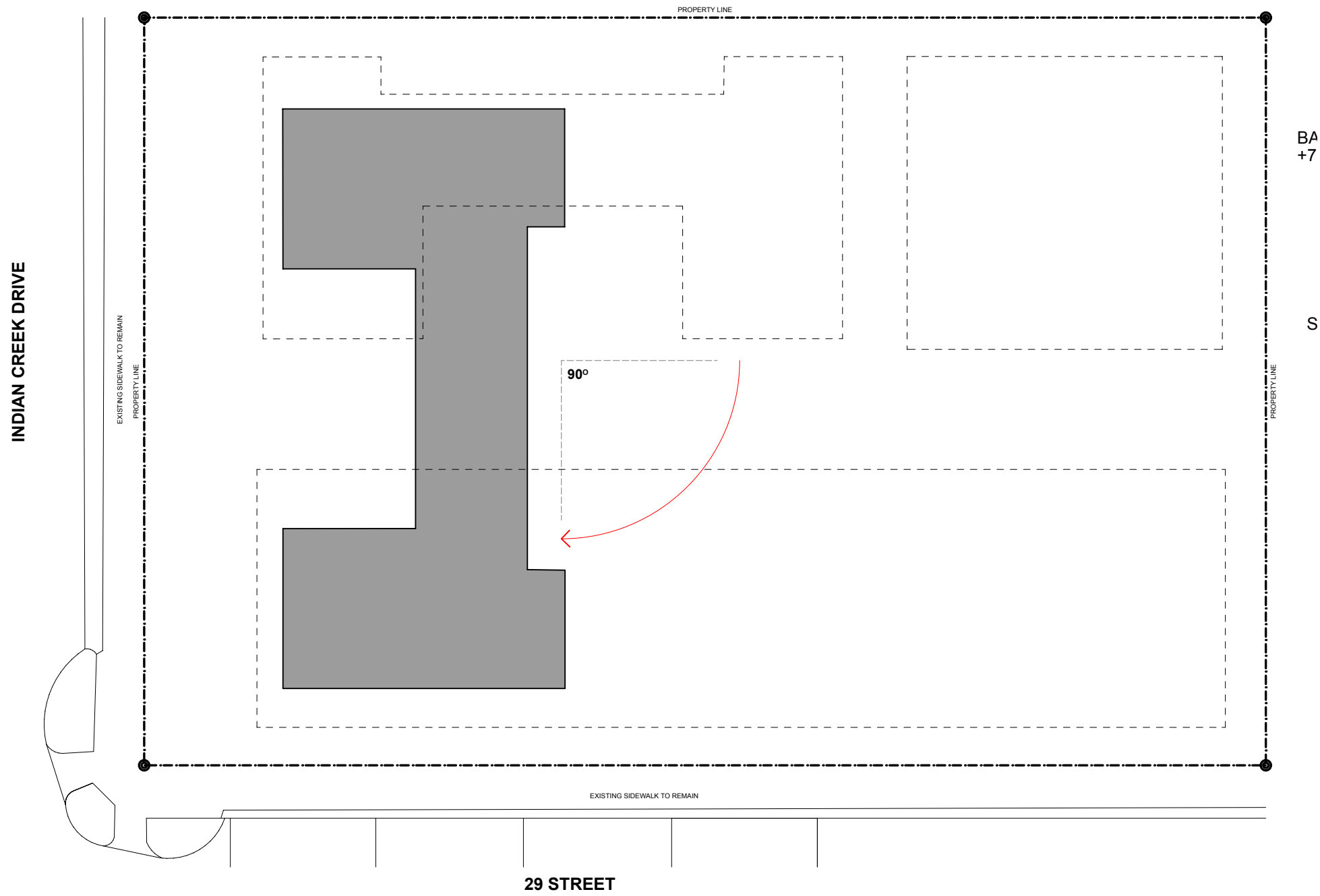
[C]ontributing buildings should be raised to protect them from higher water levels, and the proximity of possible wave action from both the Atlantic Ocean and Indian Creek. Green space should also be increased.

Collins Waterfront Study Area | Recommendation: Raise

The narrow urban profile of the Collins Waterfront Study Area is poorly suited for Adapt in Place strategies. The long western flank of the area (Indian Creek Drive) is currently being raised by the City. Here, contributing buildings should be raised to protect them from higher water levels, and the proximity of possible wave action from both the Atlantic Ocean and Indian Creek. Green space should also be increased.



1 EXISTING LOCATION OF CONTRIBUTING STRUCTURE
SCALE: 1:207.77



2 PROPOSED RELOCATION OF CONTRIBUTING STRUCTURE
SCALE: 1:207.77



Jackson House on Barge in 1916, Miami, FL



Hydraulically powered dollies move a historic 19th-century brick church in Salem, Massachusetts.



DeGarmo House. Star Island, Miami Beach. 2015



Belleview-Biltmore Hotel. Belleair, Florida. 2016

The narrow urban profile of the Collins Waterfront Study Area is poorly suited for Adapt in Place strategies. The long western flank of the area (Indian Creek Drive) is currently being raised by the City. Here, contributing buildings should be raised to protect them from higher water levels, and the proximity of possible wave action from both the Atlantic Ocean and Indian Creek. Green space should also be increased.

Buoyant City, p.47

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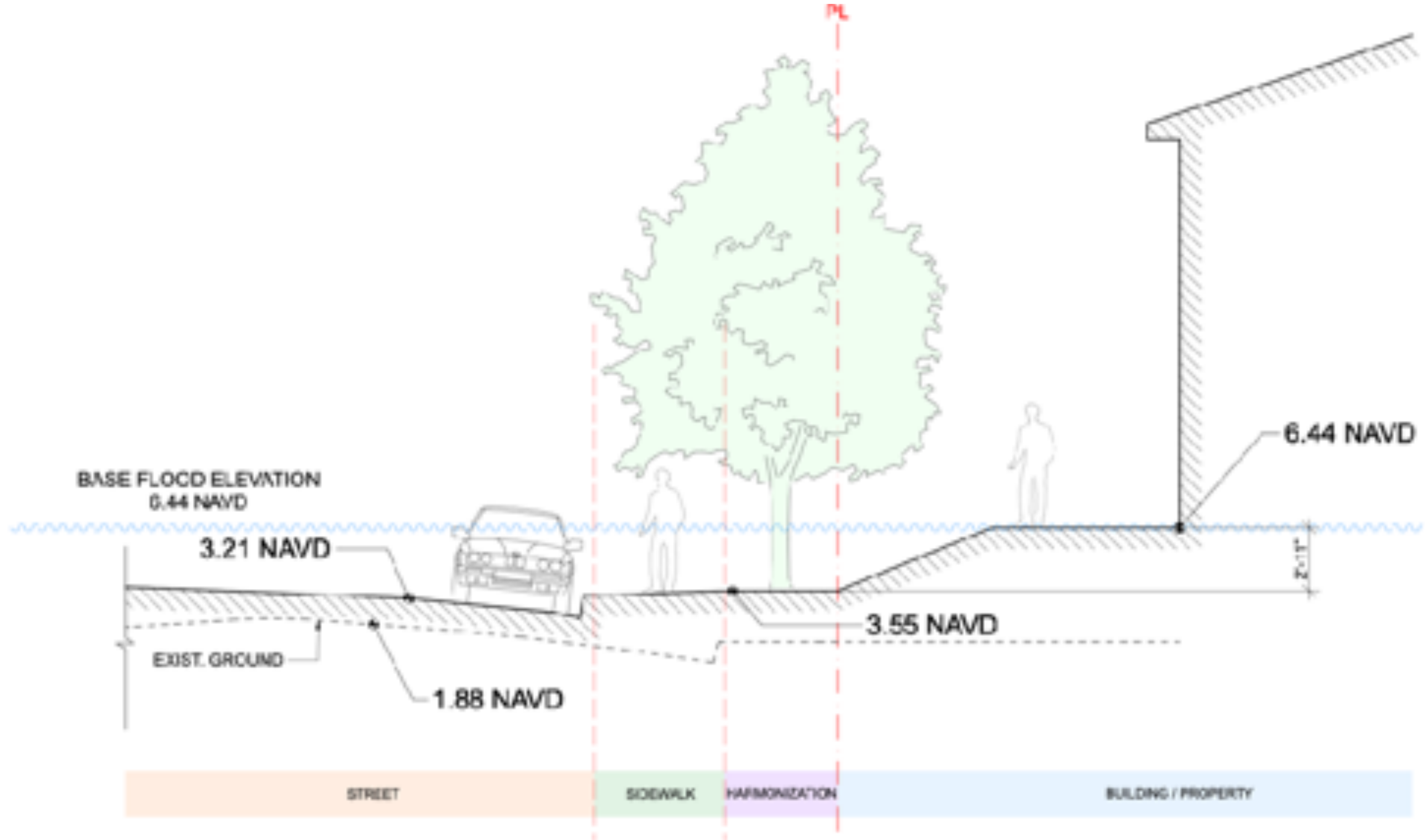
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HISTORIC
BUILDINGS
RELOCATION

Results of Raising 1936 Structure



3 PROPOSED CONDITION AFTER RAISING CONTRIBUTING STRUCTURE TO BASE FLOOD ELEVATION
SCALE: 1/4" = 1'-0"



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ENDERING

-56



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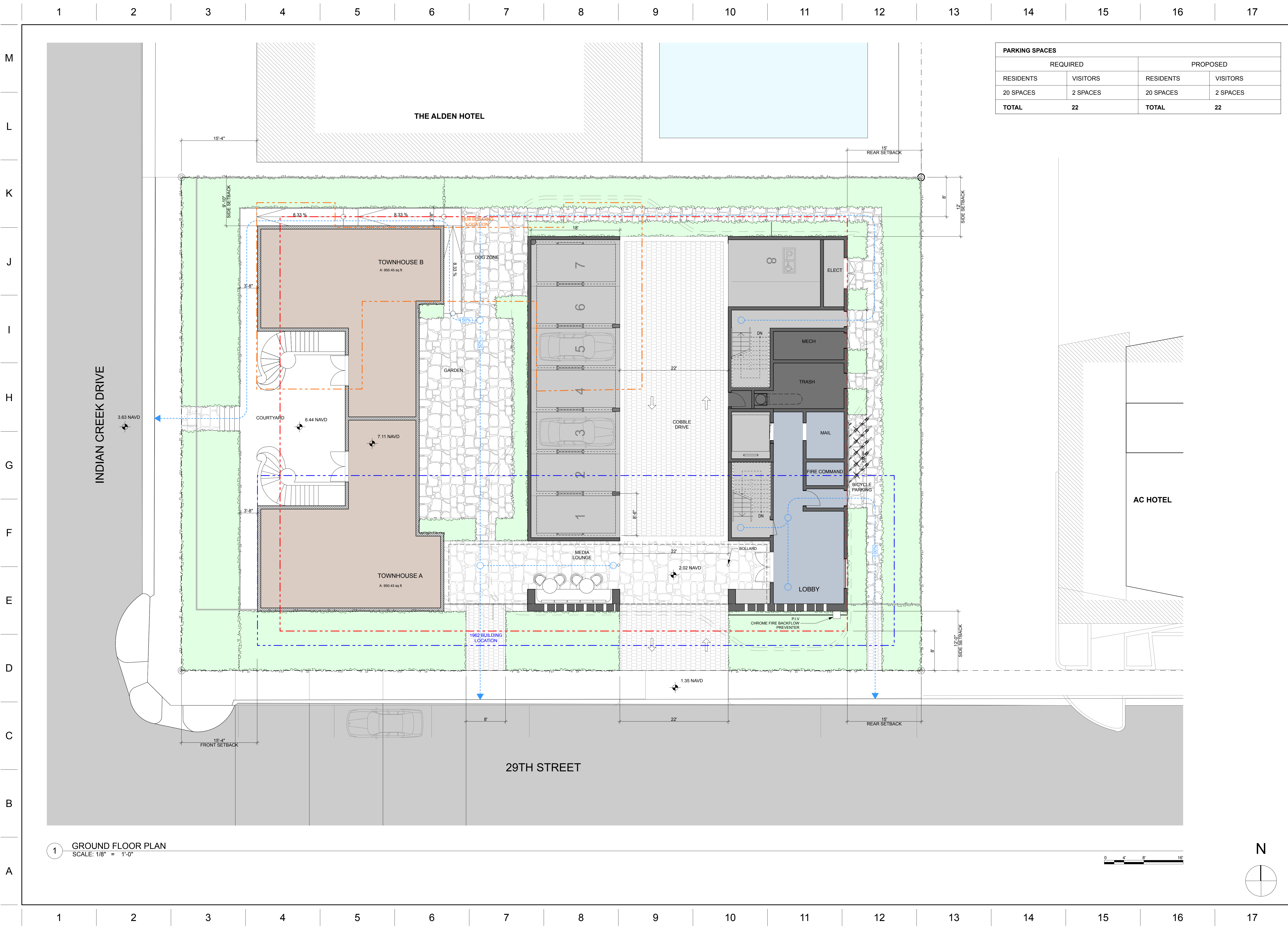
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RENDERING

A-57



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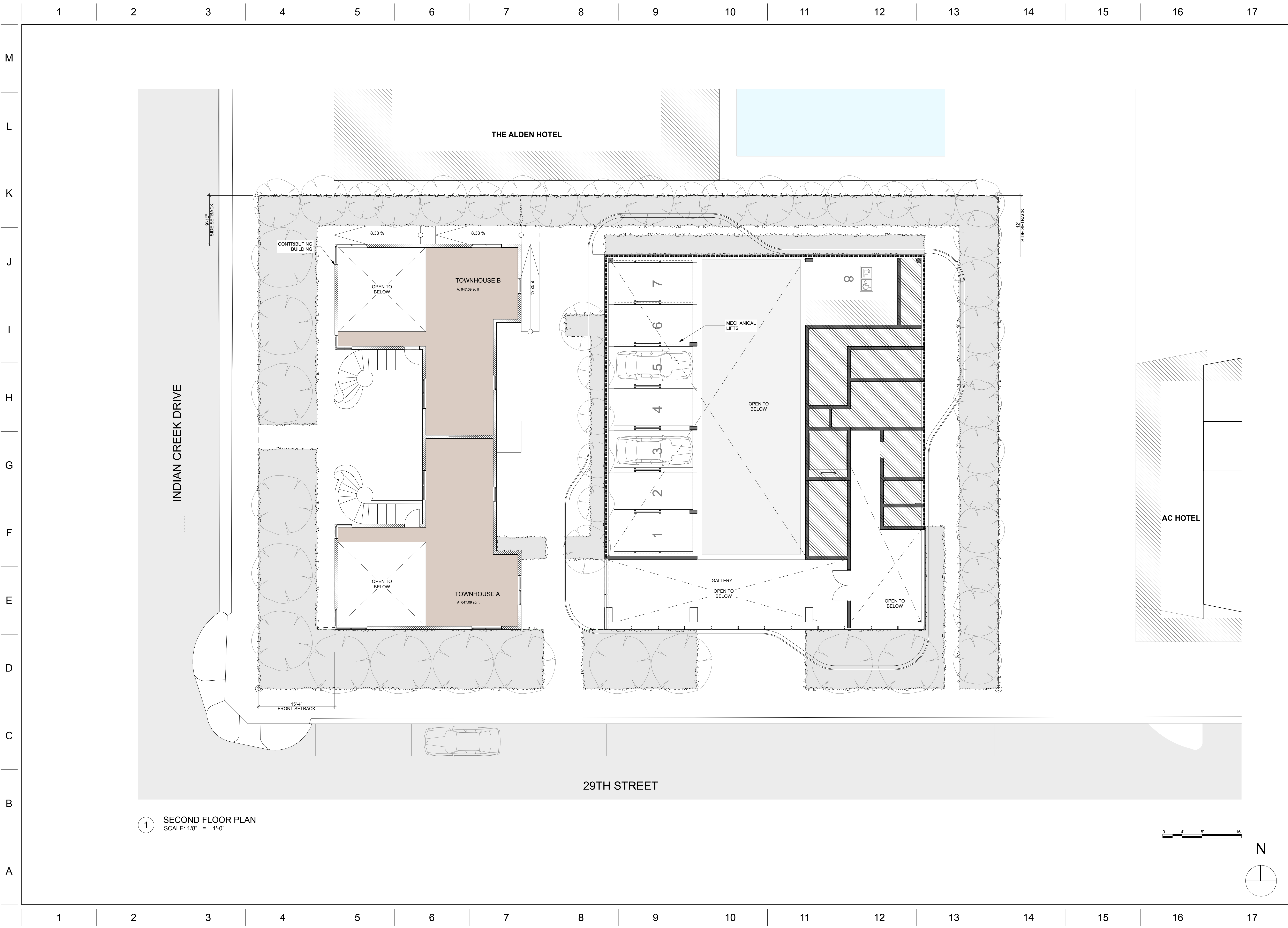
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GROUND FLOOR

A-34



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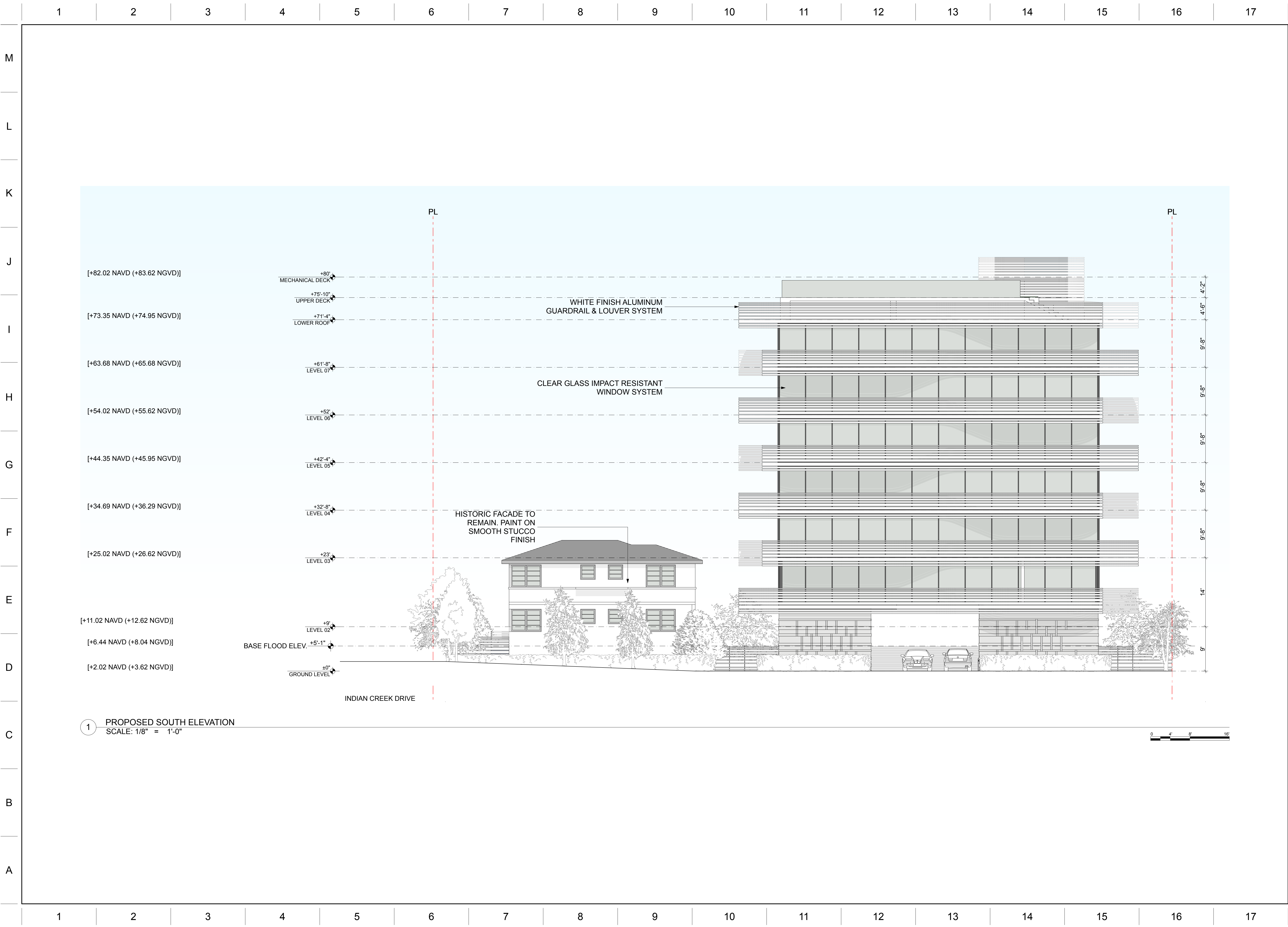
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SECOND FLOOR

A-35



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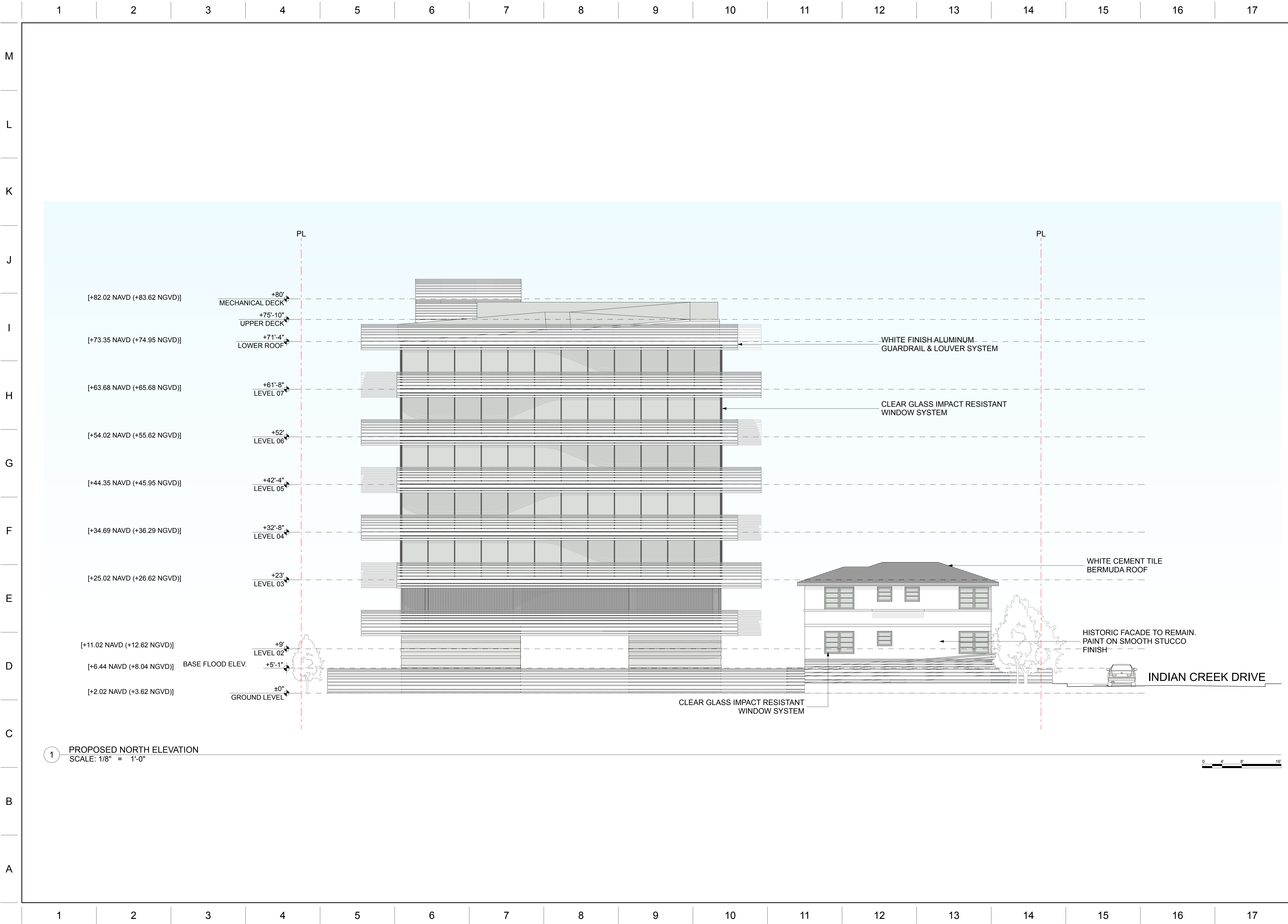
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SOUTH ELEVATION

A-41



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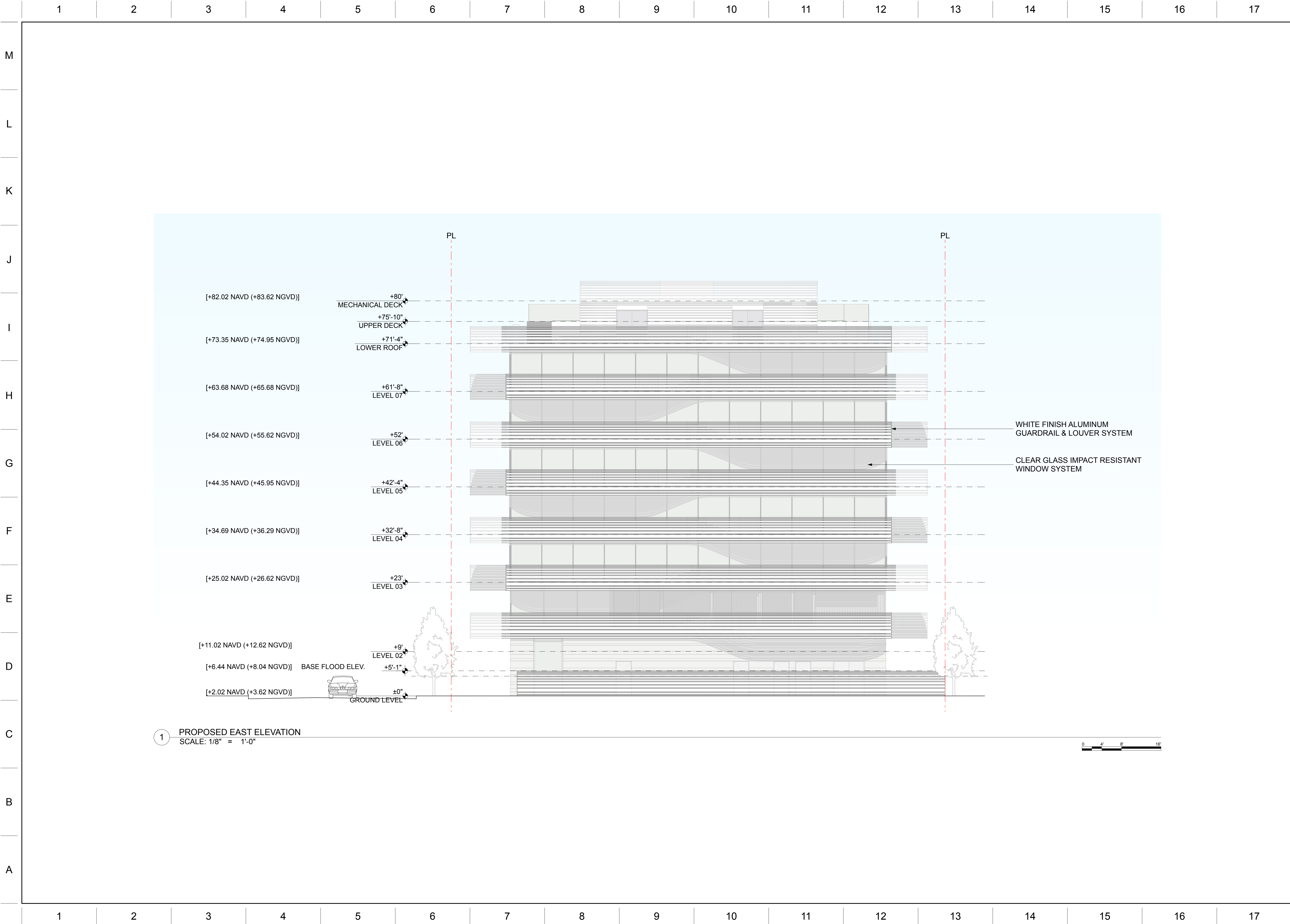
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NORTH ELEVATION

A-42



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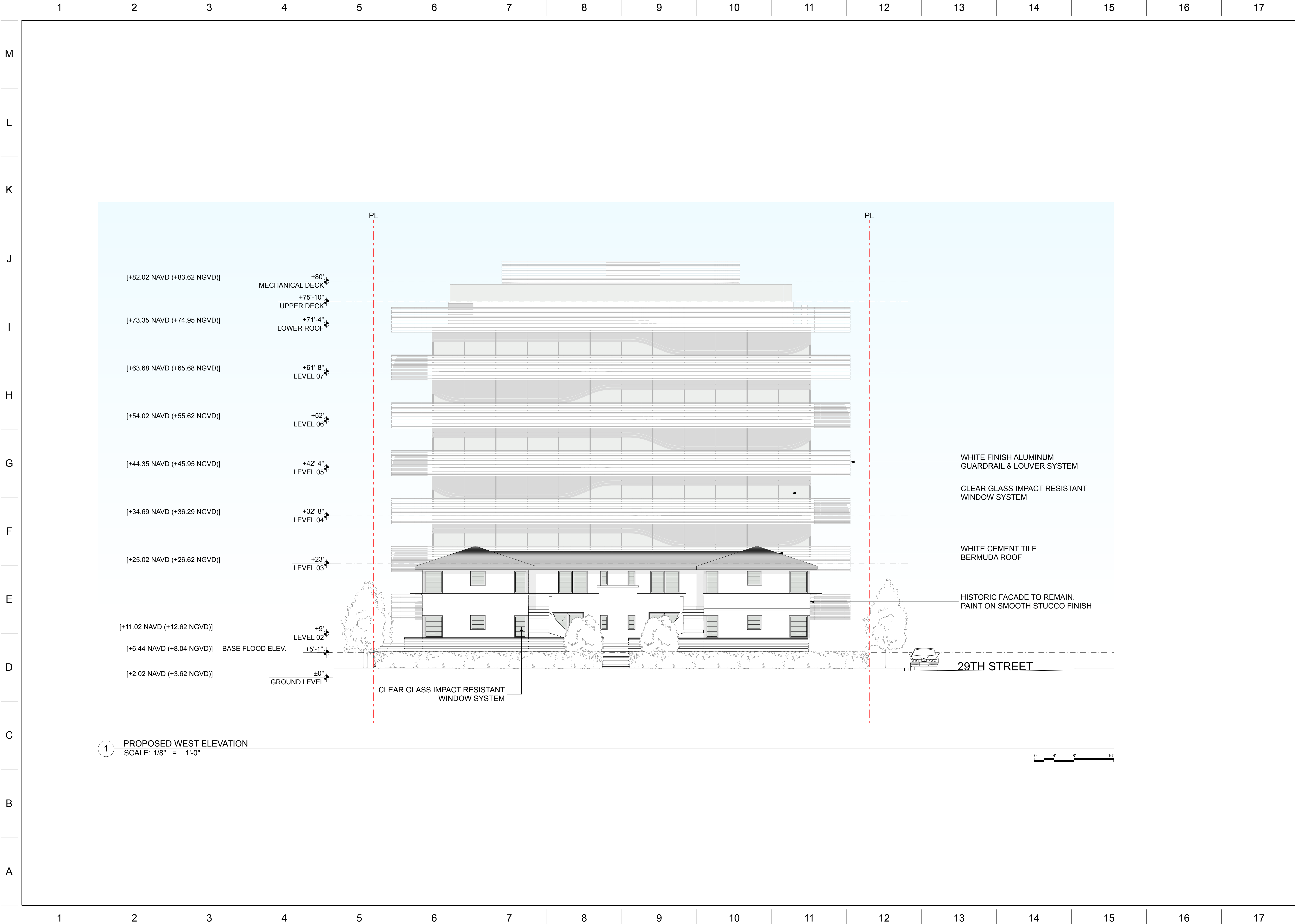
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EAST ELEVATION

A-43



ARCHITECT:

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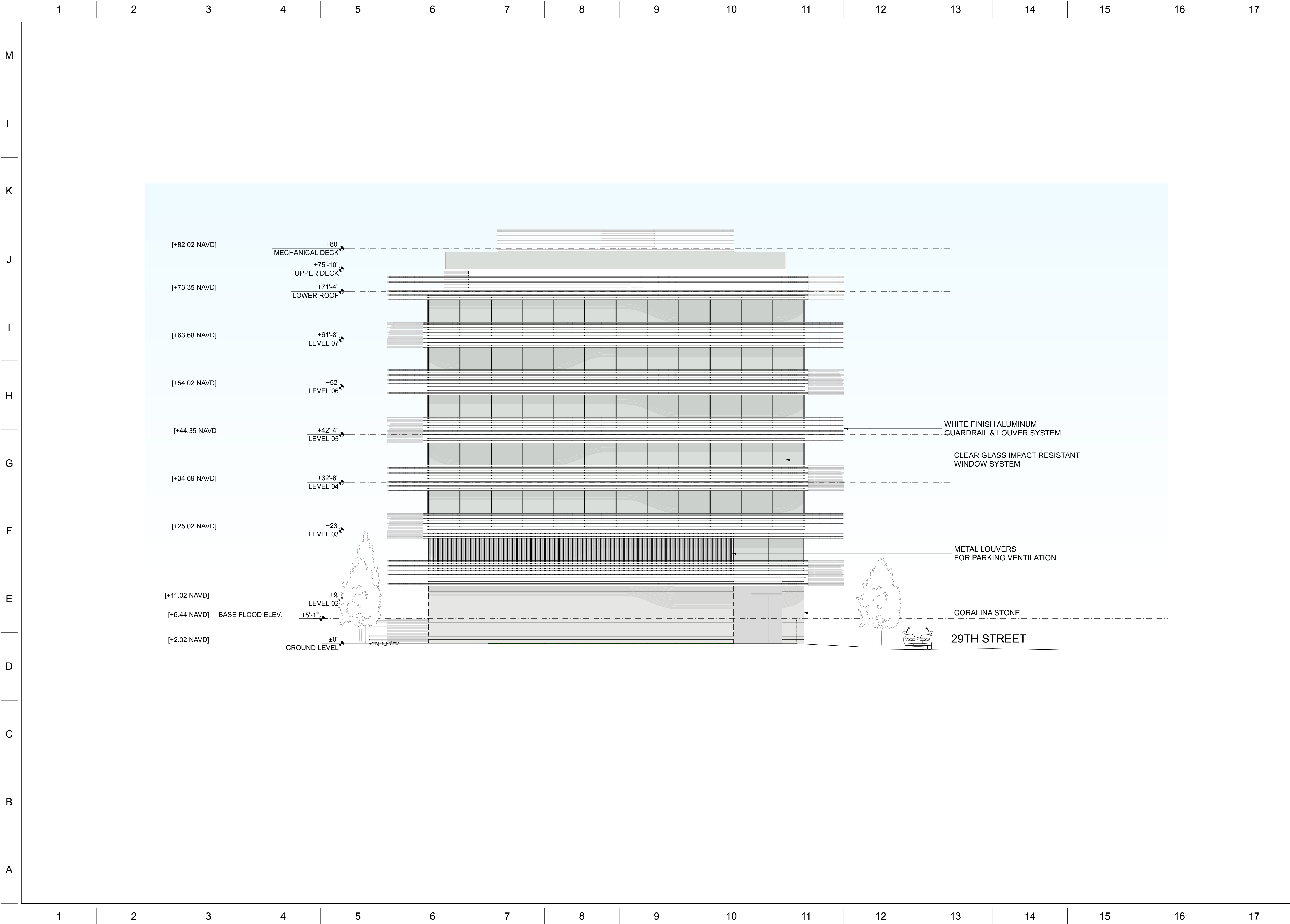
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WEST ELEVATION

A-44



ARCHITECT:

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NEW BUILDING
WEST ELEVATION

A-45

WALK-UP TYPOLOGY

Symmetrical, rectilinear shapes with low rise elevation



4015 Indian Creek Dr.



4001 Indian Creek Dr.



Contributing Building
2911 Indian Creek Dr.



233 27th St.

Collins Waterfront Historic District



NAUTICAL MODERNE

Smooth, curving shapes and long horizontal lines



The Confidante Hotel
4041 Collins Ave.



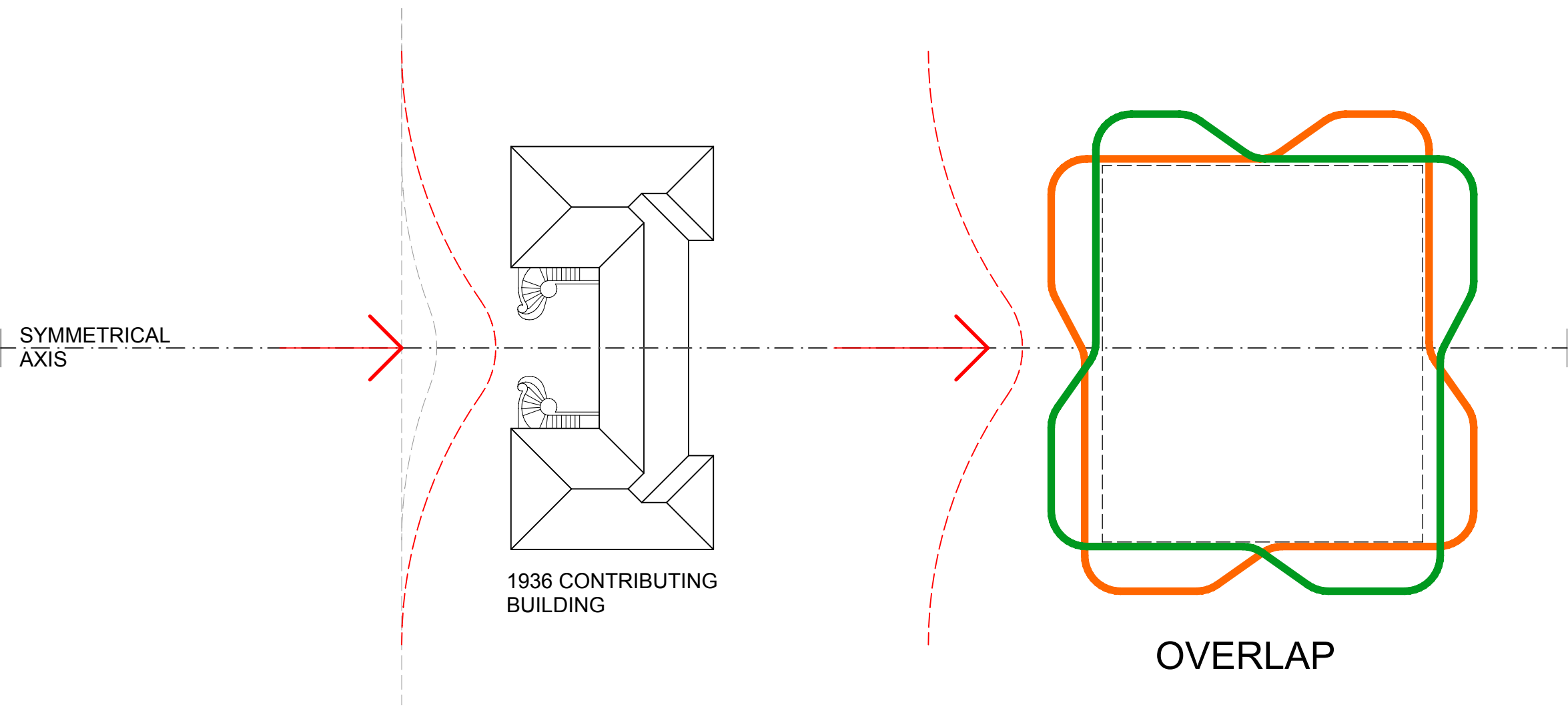
Lexington Hotel
4299 Collins Ave.



2469 Collins Ave.

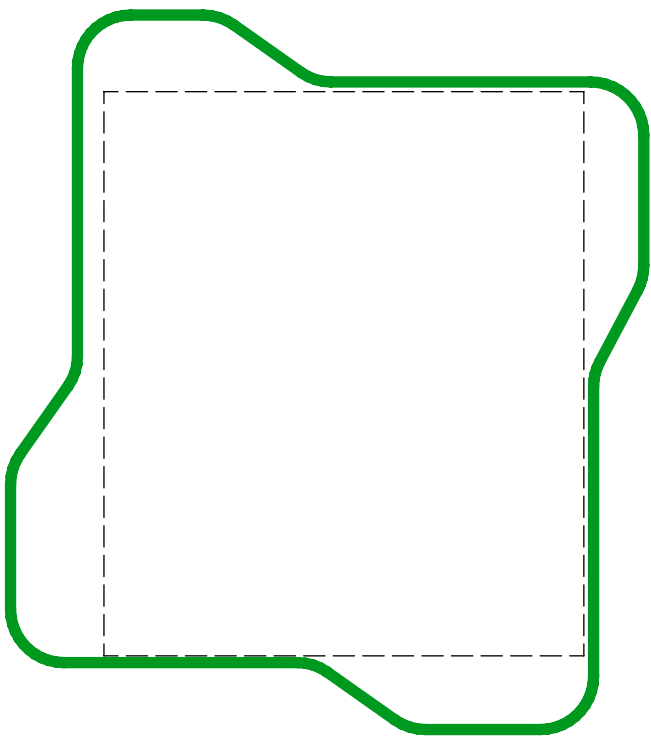


Edition Hotel
2901 Collins Ave.

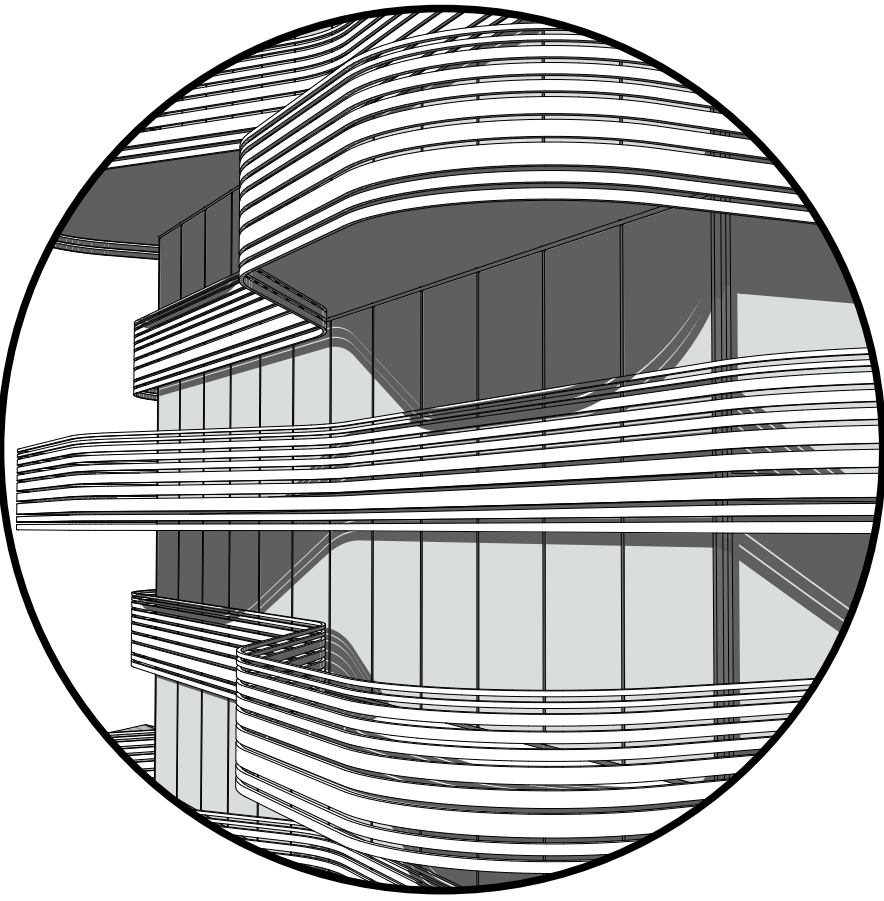


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MIRRORING
AXIS
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FLOORPLATE B



Proposed Building

ARCHITECT:

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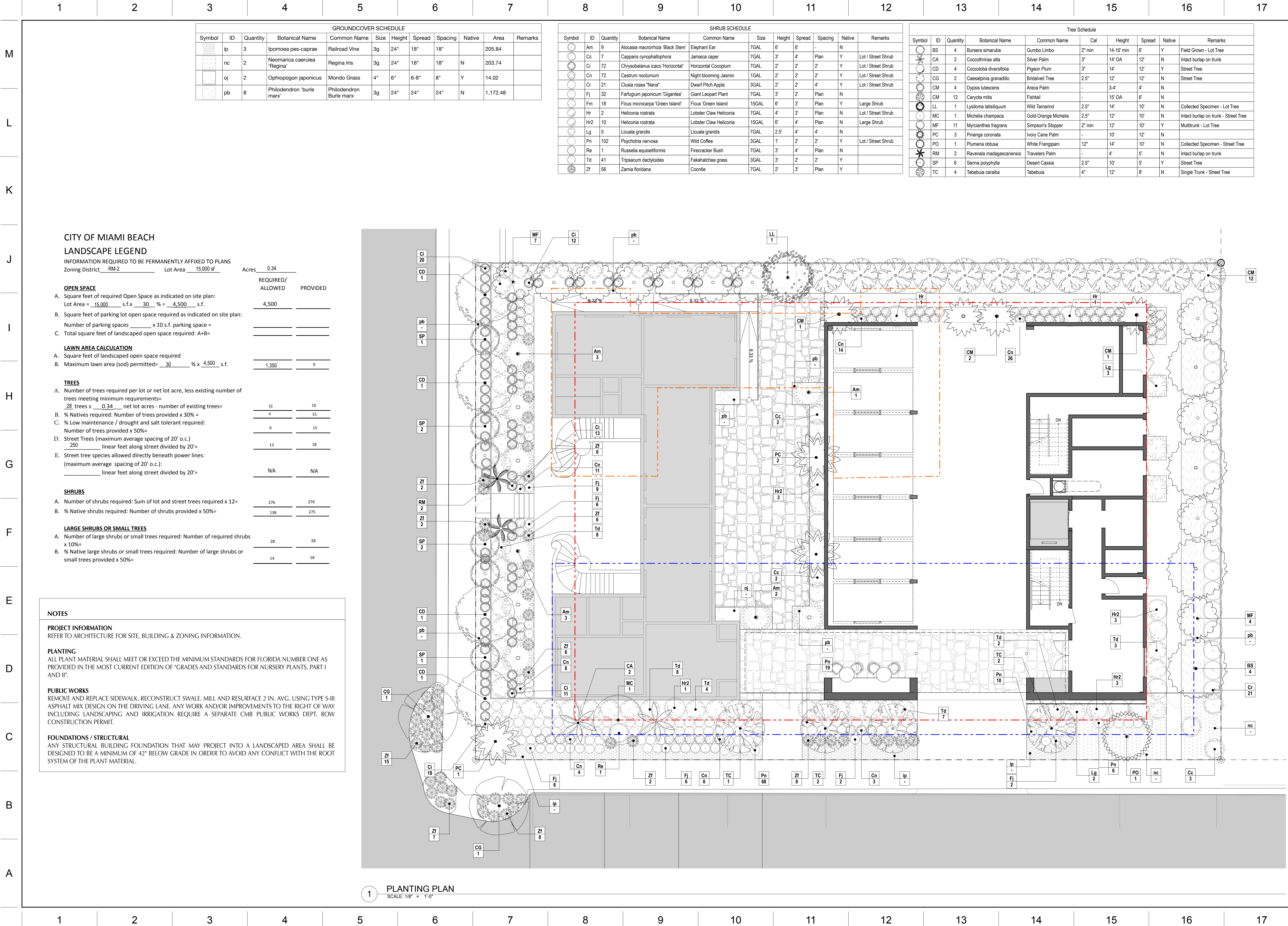
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12/23/20
DATE

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RAILING DESIGN



CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District RM-2 Lot Area 15,000 sf Acres 0.34

OPEN SPACE

- A. Square feet of required Open Space as indicated on site plan:
Lot Area = 15,000 s.f. x 30 % = 4,500 s.f.
- B. Square feet of parking lot open space required as indicated on site plan:
Number of parking spaces x 10 s.f. parking space =
- C. Total square feet of landscaped open space required: A+B=

LAWN AREA CALCULATION

- A. Square feet of landscaped open space required
- B. Maximum lawn area (sod) permitted= 30 % x 4,500 s.f.

TREES

- A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=
28 trees x 0.34 net lot acres - number of existing trees =
- B. % Natives required: Number of trees provided x 30% =
- C. % Low maintenance / drought and salt tolerant required:
Number of trees provided x 50% =
- D. Street Trees (maximum average spacing of 20' o.c.)
250 linear feet along street divided by 20' =
- E. Street tree species allowed directly beneath power lines:
(maximum average spacing of 20' o.c.):
 linear feet along street divided by 20' =

SHRUBS

- A. Number of shrubs required: Sum of lot and street trees required x 12 =
- B. % Native shrubs required: Number of shrubs provided x 50% =

LARGE SHRUBS OR SMALL TREES

- A. Number of large shrubs or small trees required: Number of required shrubs x 10% =
- B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% =

NOTES

PROJECT INFORMATION

REFER TO ARCHITECTURE FOR SITE, BUILDING & ZONING INFORMATION.

PLANTING

ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM STANDARDS FOR FLORIDA NUMBER ONE AS PROVIDED IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II".

PUBLIC WORKS

REMOVE AND REPLACE SIDEWALK. RECONSTRUCT SWALE. MILL AND RESURFACE 2 IN. AVG. USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE. ANY WORK AND/OR IMPROVEMENTS TO THE RIGHT OF WAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRE A SEPARATE CMB PUBLIC WORKS DEPT. ROW CONSTRUCTION PERMIT.

FOUNDATIONS / STRUCTURAL

ANY STRUCTURAL BUILDING FOUNDATION THAT MAY PROJECT INTO A LANDSCAPED AREA SHALL BE DESIGNED TO BE A MINIMUM OF 42" BELOW GRADE IN ORDER TO AVOID ANY CONFLICT WITH THE ROOT SYSTEM OF THE PLANT MATERIAL.

1 PLANTING PLAN

SCALE: 1/8" = 1'-0"

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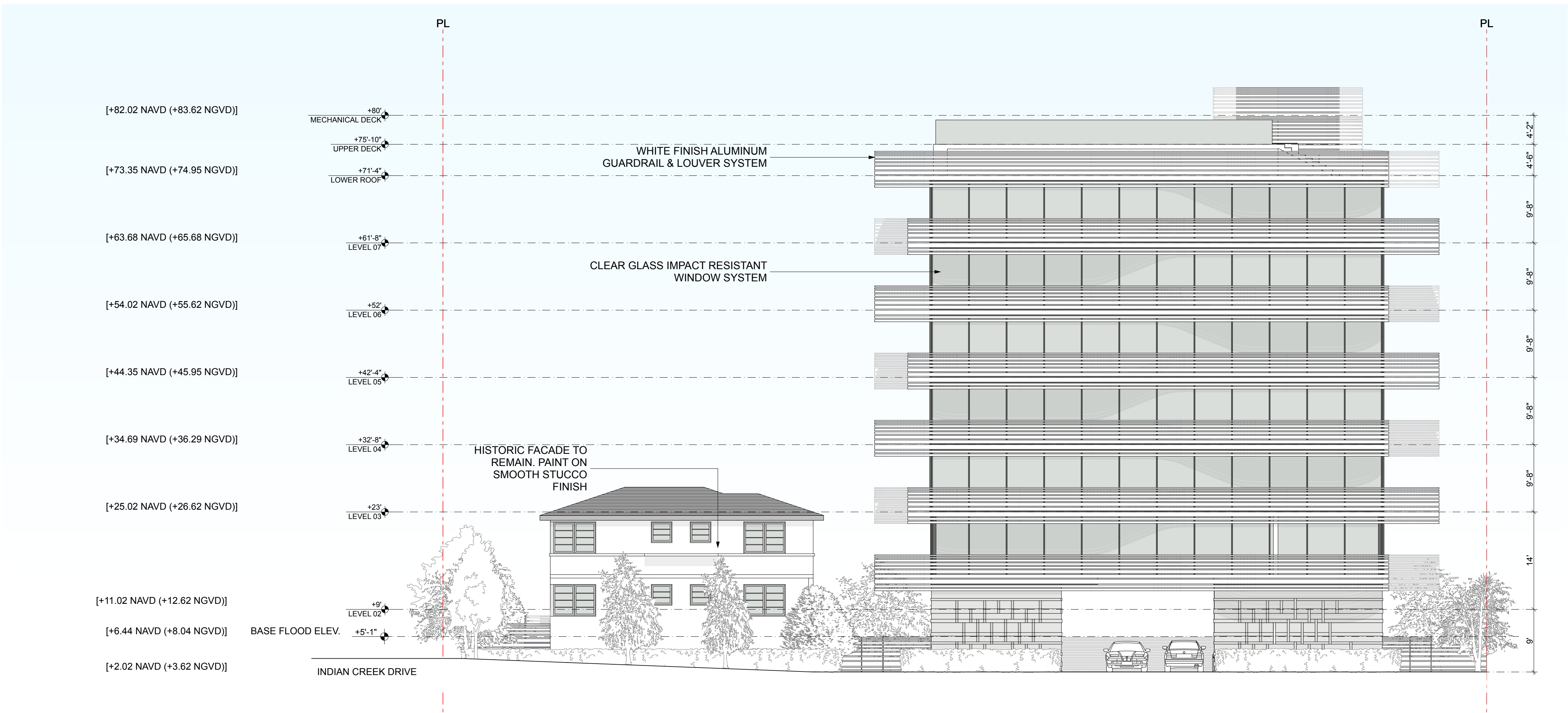
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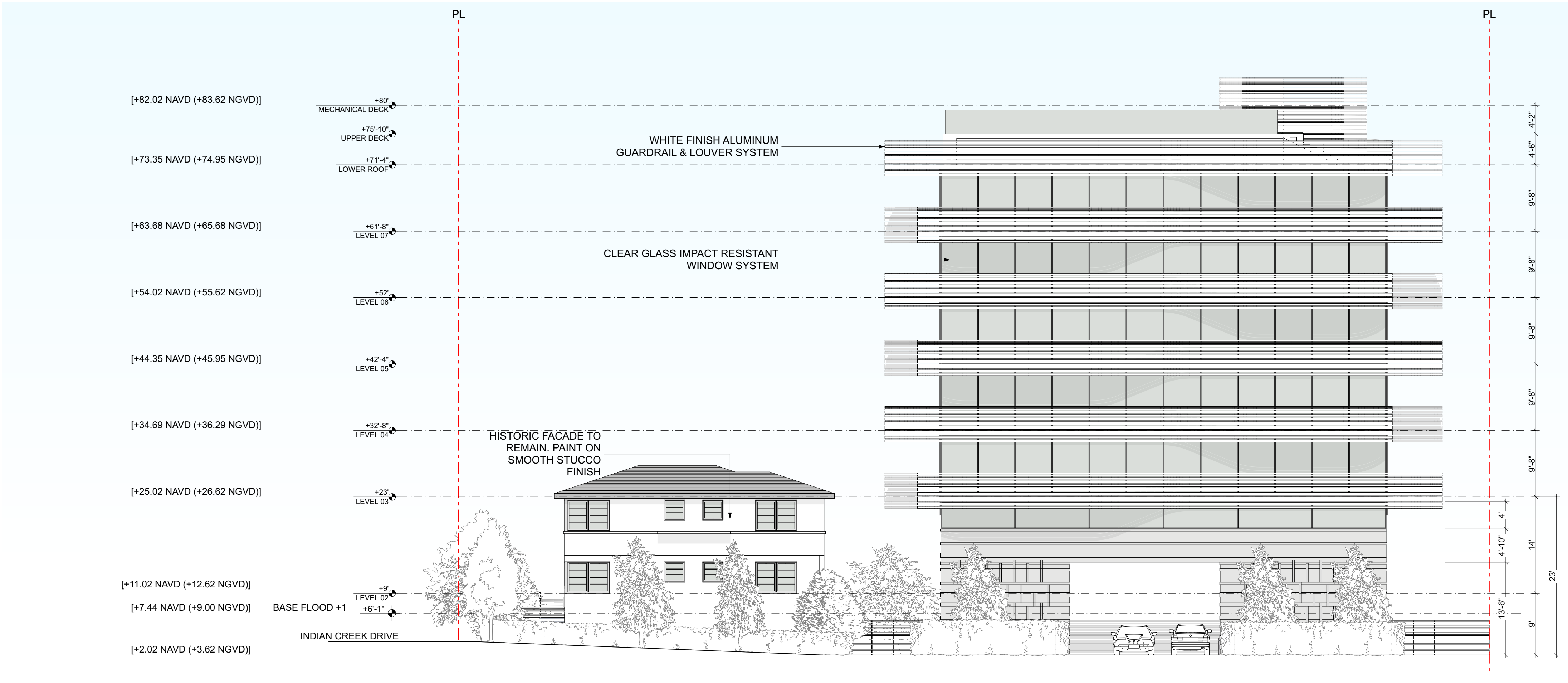
SITE PLANTING
PLAN

L-200

PROPOSED SOUTH ELEVATION



ALTERNATE PEDESTAL DESIGN (CLERESTORY)



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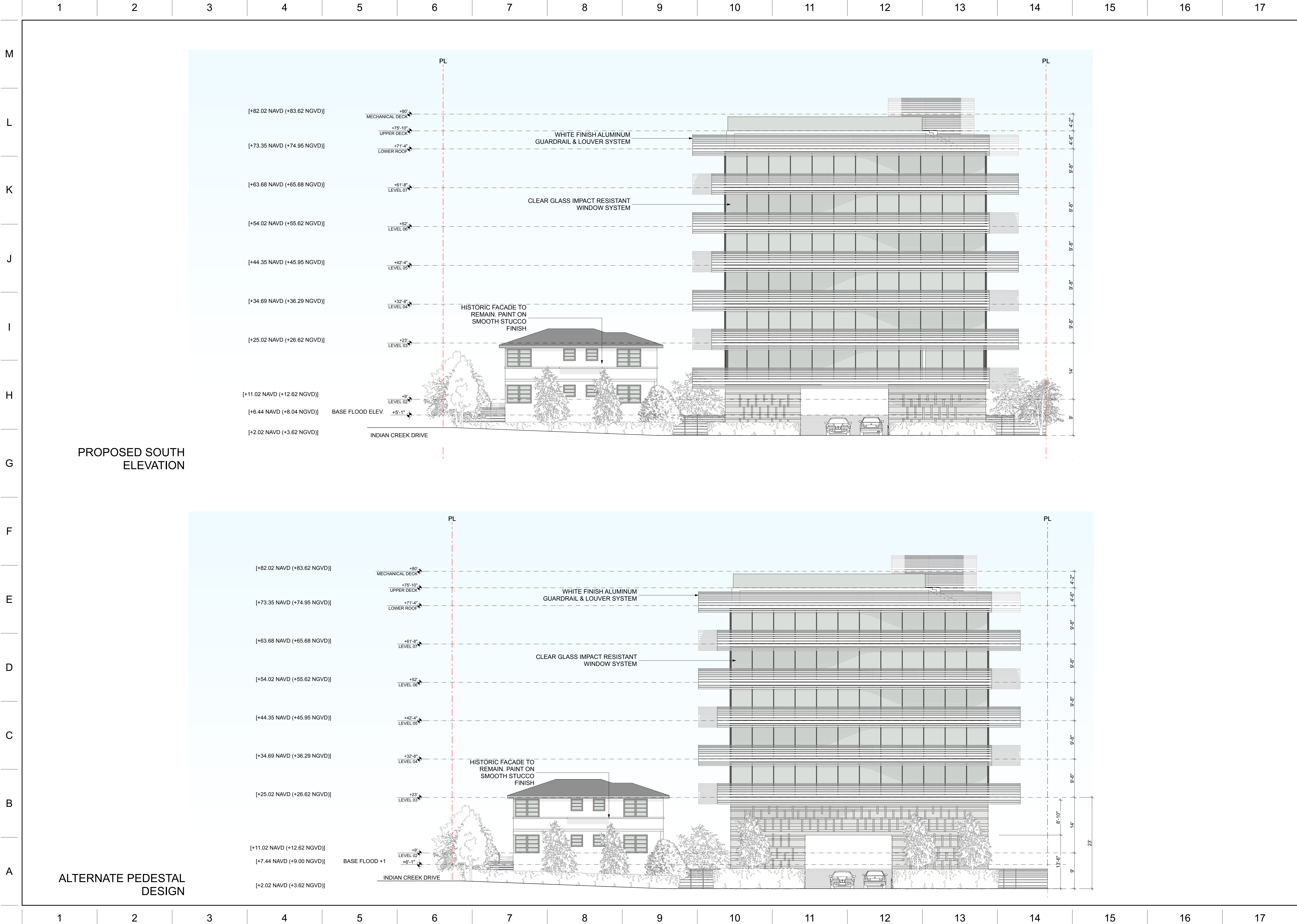
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SOUTH ELEVATION

A-41



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SOUTH ELEVATION

A-41

**2901-11 Indian
Creek Drive
(HPB20-0379)**