



420 LINCOLN ROAD 6TH FLOOR | MIAMI BEACH, FL 33139  
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URBAN ROBOT ASSOCIATES

# 29

## INDIAN CREEK

2901 - 2911 INDIAN CREEK DRIVE :: MIAMI BEACH, FL 33139

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### SCOPE OF WORK :

PROPOSAL FOR NEW CONSTRUCTION OF MULTI-FAMILY RESIDENTIAL PROJECT WITHIN EXISTING CONTRIBUTING STRUCTURES

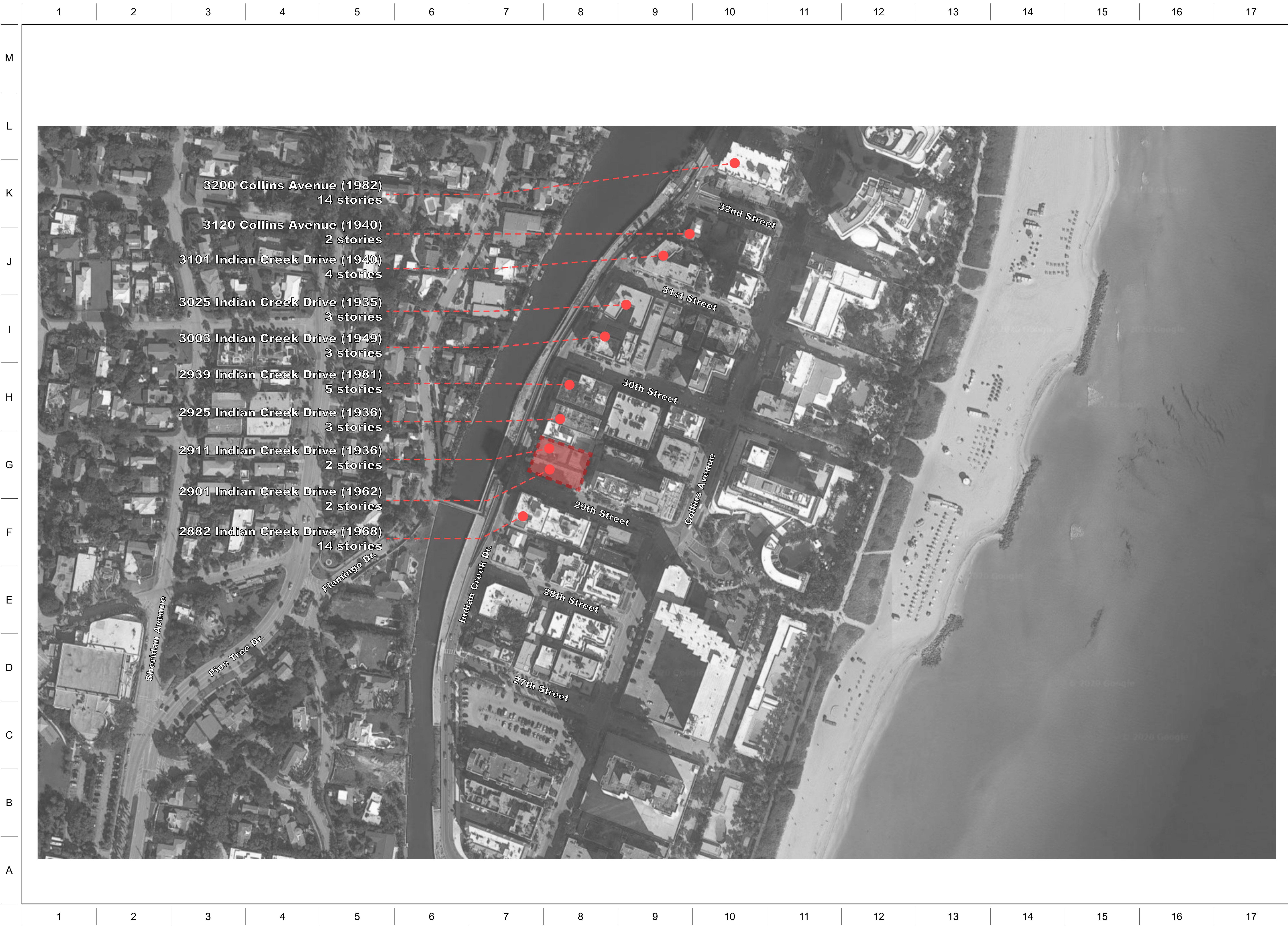
### PLANNING BOARD

FINAL SUBMITTAL: JANUARY 18, 2021

COVER

A-01





ARCHITECT:

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STRUCTURAL ENGINEER:

M.E.P. ENGINEERS:

CIVIL ENGINEERS:

GENERAL CONTRACTOR:

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SEAL

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A26002760 B26001534 LC26000510

REVISIONS

2002  
PROJECT NO.

1/18/21  
DATE

SV / JJ / AB  
DRAWN / CHECKED

SITE



Drawing name: P:\Proj\2775 2901 Indian Creek Drive.dwg 2775 2901 Indian Creek Drive Boundary Survey-B3.dwg 24x36 Feb 06, 2017 9:35am j. jairo

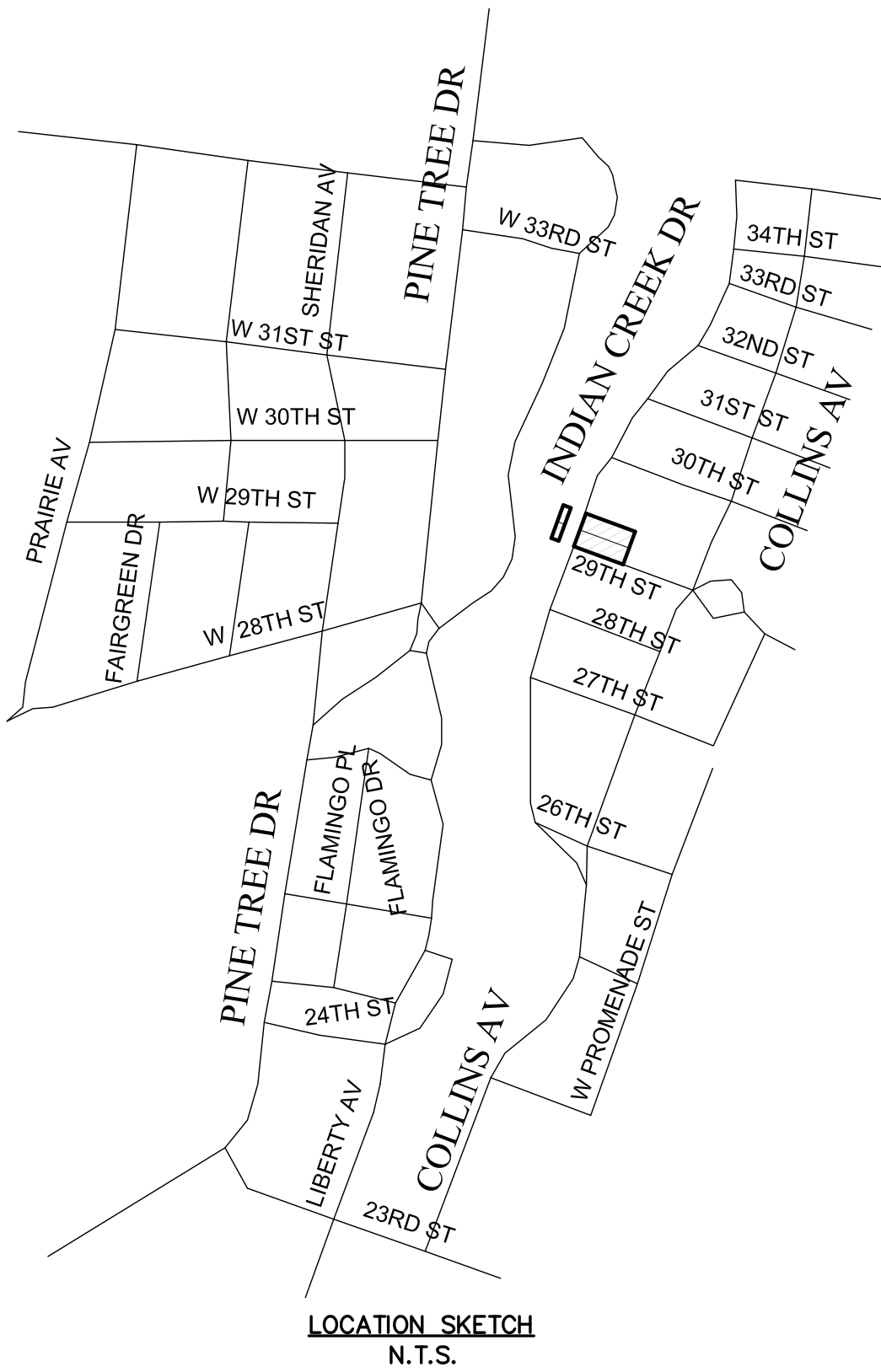
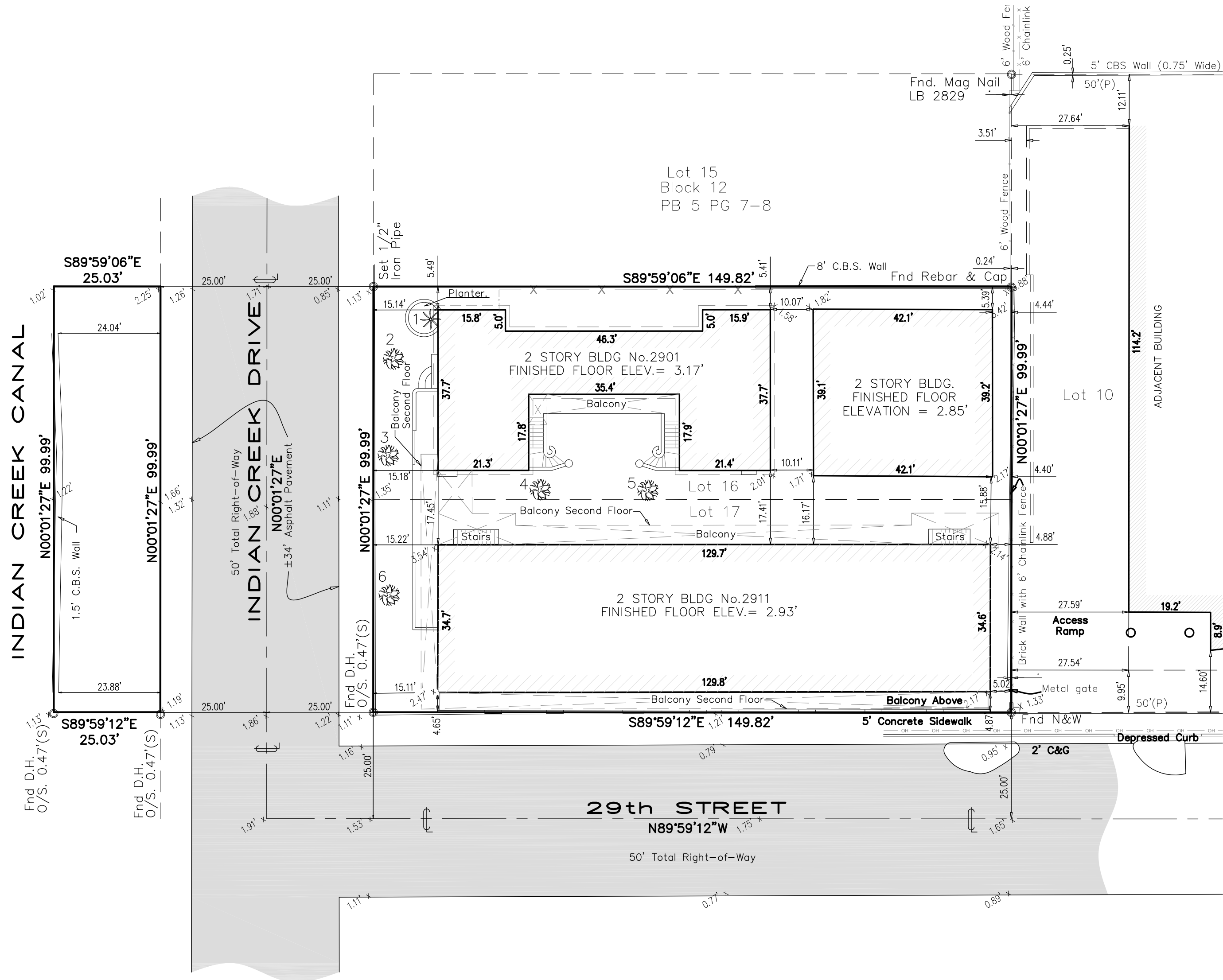


LEGEND:

- Centerline
- Property line
- Catch basin
- Clean out
- Concrete light pole
- Concrete power pole
- Double detector check valve
- Drain
- Electric box
- Fire hydrant
- Guard post
- Guy anchor
- Curb inlet
- Street light pole
- Light pole in concrete base
- Light pole
- Unknown meter
- Mail box
- Electrical meter
- Gas meter
- Signal mast arm
- Single sign support
- Wood light pole
- Wood power pole

ABBREVIATIONS:

- (C) = Calculated
- (D) = Deed
- (M) = Measured
- (P) = Platted Dimension
- (R) = Record Dimension
- A/C = Air conditioner
- BLDG = Building
- C/B = Catch Basin
- CBS = Concrete Block and Stucco
- CLF = Chain Link Fence
- CONC = Concrete
- ENCR = Encroach
- FIP = Found 1/2" Iron Pipe
- FM = Force Main
- FND = Found
- MH = Manhole
- NGVD = National Geodetic Vertical Datum 1929
- LB = Licensed Business
- ORB, PG = Official Records Book and Page
- O/H = Overhead
- PCP = Permanent Control Point
- PB, PG = Plat Book and Page
- R/W = Right of Way
- SIP = Set 1/2" Iron Pipe w/ cap LB 7388
- SEC = Section
- SQ FT = Square Feet
- ST LT = Street Light
- STY = Story
- S/W = Sidewalk
- U.E = Utility Easement
- D.E = Drainage Easement
- WF = Wire Fence
- WM = Water Meter
- WV = Water Valve



LEGAL DESCRIPTION:

Lots 16 and 17, in Block 12, of OCEAN FRONT AMENDED, according to the Plat thereof, as recorded in Plat Book 5, at Page 7 and 8, of the Public records of Miami-Dade County Florida; and all that tract of land lying West of Indian Creek Drive, between the North line of said Lot Sixteen (16) and the South line of said Lot Seventeen (17), produced westerly to the waters of Indian Creek.

SURVEYOR'S NOTES:

- No underground footings were located.
- The client provided the legal description to this surveyor.
- Ownership is subject to opinion of title.
- No encroachments were noted by this survey, except as shown hereon.
- Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress is shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the recorded plat or stated in the legal description as it appears on this drawing.
- The ownership of the fences and/or walls as shown hereon was not determined.
- Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting this property.
- This survey map is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.
- Differences are noted as compared to calculations from the record plat and are shown as plat, measured, record and/or deed.
- All measurements are in US Survey foot.
- This sketch shown hereon in its graphic form, is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1"=20' or smaller. At the maximum intended displayed scale the survey and sketch's positional accuracy value occupies 1/20" on the display.
- Bearings and North arrow direction shown hereon are based on an assumed meridian of N00°01'27"E, along the centerline of Indian Creek Drive, a well-established and monumented line.
- Elevations shown hereon are based on the City of Miami Beach Bench Marks CMB 27 01 06 Elevation 1.91 feet and CMB 30 01 06 Elevation 1.48 feet and refer to North American Vertical Datum of 1988.
- Although care was taken with the identification of the trees noted hereon, an arborist, landscape architect, botanist, environmental specialist or others with advanced education in dendrology should be utilized if critical identification of the trees is required.

SURVEYOR'S CERTIFICATE:

This is to certify to the herein named firm and/or persons that the "BOUNDARY SURVEY" of the herein described property is true and correct to the best of our knowledge and belief as surveyed and platted under our direction on November 07, 2016. I further certify that this survey meets the Standards of Practice Requirements as set forth in Rule 5J-17.051 AND 5J-17.052 as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472.027 Florida Statutes.

Maser Consulting, P.A.

John Liptak  
Professional Surveyor and Mapper #5664  
State of Florida  
Not valid without the signature and original raised seal of a licensed Florida Surveyor and Mapper.

TRIANGLE  
IS NOW  
MASER  
8290 N.W. 64th Street - Miami, FL 33166  
LB7388 - LB8020  
Phone: 305.597.9701 - Fax: 305.597.9702  
www.maserconsulting.com

BOUNDARY SURVEY

This document is intended only for the specific purpose and client for which it was prepared.

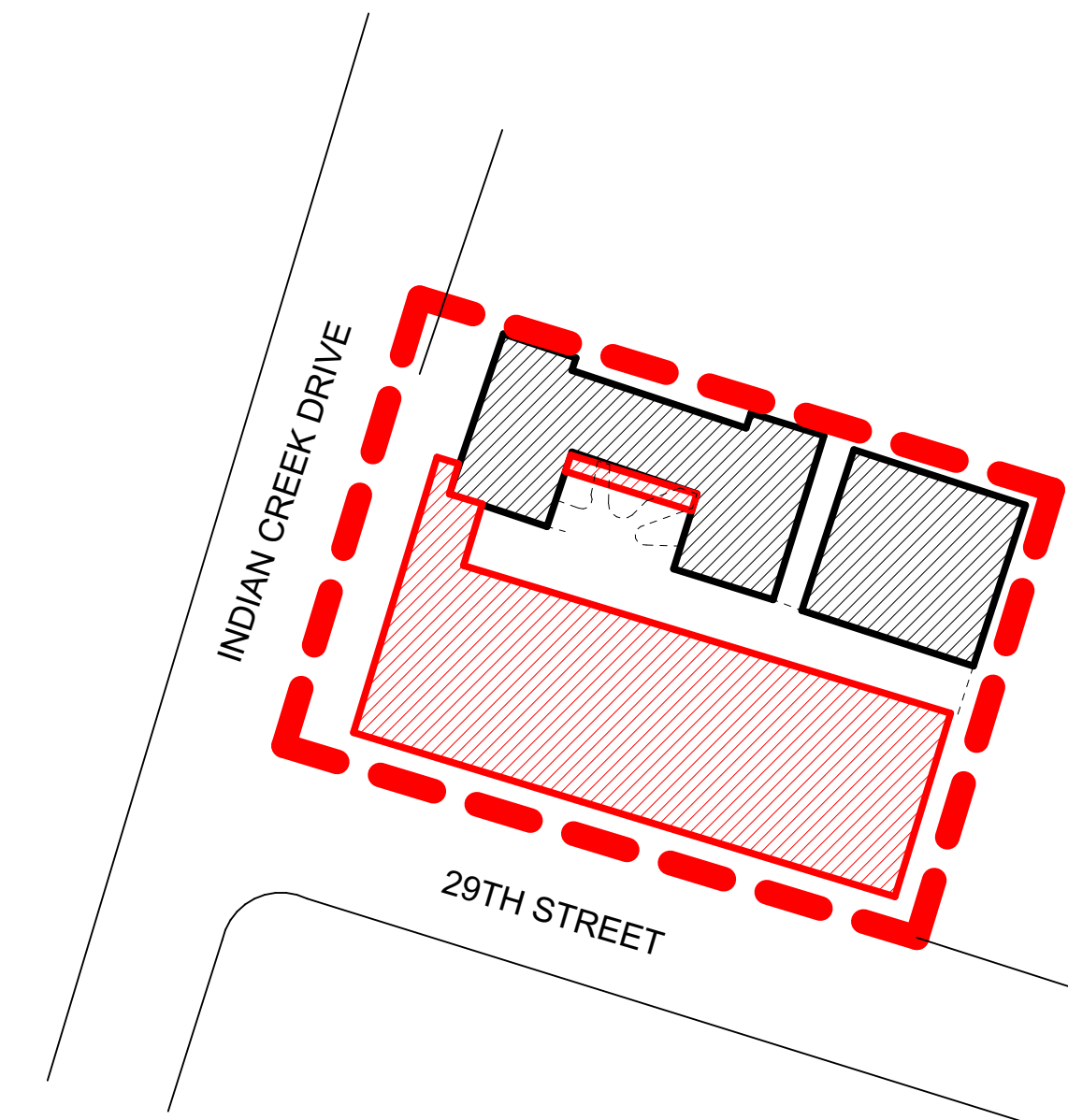
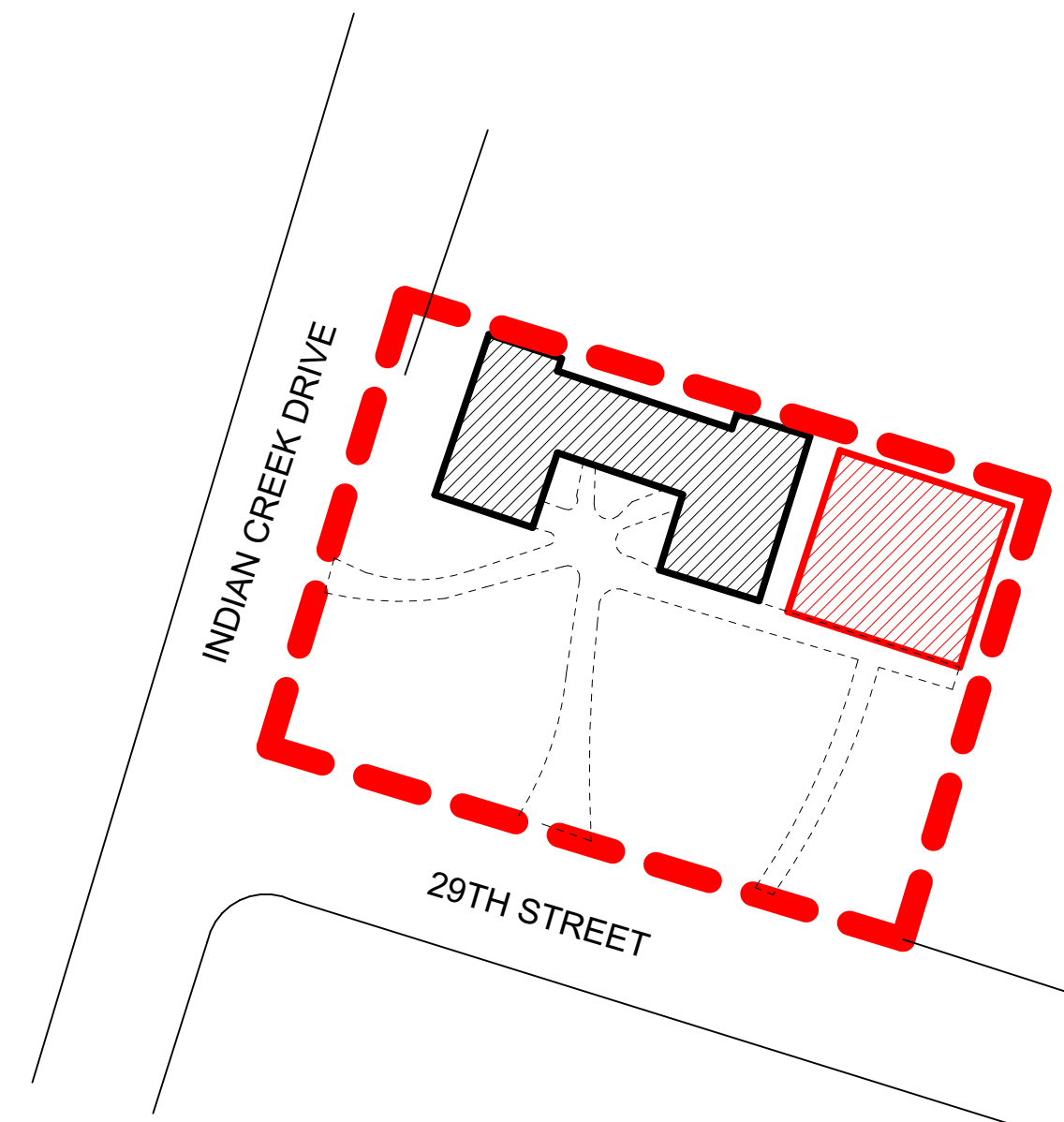
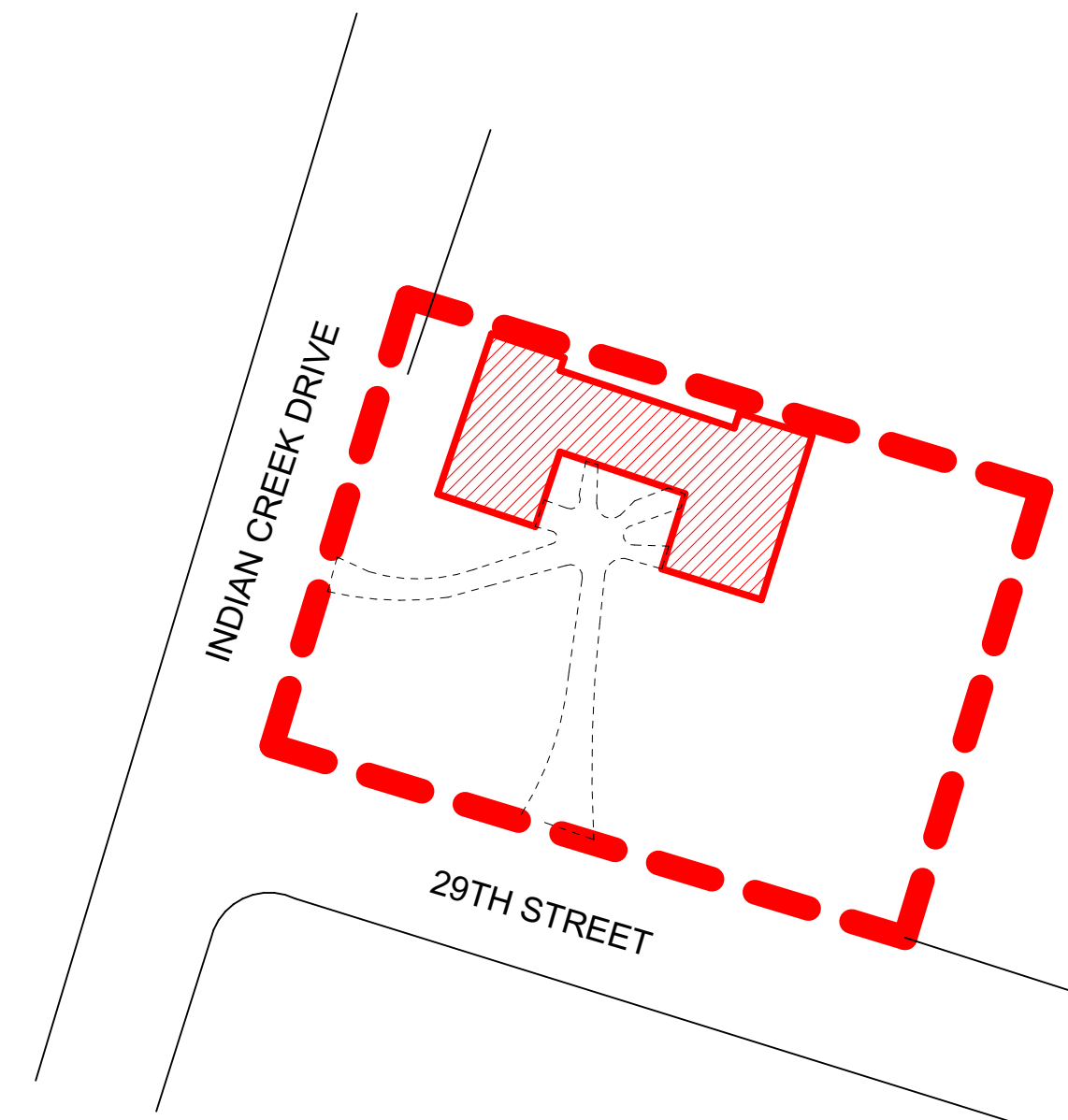
2901 Indian Creek Drive  
Miami FL, 33140

Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

Date: 11-07-2016	Project: 2775
Scale: 1"=20'	Checked by: ALR
F.B. 316-22	Drawn by: DH
Sheet: 1 of 1	Sketch: 2298
Ref:	



## SITE TIMELINE



PRE-WAR

POST-WAR

1936

1938

**1962**



**PRE-WAR WALK UP**

FOUR UNIT APARTMENT HOUSE DESIGNED BY ARCHITECTS SCHOEPL & 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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## HISTORIC SITE



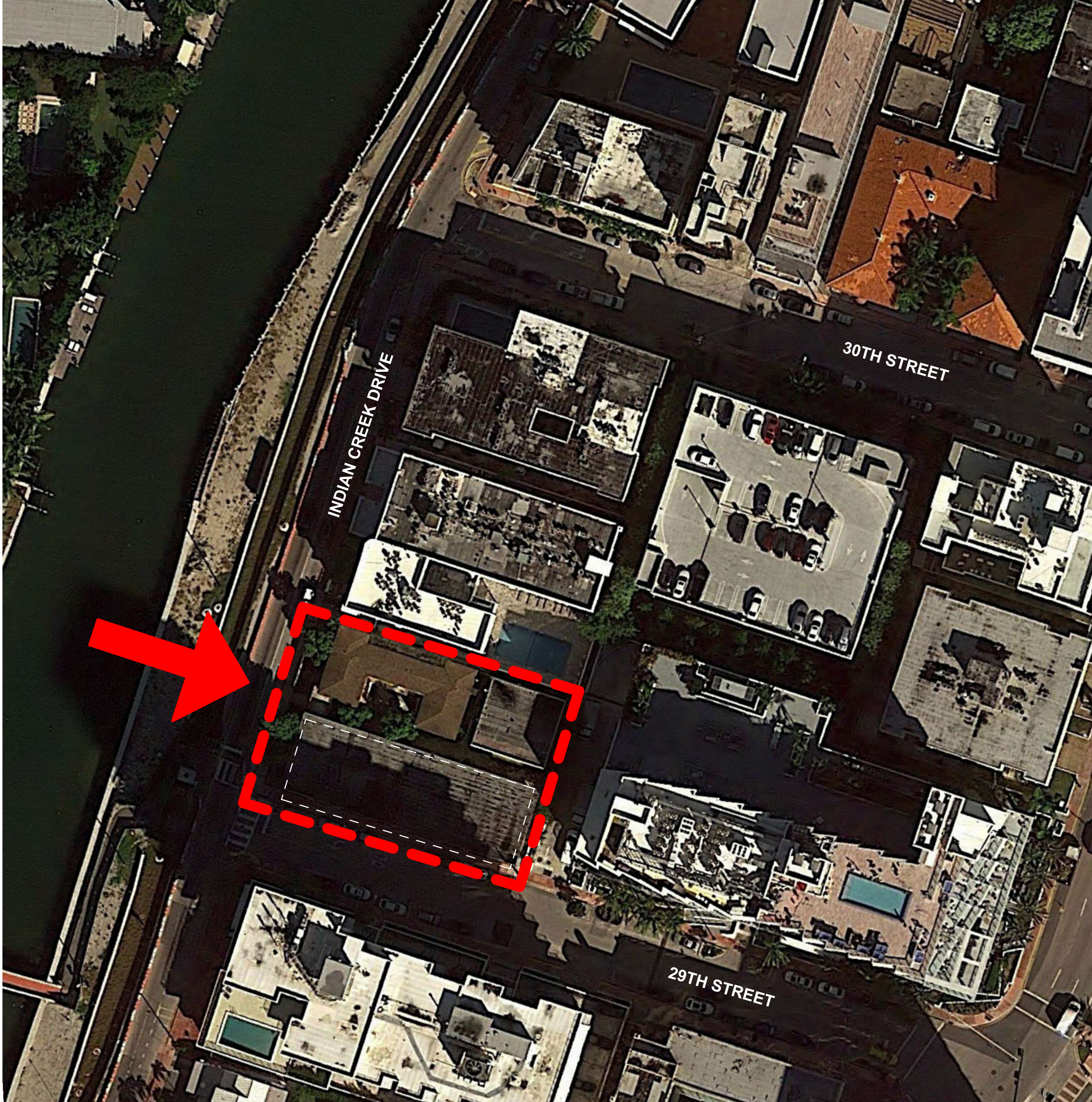
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1958 CONDITION



1936 ORIGINAL BUILDING FRONT ELEVATION  
COURTYARD APPROACH FROM 29TH STREET

2020 CONDITION



1962 MODIFIED BUILDING ACCESS  
SIDE APPROACH FROM INDIAN CREEK DRIVE

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HISTORIC SITE



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14


15

16

17

Indian Creek Dr.

2901 Indian Creek Dr.




29th Street Facing North

Parking Entrance

AC Hotel

Collins Ave



Key Map

Images Date: 06/18/2020

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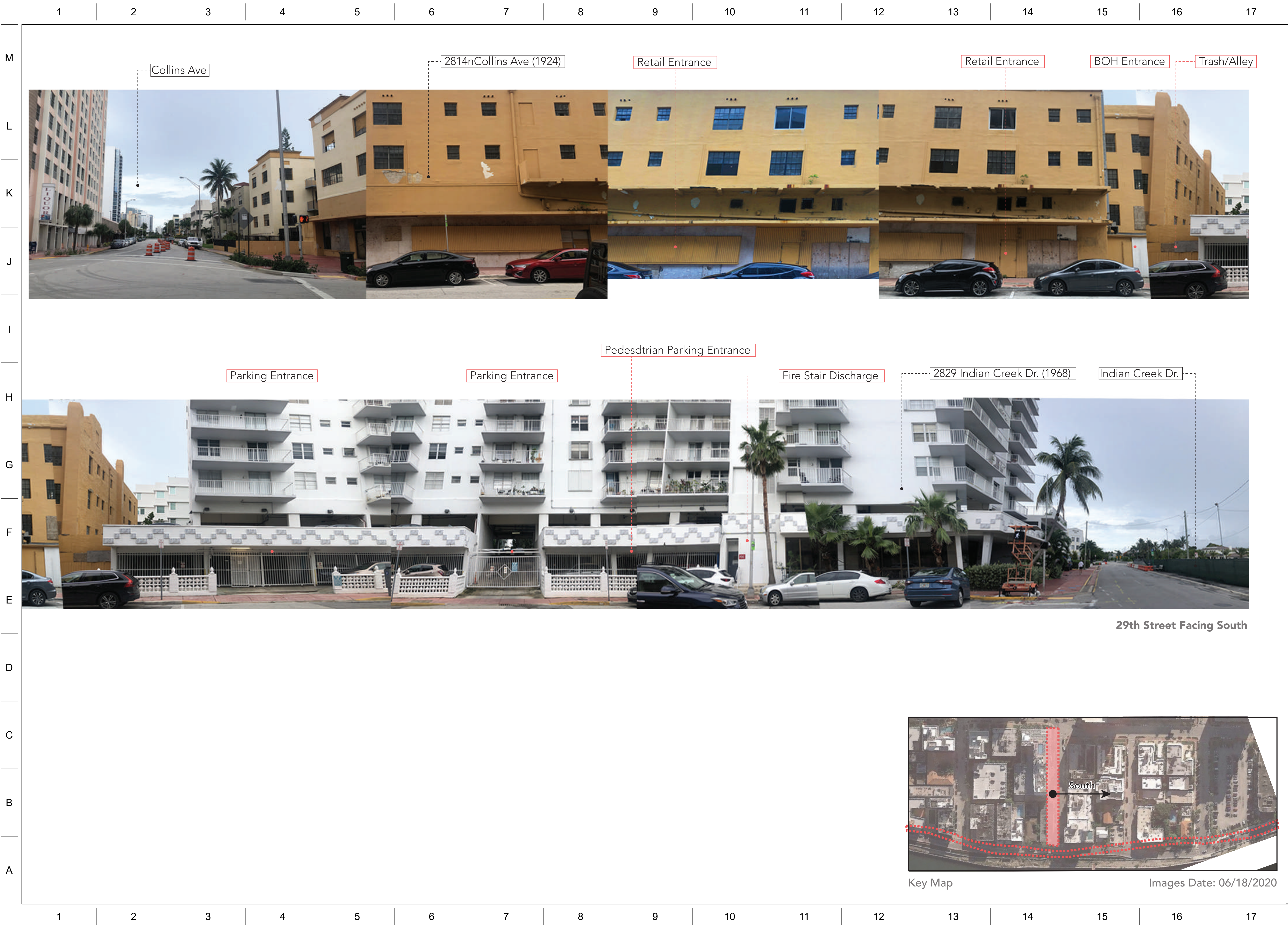
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INDIAN CREEK  
DRIVE STREET  
ELEVATION

A-06





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INDIAN CREEK  
DRIVE STREET  
ELEVATION

A-07