

SIXTY SIXTY COSMETIC IMPROVEMENTS  
DRB SUBMISSION - FINAL SUBMITTAL - JULY 7th, 2021



PREPARED BY  
UCI DESIGN

7428 S.W. 48th STREET MIAMI, FLORIDA 33155  
TEL: (305) 661-0800 FAX: (305) 661-0811



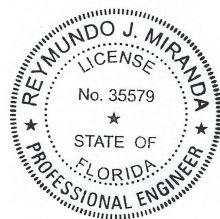
 **SITE LOCATION PLAN**

**DRAWING LIST**

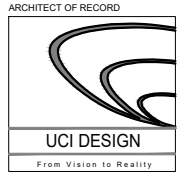
A-000	COVER SHEET
A-001A	LOCATION MAP
A-001B	ZONING MAP
A-001	SURVEY
A-002	ZONING DATA SHEET
A-003	PHOTOGRAPHS
A-004	PHOTOGRAPHS
A-005	PARKING PHOTOGRAPHS
A-006	PHOTOGRAPHS
A-007	PHOTOGRAPHS
A-008	AERIALS
A-009	AERIALS
A-010	DRB REQUEST - SUMMARY
A-100	EXISTING SITE PLAN
A-101	EXISTING LOWER PARKING LEVEL FLOOR PLAN
A-102	PROPOSED ENTRANCE FLOOR PLAN
A-103	EXISTING 3RD LEVEL FLOOR PLAN
A-104	EXISTING 4TH LEVEL FLOOR PLAN
A-105	EXISTING 5TH LEVEL FLOOR PLAN
A-106	EXISTING TYP LEVELS (6TH - 12TH) FLOOR PLAN
A-107	EXISTING TYP LEVELS (14TH - 15TH) FLOOR PLAN
A-108	EXISTING 16TH LEVEL FLOOR PLAN
A-109	EXISTING ROOF PLAN
A-400	EXISTING/PROPOSED EAST ELEVATION
A-401	EXISTING/PROPOSED WEST ELEVATION
A-402	EXISTING/PROPOSED NORTH ELEVATION
A-403	EXISTING/PROPOSED SOUTH ELEVATION
A-404	PROPOSED EAST/WEST SECTION
A-500	EXISTING/DEMOLITION/PROPOSED ENTRANCE FLOOR PLAN
A-501	GLASS RAILING DETAILS
A-502	CLADDING AND BALCONY DIVIDER DETAILS
A-503	HANDRAIL DETAIL/CANOPY AND CLADDING CONCEPT
A-504	PROPOSED CONCEPT
A-505	PROPOSED CONCEPT
A-506	EXISTING RENDERING
A-507	EXISTING RENDERING

**SCOPE OF WORK - REQUESTS**

- REQUEST #1: IMPROVE VISIBILITY AND SAFETY OF BUILDING MAIN PEDESTRIAN ENTRANCE BY MOVING IT IN FRONT OF INDIAN CREEK DRIVE ALONG WITH LANDSCAPING IMPROVEMENTS.
- REQUEST #2: ENHANCE THE EXTERIOR ELEVATION BY ADDING A METAL LATTICE TO THE SOLID CONCRETE WALL BETWEEN THE 2ND AND 4TH FLOOR AND CONCEAL THE SOFFIT AND PLUMBING FROM FLOORS ABOVE.
- REQUEST #3: IMPROVE EXTERIOR ELEVATION BY REPLACING EXISTING CONCRETE BALCONY RAILINGS WITH GLASS RAILINGS (FLOORS 4, 6-16).



Digitally signed  
by Reymundo J.  
Miranda P.E.  
35579  
Date: 2021.07.07  
08:28:03 -04'00'



UCI DESIGN  
7428 SW 48ST  
MIAMI, FL 33155  
TEL (305) 661-0800  
FAX (305) 661-0811  
EMAIL: m Miranda@ucideng.com

UCI DESIGN  
REYMONDO J. MIRANDA P.E. No. 35579

**DESIGNER**  
B-HUBER  
SIMON BOLIVAR 239  
COL LAFAYETTE  
GUADALAJARA, MEXICO  
TEL +52 (33) 3627 0698

**ENGINEERING FIRM**  
UCI ENGINEERING  
7428 SW 48ST  
MIAMI, FL 33155  
TEL (305) 661-0800  
FAX (305) 661-0811  
EMAIL: m Miranda@ucideng.com

**OWNER**  
TAVMEL INVESTMENTS, L.C.  
150 SE 2nd AVE, Suite 800  
MIAMI, FL 33131  
TEL (305) 774-0110

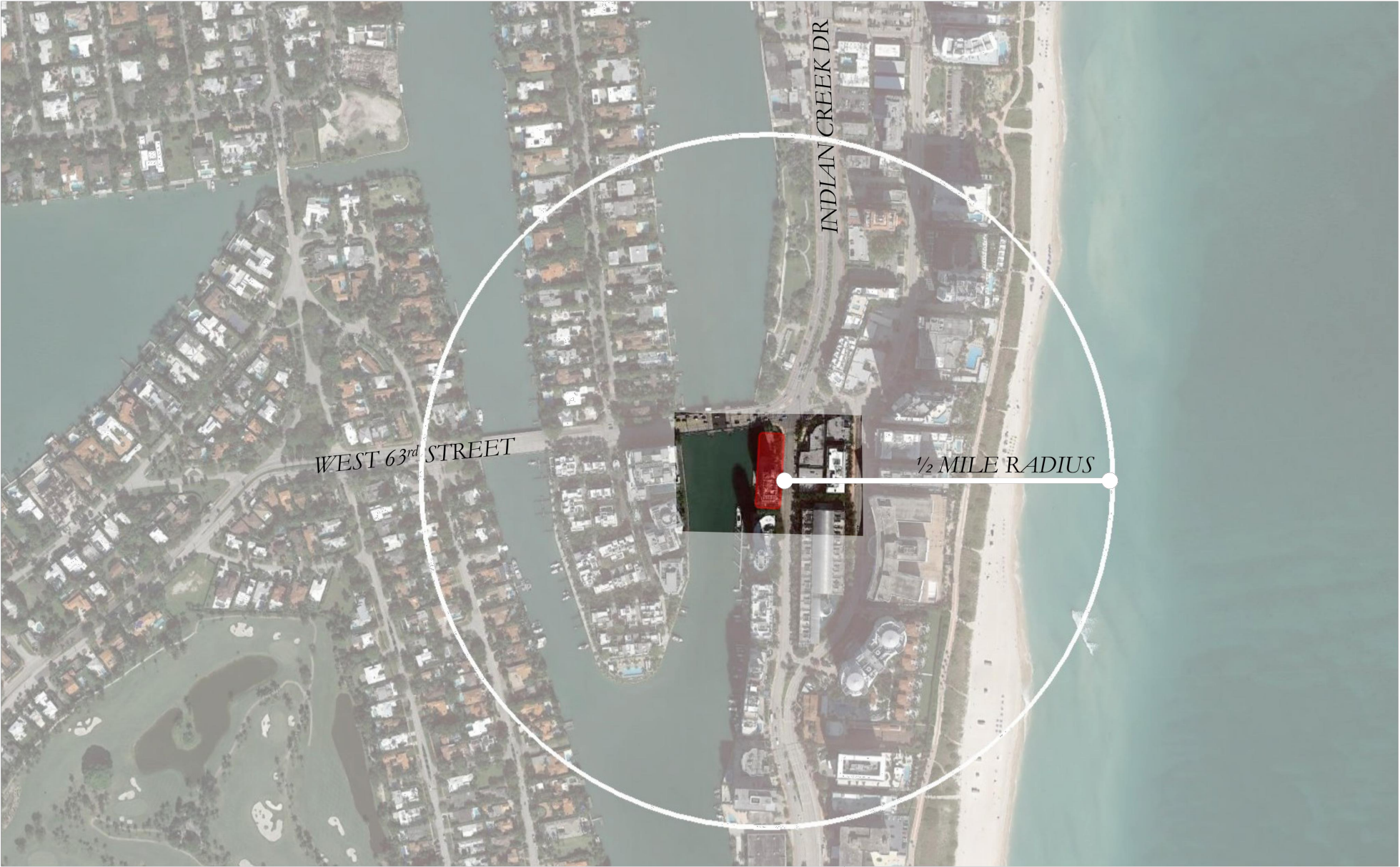
**INTERIOR DESIGN**  
B-HUBER  
SIMON BOLIVAR 239  
COL LAFAYETTE  
GUADALAJARA, MEXICO  
TEL +52 (33) 3627 0698

SIXTY SIXTY COSMETIC IMPROVEMENTS  
6060 INDIAN CREEK DRIVE  
MIAMI BEACH, FL 33140

REVISIONS/ SUBMISSIONS		
NO.	DATE	REMARKS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
PHASE:		
SCALE:		AS NOTED
DRAWN BY:		GR
DATE:		04-12-21
PROJECT NO.:		2103-024
DRAWING NUMBER:		
A-000		



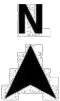
LOCATION & AREA MAP



LOCATION MAP



AREA MAP



LOCATION MAP



Digitally signed  
by Reymundo J.  
Miranda P.E.  
35579  
Date: 2021.07.07  
08:28:33 -04'00'

ARCHITECT OF RECORD



UCI DESIGN

From Vision to Reality

UCI DESIGN  
7428 SW 48ST  
MIAMI, FL 33155  
TEL (305) 661-0800  
FAX (305) 661-0811  
EMAIL mmiranda@ucideng.com

UCI DESIGN  
REYMONDO J. MIRANDA P.E. No. 35579

DESIGNER

B-HUBER  
SIMON BOLIVAR 239  
COL. LAFAYETTE  
GUADALAJARA, MEXICO  
TEL +52 (33) 3627 0698

ENGINEERING FIRM

UCI ENGINEERING  
7428 SW 48ST  
MIAMI, FL 33155  
TEL (305) 661-0800  
FAX (305) 661-0811  
EMAIL mmiranda@ucideng.com

OWNER

TAVMEL INVESTMENTS, L.C.  
150 SE 2nd AVE, Suite 800  
MIAMI, FL 33131  
TEL (305) 774-0110

INTERIOR DESIGN

B-HUBER  
SIMON BOLIVAR 239  
COL. LAFAYETTE  
GUADALAJARA, MEXICO  
TEL +52 (33) 3627 0698

SIXTY SIXTY COSMETIC IMPROVEMENTS

6060 INDIAN CREEK DRIVE  
MIAMI BEACH, FL 33140

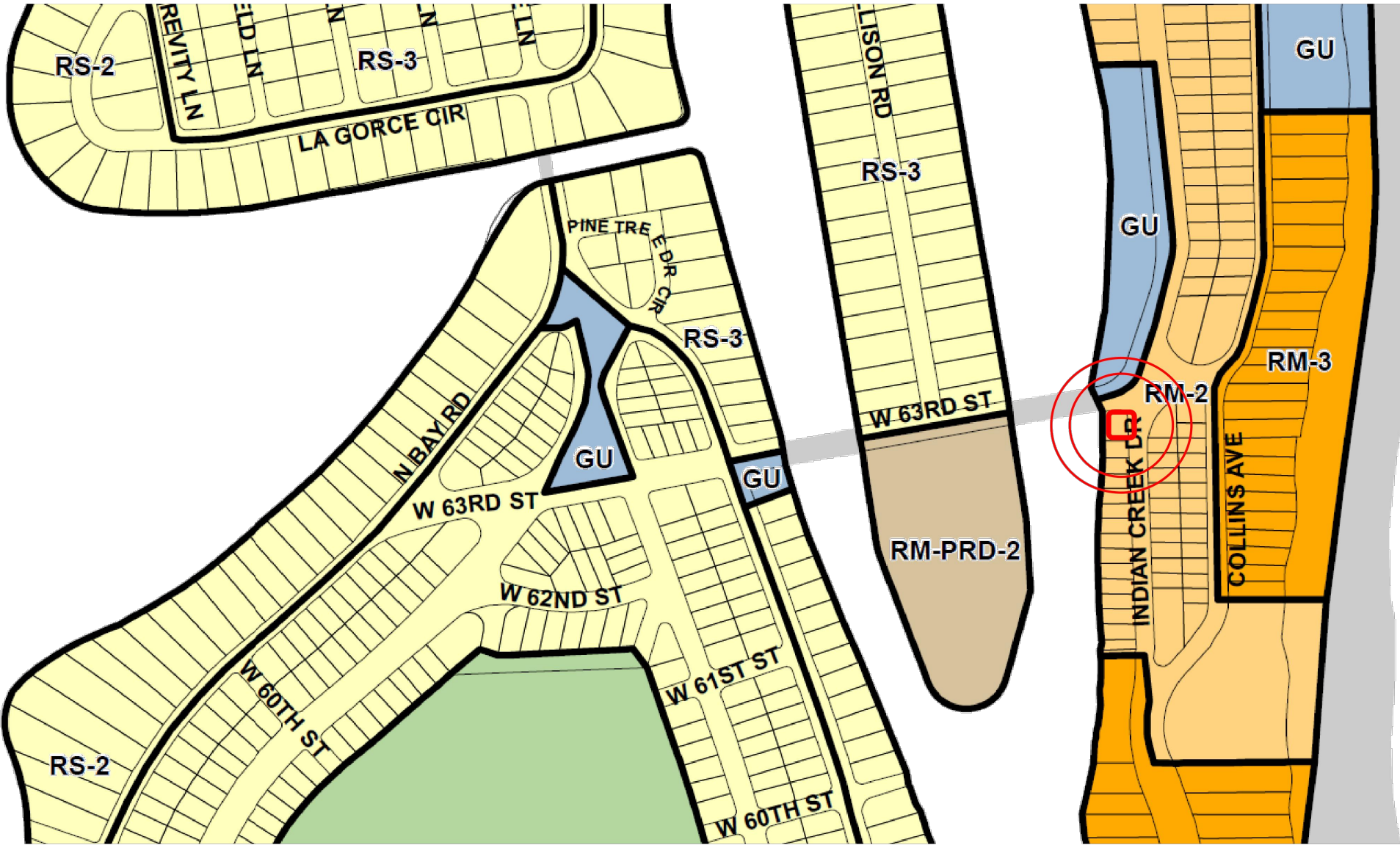
REVISIONS/ SUBMISSIONS		
NO.	DATE	REMARKS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		
101		
102		
103		
104		
105		
106		
107		
108		
109		
110		
111		
112		
113		
114		
115		
116		
117		
118		
119		
120		
121		
122		
123		
124		
125		
126		
127		
128		
129		
130		
131		
132		
133		
134		
135		
136		
137		
138		
139		
140		
141		
142		
143		
144		
145		
146		
147		
148		
149		
150		
151		
152		
153		
154		
155		
156		
157		
158		
159		
160		
161		
162		
163		
164		
165		
166		
167		
168		
169		
170		
171		
172		
173		
174		
175		
176		
177		
178		
179		
180		
181		
182		
183		
184		
185		
186		
187		
188		
189		
190		
191		
192		
193		
194		
195		
196		
197		
198		
199		
200		
201		
202		
203		
204		
205		
206		
207		
208		
209		
210		
211		
212		
213		
214		
215		
216		
217		
218		
219		
220		
221		
222		
223		
224		
225		
226		
227		
228		
229		
230		
231		
232		
233		
234		
235		
236		
237		
238		
239		
240		
241		
242		
243		
244		
245		
246		
247		
248		
249		
250		
251		
252		
253		
254		
255		
256		
257		
258		
259		
260		
261		
262		
263		
264		
265		
266		
267		
268		
269		
270		
271		
272		
273		
274		
275		
276		
277		
278		
279		
280		
281		
282		
283		
284		
285		
286		
287		
288		
289		
290		
291		
292		
293		
294		
295		
296		
297		
298		
299		
300		
301		
302		
303		
304		
305		
306		
307		
308		
309		
310		
311		
312		
313		
314		
315		
316		
317		
318		
319		
320		
321		
322		
323		
324		
325		
326		
327		
328		
329		
330		
331		
332		
333		
334		
335		
336		
337		
338		
339		
340		
341		
342		
343		
344		
345		
346		
347		
348		
349		
350		
351		
352		
353		
354		
355		
356		
357		
358		
359		
360		
361		
362		
363		
364		
365		
366		
367		
368		
369		
370		
371		
372		
373		
374		
375		
376		
377		
378		
379		
380		
381		
382		
383		
384		
385		
386		
387		
388		
389		
390		
391		
392		
393		
394		
395		
396		
397		
398		
399		
400		
401		
402		
403		
404		
405		
406		
407		
408		
409		
410		
411		
412		
413		
414		
415		
416		
417		
418		
419		
420		
421		
422		
423		
424		
425		
426		
427		
428		
429		
430		
431		
432		
433		
434		
435		
436		
437		
438		
439		
440		
441		
442		
443		
444		
445		
446		
447		
448		
449		
450		
451		
452		
453		
454		
455		
456		
457		
458		
459		
460		
461		
462		
463		
464		
465		
466		
467		
468		
469		
470		
471		
472		
473		
474		
475		
476		
477		
478		
479		
480		
481		
482		
483		
484		
485		
486		
487		
488		
489		
490		
491		
492		
493		
494		
495		
496		
497		
498		
499		
500		
501		
502		
503		
504		
505		
506		
507		
508		
509		
510		
511		
512		
513		
514		
515		
516		
517		
518		
519		
520		
521		
522		
523		
524		
525		
526		
527		
528		
529		
530		
531		
532		
533		
534		
535		
536		
537		
538		
539		
540		
541		
542		
543		
544		
545		
546		
547		
548		
549		
550		
551		
552		
553		
554		
555		
556		
557		
558		
559		
560		
561		
562		
563		
564		
565		
566		
567		
568		
569		
570		
571		



# MIAMI BEACH PLANNING DEPARTMENT

## ZONING DISTRICTS

- RS-1 Single family residential
- RS-2 Single family residential
- RS-3 Single family residential
- RS-4 Single family residential
- TH Townhome residential
- RM-1 Residential multifamily, low intensity
- RM-2 Residential multifamily, medium intensity
- RM-3 Residential multifamily, high intensity
- CD-1 Commercial, low intensity
- CD-2 Commercial, medium intensity



6060 INDIAN CREEK DRIVE, MIAMI BEACH, FLORIDA

## ZONING MAP



Digitally signed by  
Reymundo J.  
Miranda P.E. 35579  
Date: 2021.07.07  
08:28:58 -04'00'

ARCHITECT OF RECORD

UCI DESIGN  
From Vision to Reality

UCI DESIGN  
7428 SW 48ST  
MIAMI, FL 33155  
TEL (305) 661-0800  
FAX (305) 661-0811  
EMAIL mmiranda@ucideng.com

DESIGNER

B-HUBER  
SIMON BOLIVAR 239  
COL. LAFAYETTE  
GUADALAJARA, MEXICO  
TEL +52 (33) 3627 0698

ENGINEERING FIRM

UCI ENGINEERING  
7428 SW 48ST  
MIAMI, FL 33155  
TEL (305) 661-0800  
FAX (305) 661-0811  
EMAIL mmiranda@ucideng.com

OWNER

TAVMEL INVESTMENTS, L.C.  
150 SE 2nd AVE, Suite 800  
MIAMI, FL 33131  
TEL (305) 774-0110

INTERIOR DESIGN

B-HUBER  
SIMON BOLIVAR 239  
COL. LAFAYETTE  
GUADALAJARA, MEXICO  
TEL +52 (33) 3627 0698

SIXTY SIXTY COSMETIC IMPROVEMENTS  
6060 INDIAN CREEK DRIVE  
MIAMI BEACH, FL 33140

REVISIONS/ SUBMISSIONS		
NO.	DATE	REMARKS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

SCALE: AS SHOWN

DRAWN BY: GP

DATE: 04.10.21

PROJECT NO.: 2103-004

DRAWING NO.: A-001B

# ALTA/NSPS LAND TITLE SURVEY

## Survey Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:  
ALL UNITS OF SIXTY SIXTY CONDOMINIUM, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 34411, PAGE 1780, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## Schedule A Description

FIRST AMERICAN TITLE INSURANCE COMPANY,  
COMMITMENT FILE NO. NCH-FIA0812-MIAMI,  
WITH AN EFFECTIVE DATE OF JULY 28, 2020 AT 8:00AM

## Schedule B - Section II

10. MATTERS SHOWN ON THE PLAT OF AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, RECORDED IN PLAT BOOK 28, PAGE 26, AS AFFECTED BY SECOND OCEAN FRONT SUBDIVISION ALSO REFERENCED AS AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, RECORDED IN OFFICIAL RECORDS BOOK 34411, PAGE 1046, AS AFFECTED BY SECOND OCEAN FRONT SUBDIVISION ALSO REFERENCED AS AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, RECORDED IN OFFICIAL RECORDS BOOK 34411, PAGE 1181, (AFFECTS CONTAINS NO PLOTTABLE EXCEPTIONS)
11. ORDER BEFORE THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 1388, PAGE 2649, (AFFECTS CONTAINS NO PLOTTABLE EXCEPTIONS)
12. ORDER BEFORE THE BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 1381, PAGE 278, (AFFECTS CONTAINS NO PLOTTABLE EXCEPTIONS)
13. ORDER BEFORE THE BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 1380, PAGE 281, (AFFECTS CONTAINS NO PLOTTABLE EXCEPTIONS)
14. THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN JOINDER OF MITIGATION PLAN, RECORDED IN OFFICIAL RECORDS BOOK 1878, PAGE 372, (AFFECTS BY DESCRIPTION, CONTAINS NO PLOTTABLE EXCEPTIONS)
15. TERMS, PROVISIONS, RESTRICTIVE COVENANTS, CONDITIONS, RESERVATIONS, RIGHTS, DUTIES AND EASEMENTS CONTAINED IN THE DECLARATION OF CONDOMINIUM OF SIXTY SIXTY CONDOMINIUM, AND ANY EXHIBITS ANNEXED THEREBY, RECORDED IN BOOK OFFICIAL RECORDS 34411, PAGE 1780, (AFFECTS CONTAINS NO PLOTTABLE EXCEPTIONS)
16. ORDER BEFORE THE BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 2369, PAGE 745, (AFFECTS CONTAINS NO PLOTTABLE EXCEPTIONS)
17. THAT CERTAIN UNRECORDED LEASE, BY AND BETWEEN BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, LESSEE, AND INDIAN CREEK GOLF COURSE, INC., LESSOR, AS INDEMNIFIED BY THAT CERTAIN SOVEREIGNTY SUBMERGED LANDS LEASE, RECORDED IN OFFICIAL RECORDS BOOK 3044, PAGE 3304, (AFFECTS, PLOTTED AND SHOWN)
18. EASEMENT GRANTED FROM OPTIMA HOSPITALITY ASSOCIATES, LLC TO LD ACQUISITION COMPANY 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2829, PAGE 48, AS AFFECTED BY ASSIGNMENT OF EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT GIVEN IN FAVOR OF LD ACQUISITION COMPANY 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 3408, PAGE 218, (AFFECTS CONTAINS NO PLOTTABLE EXCEPTIONS)
19. EASEMENT GRANTED FROM OPTIMA HOSPITALITY ASSOCIATES, LLC TO LD ACQUISITION COMPANY 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 2829, PAGE 48, AS AFFECTED BY ASSIGNMENT OF EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT GIVEN IN FAVOR OF LD ACQUISITION COMPANY 3 LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 3113, PAGE 457, (AFFECTS CONTAINS NO PLOTTABLE EXCEPTIONS)

## Miscellaneous Notes:

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PALM WALLS, FENCING, LANDMARKS, BOUNDARIES, AND ANY OTHER INFORMATION ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2014 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO INDIAN CREEK DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.
5. THERE IS NO VISIBLE EVIDENCE OF CHANGES ON SUBJECT PROPERTY.
6. THERE IS NO CREDIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCELS CONTAINED IN THIS LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO CREDIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THERE IS NO EVIDENCE OF ANY DESIGNATED WETLAND AREAS, PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEBSITE, NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE ALTA SURVEY.
12. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF INDIAN CREEK DRIVE AND WEST 40TH STREET, WHICH ARCHES THE NE CORNER OF THE SUBJECT PROPERTY.
13. THE DISTANCES SHOWN HEREON ARE GRID, COMBINED SCALE FACTOR (GRID TO GROUND) = 0.9999911660483.
14. DURING THE COURSE OF THE FIELDWORK THERE WAS NO PHYSICAL ACCESS TO THE UPPER AND LOWER PARKING AREAS, AS DESIGNATED ON SURVEY.
15. HANDICAPPED PARKING LOCATED ON LOWER LEVEL.
16. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "A1" ON FLOOD INSURANCE RATE MAP NUMBERS 120603036L & 120603036L, WHICH BEARS AN EFFECTIVE DATE OF 09/11/2009 AND IS IN A FLOOD PLAZARD AREA, BY REFERRING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.
17. THE BASES OF BEARINGS FOR THIS SURVEY IS GRID NORTH PER FL STATE PLANS, COORDINATE SYSTEM, EAST ZONE, NAD83-2011, AS MEASURED ALONG THE EAST LINE OF THE SUBJECT PROPERTY WHICH BEARS S67°37'40"E PER GPS COORDINATE OBSERVATIONS.
18. LATITUDE: N29°09'45.625" LONGITUDE: W80°07'17.19" CONVERGENCE ANGLE: N09°22'58.5952"W
19. ELEVATIONS ESTABLISHED UTILIZING THE FOOT FLORIDA PERMANENT REFERENCE NETWORK (FFRN).

## Encroachments

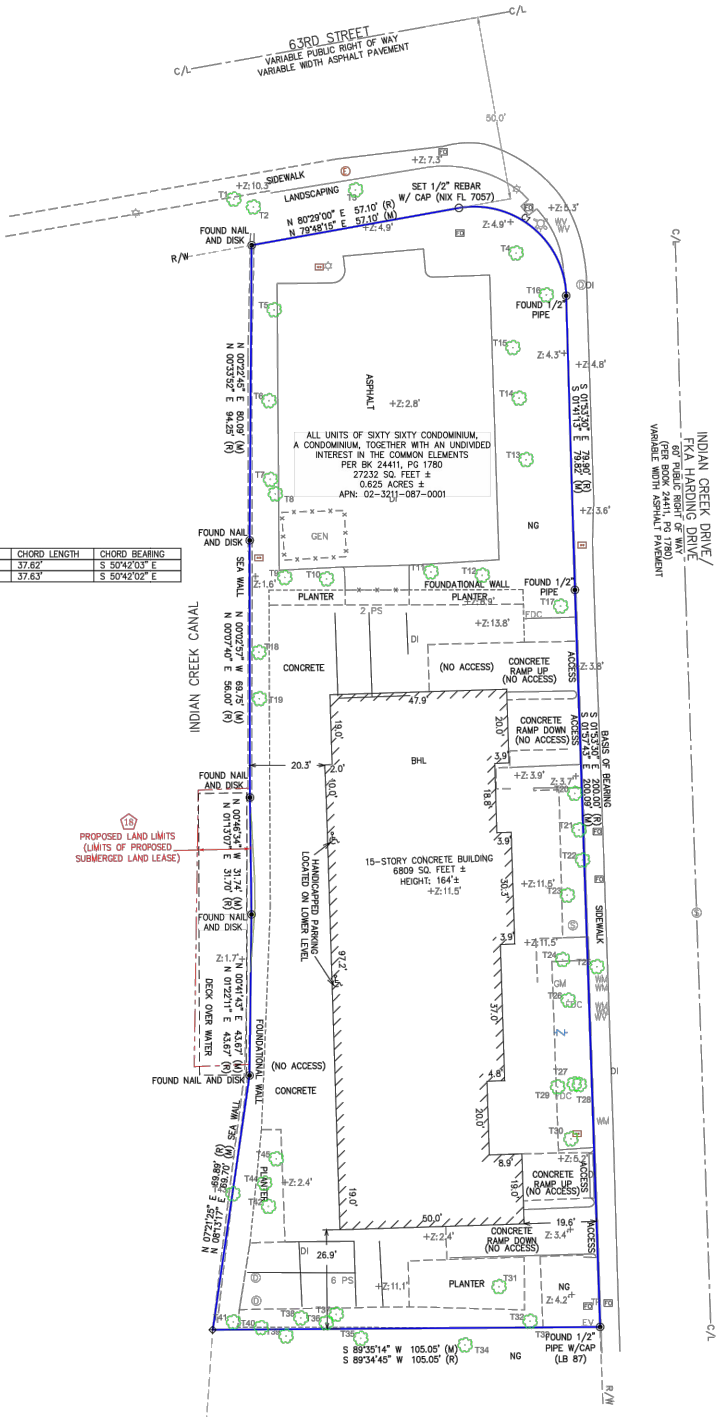
NONE OBSERVED AT THE TIME OF THE SURVEY.

## Utility Notes:

THE LOCATIONS OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND UTILITIES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURVEY GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN UTILS.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
CL (M)	25.00'	42.80'	97°37'51"	37.63'	S 50°42'02" E
CL (R)	25.00'	42.80'	97°37'55"	37.63'	S 50°42'02" E

TREE ID	TRUNK SIZE (INCHES)	TREE TYPE
T1	24	UNKNOWN
T2	24	UNKNOWN
T3	24	UNKNOWN
T4	18	PALM
T5	14	UNKNOWN
T6	14	PALM
T7	8	PALM
T8	8	PALM
T9	10	PALM
T10	10	PALM
T11	10	PALM
T12	10	PALM
T13	8	MAGNOLIA
T14	8	MAGNOLIA
T15	9	MAGNOLIA
T16	14	PALM
T17	18	PALM
T18	4	PALM
T19	4	PALM
T20	8	PALM
T21	8	PALM
T22	8	PALM
T23	10	PALM
T24	10	PALM
T25	10	PALM
T26	10	PALM
T27	6	PALM
T28	8	PALM
T29	10	PALM
T30	6	PALM
T31	4	PALM
T32	3	MAGNOLIA
T33	4	PALM
T34	4	PALM
T35	6	PALM
T36	3	PALM
T37	3	PALM
T38	3	PALM
T39	8	PALM
T40	7	PALM
T41	14	OAK
T42	5	PALM
T43	8	MAGNOLIA
T44	5	PALM
T45	5	PALM



sq. ft.	SQUARE FEET
CONCRETE	CONCRETE SURFACE
NO PARKING AREA	NO PARKING AREA
HANDICAP PARKING SPACE	HANDICAP PARKING SPACE
PARKING SPACE(S)	PARKING SPACE(S)
GENERATOR	GENERATOR
NATURAL GAS	NATURAL GAS
ELECTRIC METER	ELECTRIC METER
TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
CLEAN OUT	CLEAN OUT
SPOT ELEVATION	SPOT ELEVATION

COMPUTED POINT (NOT FOUND OR SET)	FOUND CORNER AS SHOWN
SET MONUMENT AS NOTED	BACK FLOW PREVENTER
TELEPHONE PEDESTAL	FIRE DEPT. CONTROL VALVE
ELECTRIC METER	RIGHT OF WAY
CENTERLINE OF ROAD	GAS METER
NOW OR FORMERLY DRAINAGE INLET	WATER VALVE
ELECTRIC BOX	MANHOLE
STORM MANHOLE	UTILITY POLE
UTILITY POLE	DOT ANCHOR
LIGHT POLE	FIRE HYDRANT
SIGN	OVERHEAD UTILITY LINE
FOUNDATION WALL	CHAINLINK FENCE
WALL	BOUNDARY
BOUNDARY	FIBER OPTIC VAULT
ELECTRIC MANHOLE	ELECTRIC PULL BOX

## Legend of Symbols & Abbreviations

TO: CITY OF MIAMI BEACH:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, & 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 08/24/2020. DATE OF PLAT OR MAP: 06/02/2021.



DAVID A. NIX  
PROFESSIONAL SURVEYOR AND MAPPER LB7057  
STATE OF FLORIDA  
FLORIDA C.O.A.: LB8173

## Surveyor's Certification

**BLEW & ASSOCIATES, PA**  
CIVIL ENGINEERS & LAND SURVEYORS  
3825 N. SHILOH DRIVE  
FAYETTEVILLE, ARKANSAS 72703  
OFFICE: 479.443.4506  
FAX: 479.582.1883  
www.BLEWING.com

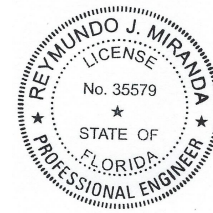
DATE	REVISION
C.R.H. - 06/02/2021	D.N.
REVISIONS	21-4226
LOCATION	6060 INDIAN CREEK DRIVE MIAMI, FLORIDA 33140
FOR THE CLIENT AND BENEFIT OF:	CITY OF MIAMI BEACH

## LEGAL DESCRIPTION:

**PARCEL ONE:**  
HOTEL UNIT AND ALL CONDOMINIUM UNITS, CU-1, CU-2, CU-3, CU-4, IN SIXTY SIXTY CONDOMINIUM, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, FILED APRIL 10, 2006, RECORDED IN OFFICIAL RECORDS BOOK 24411, PAGE 1780, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**PARCEL TWO:**  
ALL CONDOMINIUM UNITS, IN SIXTY SIXTY CONDOMINIUM, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, FILED APRIL 10, 2006, RECORDED IN OFFICIAL RECORDS BOOK 24411, PAGE 1780, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**PARCEL THREE:**  
ALL CONDOMINIUM UNITS, IN SIXTY SIXTY CONDOMINIUM, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, FILED APRIL 10, 2006, RECORDED IN OFFICIAL RECORDS BOOK 24411, PAGE 1780, AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



Digitally signed by Reymundo J. Miranda P.E.  
35579  
Date: 2021.07.07 08:29:39 -04'00'

ARCHITECT OF RECORD

UCI DESIGN

From Vision to Reality

UCI DESIGN  
MIAMI, FL 33155  
TEL: (305) 661-0800  
FAX: (305) 661-0811  
EMAIL: mrandad@uciding.com

DESIGNER

B-HUBER  
SIMON BOLIVAR 239  
COL. LAFAYETTE  
GUADALAJARA, MEXICO

TEL: +52 (33) 3627 0698

ENGINEERING FIRM

UCI ENGINEERING  
7428 SW 48ST  
MIAMI, FL 33155  
TEL: (305) 661-0800  
FAX: (305) 661-0811  
EMAIL: mrandad@uciding.com

OWNER

TAVMEL INVESTMENTS, LC  
150 SE 2ND AVE, Suite 800  
MIAMI, FL 33131  
TEL: (305) 774-0110

INTERIOR DESIGN

B-HUBER  
SIMON BOLIVAR 239  
COL. LAFAYETTE  
GUADALAJARA, MEXICO

TEL: +52 (33) 3627 0698

SIXTY SIXTY COSMETIC IMPROVEMENTS

6060 INDIAN CREEK DRIVE

MIAMI BEACH, FL 33140

NO.	DATE	REVISIONS/ SUBMISSIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

A-001





Planning Department, 1700 Convention Center Drive,2nd Floor  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	6060 Indian Creek Dr. Miami Beach FL. 33140		
2	Board and file numbers :	DRB21-0673		
3	Folio number(s):	02-3211-087-0001		
4	Year constructed:	1989	Zoning District / Overlay:	RM-2 Zoning District
5	Based Flood Elevation:	AE - 8 FT	Grade value in NGVD:	
6	Lot Area:	27,441	Lot Depth:	88'
7	Lot width:	305'		
8	Minimum Unit Size	380	Average Unit Size:	398
9	Existing use:	Hotel	Proposed use:	Hotel

		Maximum	Existing	Proposed	Deficiencies
10	Height:	N/A	150.74	N/A	N/A
11	Number of Stories:	N/A	15	N/A	N/A
12	FAR:	N/A	2.48	N/A	N/A
13	Gross square footage:	N/A	60,829	N/A	N/A
14	Square Footage by use:	N/A	N/A	N/A	N/A
15	Number of units Residential:	N/A	N/A	N/A	N/A
16	Number of units Hotel:	N/A	N/A	N/A	N/A
17	Number of seats:	N/A	N/A	N/A	N/A
18	Occupancy load:	N/A	N/A	N/A	N/A
19	Density (per Comprehensive Plan):	N/A	N/A	N/A	N/A

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
20	Front Setback: NORTH	N/A	94.25'	N/A	N/A
21	Side Setback: WEST	N/A	6'	N/A	N/A
22	Side Setback: N/A	N/A	0'	N/A	N/A
23	Side Setback facing street: EAST	N/A	20'	N/A	N/A
24	Rear Setback: SOUTH	N/A	0'	N/A	N/A
	At Grade Parking:				
25	Front Setback: NORTH	N/A	0'	N/A	N/A
26	Side Setback: WEST	N/A	6'	N/A	N/A
27	Side Setback: N/A	N/A	0'	N/A	N/A
28	Side Setback facing street: EAST	N/A	20'	N/A	N/A
29	Rear Setback: SOUTH	N/A	0'	N/A	N/A
	Pedestal:				
30	Front Setback: NORTH	N/A	120.42'	N/A	N/A
31	Side Setback: WEST	N/A	20.88'	N/A	N/A
32	Side Setback: N/A	N/A	0'	N/A	N/A
33	Side Setback facing street: EAST	N/A	20'	N/A	N/A
34	Rear Setback: SOUTH	N/A	26.17'	N/A	N/A
	Tower:				
35	Front Setback: NORTH	N/A	141.52'	N/A	N/A
36	Side Setback: WEST	N/A	20.96'	N/A	N/A
37	Side Setback: N/A	N/A		N/A	N/A
38	Side Setback facing street: EAST	N/A	20'	N/A	N/A
39	Rear Setback: SOUTH	N/A	45.25'	N/A	N/A



Planning Department, 1700 Convention Center Drive,2nd Floor  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district:	N/A	N/A	N/A	N/A
41	Total number of parking spaces:	84	86	N/A	N/A
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):	N/A	59: Valet/ 23: Self Park/ 4: HC	N/A	N/A
43	Number of parking spaces per level (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	N/A
44	Parking Space Dimensions:	N/A	N/A	N/A	N/A
45	Parking Space configuration (45°,60°,90°,Parallel):	N/A	N/A	N/A	N/A
46	ADA Spaces:	N/A	4	N/A	N/A
47	Tandem Spaces:	N/A	N/A	N/A	N/A
48	Drive aisle width:	N/A	N/A	N/A	N/A
49	Valet drop off and pick up:	N/A	YES	N/A	N/A
50	Loading spaces:	N/A	2	N/A	N/A
51	Trash collection area:	N/A	YES	N/A	N/A
52	Short-term Bicycle Parking, location and Number of racks:	N/A	N/A	N/A	N/A
53	Long-Term Bicycle Parking, location and Number of racks	N/A	N/A	N/A	N/A
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
54	Type of use:	N/A	N/A	N/A	N/A
55	Number of seats located outside on private property:	N/A	N/A	N/A	N/A
56	Number of seats inside:	N/A	N/A	N/A	N/A
57	Total number of seats:	N/A	N/A	N/A	N/A
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	N/A
59	Total occupant content:	N/A	N/A	N/A	N/A
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	N/A

61	Proposed hours of operation:	N/A
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):	N/A
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):	N/A
64	Is this a contributing building?:	NO
65	Located within a Local Historic District?:	NO

Notes:  
Please write N/A if section is Not Applicable  
Any additional data must be presented in the format above

ARCHITECT OF RECORD



UCI DESIGN

From Vision to Reality

UCI DESIGN  
7428 SW 48ST  
MIAMI, FL 33155  
TEL (305) 661-0800  
FAX (305) 661-0811  
EMAIL mmiranda@ucideng.com

UCI DESIGN  
REYMUENDO J. MIRANDA P.E. No. 35579

DESIGNER  
B-HUBER  
SIMON BOLIVAR 239  
COL. LAFAYETTE  
GUADALAJARA, MEXICO  
TEL +52 (33) 3627 0698

ENGINEERING FIRM  
UCI ENGINEERING  
7428 SW 48ST  
MIAMI, FL 33155  
TEL (305) 661-0800  
FAX (305) 661-0811  
EMAIL mmiranda@ucideng.com

OWNER  
TAVMEL INVESTMENTS,L.C  
150 SE 2nd AVE, Suite 800  
MIAMI, FL 33131  
TEL (305) 774-0110

INTERIOR DESIGN  
B-HUBER  
SIMON BOLIVAR 239  
COL. LAFAYETTE  
GUADALAJARA, MEXICO  
TEL +52 (33) 3627 0698

SIXTY SIXTY COSMETIC IMPROVEMENTS  
6060 INDIAN CREEK DRIVE  
MIAMI BEACH, FL 33140

REVISIONS/ SUBMISSIONS	
NO.	REMARKS
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

PROJECT NO. 2103024  
DRAWING NUMBER:

A-002



Digitally signed by  
Reymundo J.  
Miranda P.E. 35579  
Date: 2021.07.07  
08:30:18 -04'00'





EAST VIEW



N.E VIEW



INDIAN CREEK



N.W VIEW

PHOTOGRAPHS



Digitally signed  
by Reymundo J.  
Miranda P.E.  
35579  
Date: 2021.07.07  
08:30:50 -04'00'

ARCHITECT OF RECORD



UCI DESIGN

From Vision to Reality

UCI DESIGN  
7428 SW 48ST  
MIAMI, FL 33155  
TEL (305) 661-0800  
FAX (305) 661-0811  
EMAIL [miranda@ucideng.com](mailto:miranda@ucideng.com)

UCI DESIGN  
REYMONDO J. MIRANDA P.E. No. 35579

**DESIGNER**  
B-HUBER  
SIMON BOLIVAR 239  
COL. LAFAYETTE  
GUADALAJARA, MEXICO  
TEL +52 (33) 3627 0698

ENGINEERING FIRM  
UCI ENGINEERING  
7428 SW 48ST  
MIAMI, FL 33155  
TEL (305) 661-0800  
FAX (305) 661-0811  
EMAIL [miranda@ucideng.com](mailto:miranda@ucideng.com)

OWNER  
TAVMEL INVESTMENTS, LC  
150 SE 2ND AVE, Suite 800  
MIAMI, FL 33131  
TEL (305) 774-0110

INTERIOR DESIGN  
B-HUBER  
SIMON BOLIVAR 239  
COL. LAFAYETTE  
GUADALAJARA, MEXICO  
TEL +52 (33) 3627 0698

SIXTY SIXTY COSMETIC IMPROVEMENTS  
6060 INDIAN CREEK DRIVE  
MIAMI BEACH, FL 33140

REVISIONS/ SUBMISSIONS		
NO.	DATE	REMARKS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

PROJECT NO. 2105-026

DRAWING NO. A-003



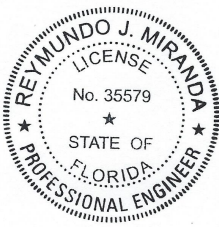


S.E VIEW



N.E VIEW

PHOTOGRAPHS



Digitally signed  
by Reymundo J.  
Miranda P.E.  
35579  
Date: 2021.07.07  
08:31:15 -04'00'

ARCHITECT OF RECORD



UCI DESIGN

From Vision to Reality

UCI DESIGN  
7428 SW 48ST  
MIAMI, FL 33155  
TEL (305) 661-0800  
FAX (305) 661-0811  
EMAIL: [miranda@ucieng.com](mailto:miranda@ucieng.com)

UCI DESIGN  
REYMUENDO J. MIRANDA P.E. No. 35579

**DESIGNER**  
B-HUBER  
SIMON BOLIVAR 239  
COL. LAFAYETTE  
GUADALAJARA, MEXICO  
TEL +52 (33) 3627 0698

ENGINEERING FIRM  
UCI ENGINEERING  
7428 SW 48ST  
MIAMI, FL 33155  
TEL (305) 661-0800  
FAX (305) 661-0811  
EMAIL: [rmiranda@ucieng.com](mailto:rmiranda@ucieng.com)

OWNER  
TAVMEL INVESTMENTS, LC  
150 SE 2nd AVE, Suite 800  
MIAMI, FL 33131  
TEL (305) 774-0110

INTERIOR DESIGN  
B-HUBER  
SIMON BOLIVAR 239  
COL. LAFAYETTE  
GUADALAJARA, MEXICO  
TEL +52 (33) 3627 0698

SIXTY SIXTY COSMETIC IMPROVEMENTS

6060 INDIAN CREEK DRIVE  
MIAMI BEACH, FL 33140

REVISIONS/ SUBMISSIONS		
NO.	DATE	REMARKS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

PHASE:

SCALE: AS NOTED

DRAWN BY: GJR

DATE: 04/13/21

PROJECT NO.: 2103-024

DRAWING NUMBER:

A-004





PARKING PHOTOGRAPHS



Digitally signed  
by Reymundo J.  
Miranda P.E.  
35579  
Date: 2021.07.07  
08:33:59 -04'00'

ARCHITECT OF RECORD



UCI DESIGN

From Vision to Reality

UCI DESIGN  
7428 SW 48ST  
MIAMI, FL 33155  
TEL (305) 661-0800  
FAX (305) 661-0811  
EMAIL [miranda@ucieng.com](mailto:miranda@ucieng.com)

UCI DESIGN  
REYMUENDO J. MIRANDA P.E. No. 35579

**DESIGNER**  
B-HUBER  
SIMON BOLIVAR 239  
COL. LAFAYETTE  
GUADALAJARA, MEXICO  
TEL +52 (33) 3627 0698

ENGINEERING FIRM  
UCI ENGINEERING  
7428 SW 48ST  
MIAMI, FL 33155  
TEL (305) 661-0800  
FAX (305) 661-0811  
EMAIL [miranda@ucieng.com](mailto:miranda@ucieng.com)

OWNER  
TAVMEL INVESTMENTS, LC  
150 SE 2nd AVE, Suite 800  
MIAMI, FL 33131  
TEL (305) 774-0110

INTERIOR DESIGN  
B-HUBER  
SIMON BOLIVAR 239  
COL. LAFAYETTE  
GUADALAJARA, MEXICO  
TEL +52 (33) 3627 0698

SIXTY SIXTY COSMETIC IMPROVEMENTS  
6060 INDIAN CREEK DRIVE  
MIAMI BEACH, FL 33140

REVISIONS/ SUBMISSIONS		
NO.	DATE	REMARKS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

PHASE:

SCALE: AS NOTED

DESIGNER: GJR

DATE: 04-13-21

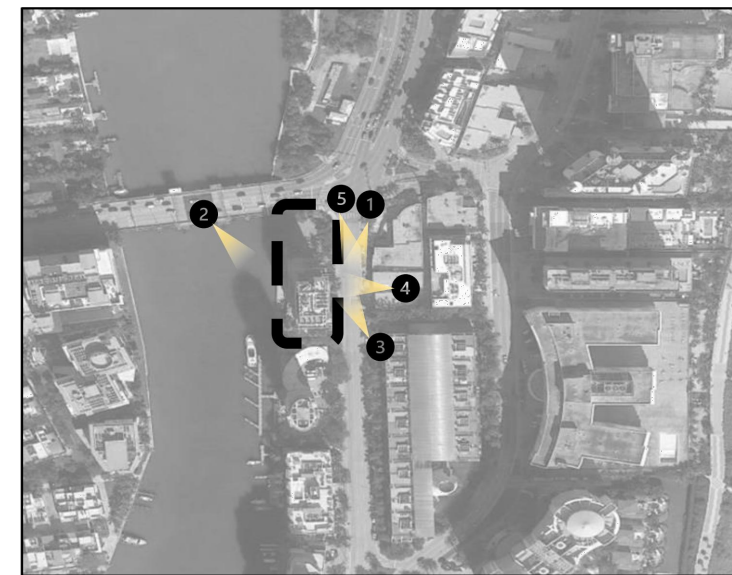
PROJECT NO.: 2103-026

DRAWING NUMBER:

A-005



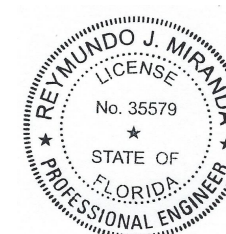
## SITE VIEWS – PEDESTRIAN POV

JUNE 1<sup>st</sup>, 2021JUNE 1<sup>st</sup>, 2021JUNE 1<sup>st</sup>, 2021JUNE 1<sup>st</sup>, 2021JUNE 1<sup>st</sup>, 2021

## KEY MAP

**6060** 6060 INDIAN CREEK DRIVE. MIAMI BEACH, FLORIDA

## PHOTOGRAPHS



Digitally signed  
by Reymundo J.  
Miranda P.E.  
35579  
Date: 2021.07.07  
08:34:25 -04'00'

REVISIONS/ SUBMISSIONS		
NO.	DATE	REMARKS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PHASE:

SCALE: AS NOTED

DESIGNED BY: GIB

DATE: 04-12-21

PROJECT NO.: 2105-024

DRAWING NUMBER:

A-006