

2727 Indian Creek Drive

MIAMI BEACH, FLORIDA

HISTORIC PRESERVATION BOARD FINAL SUBMITTAL

HPB22-0538

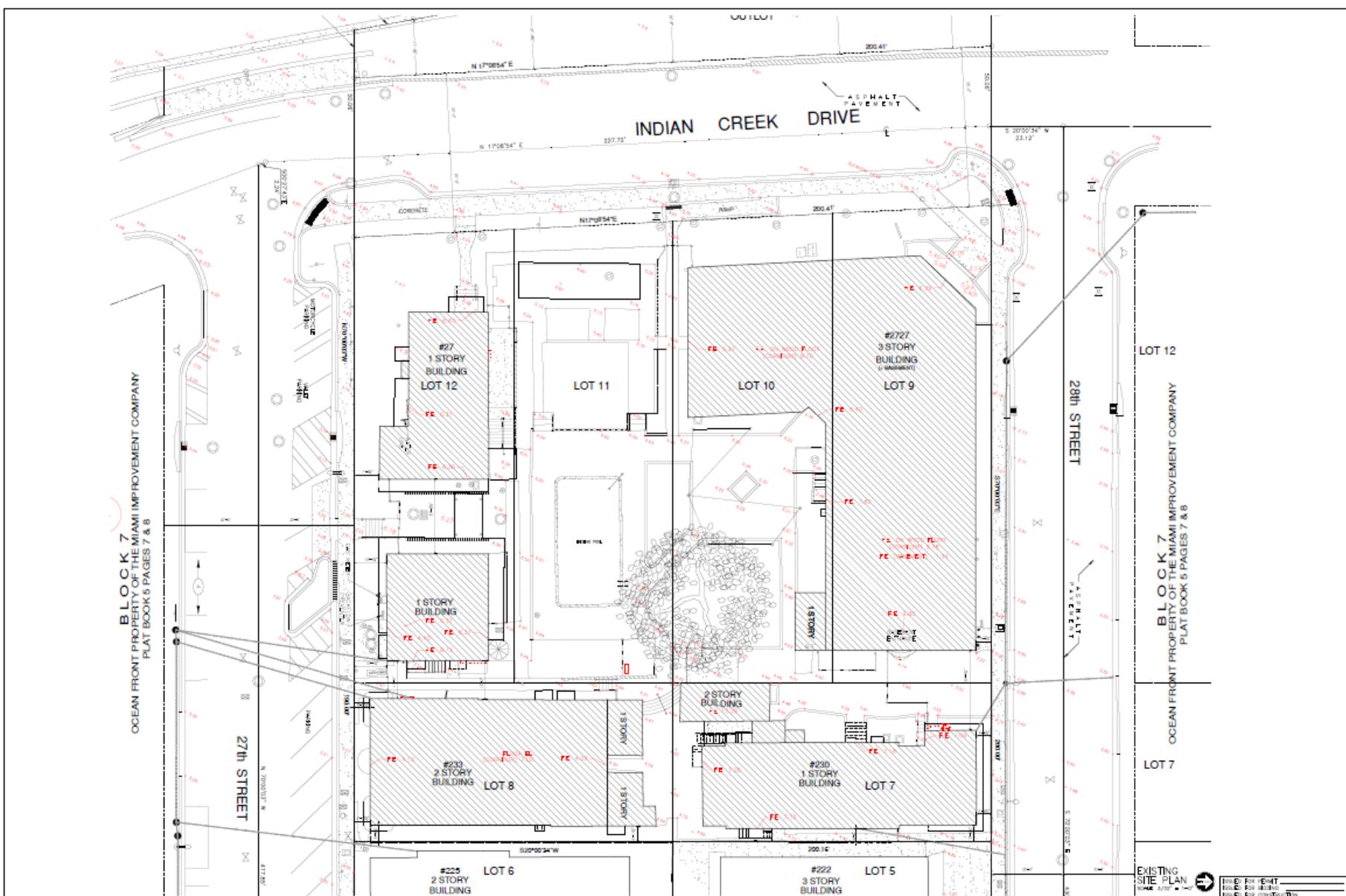




BIRDS EYE VIEW LOOKING SW FROM 28TH STREET



BIRDS EYE VIEW LOOKING NW FROM 27TH STREET



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interior
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ARCHITECTURE • INTERIORS • PLANNING • DESIGN CERTIFICATE • LEED®

DRAWN BY:
CHARLES H. BENSON
FOR REVIEW:
FOR ISSUANCE:
FOR CONSTRUCTION:

EX-1
of 10
21915



ANNEX SCHEDULE
OF PROPOSED HOTEL
ORIGINAL UNIT AREAS
IN EXISTING LOCATION



5 UNITS	4.2 %
---------	-------

*Existing undersized units to remain in existing location

ANNEX SCHEDULE
OF PROPOSED HOTEL
UNIT AREAS
335 SF OR LESS



29 UNITS	24.6 %
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*11 units (9.3%)
300-335 sq. ft.

89 UNITS	75.4 %
----------	--------

*18 units (15.3%)
smaller than 300 sq. ft.

Hardship Established

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

AFFIRMED. *The property is highly unique as it is the site of four (4) existing contributing buildings arranged around a historically-significant courtyard. The proposed units under 300 square feet are smaller in order to accommodate these existing historic buildings and respect their architectural integrity. The design of the building is also being driven by the constraints associated with the massing of the project, which is controlled by the need to maintain the required setback along 28th Street and the connection between the annex building and the existing Indian Creek Hotel.*

In essence, the variance request is in large part a request to transpose the existing undersized units that are set to be demolished, into the new addition. These undersized units are all within the same two vertical building lines, which are nearest to the existing contributing structures on the property.

2. The special conditions and circumstances do not result from the action of the applicant;

AFFIRMED. *The existence of the four contributing buildings on site and the surrounding historic urban context are not a result of any action of the applicant. The building has been designed to respect the existing historic conditions.*

Hardship Established (cont'd)

3. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;

AFFIRMED. *Approval of the requested variance will not confer any special privilege on the applicant, but will simply allow for the construction of a contextually-sensitive addition, while preserving contributing buildings on site. Additionally, granting the variance request would be in harmony with the land development regulations for the RM-2 zoning district, which allow for existing hotel units in existing contributing buildings to be 200 square feet and for new construction in rooftop additions to contributing buildings to be 200 square feet. But for the fact that the applicant is constructing a ground-level addition, the project would not require a variance.*

4. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;

AFFIRMED. *Literal interpretation of the minimum unit size requirements would create an undue hardship on the applicant due to the design constraints imposed on the floor plan of the approved addition as a result of the existing contributing buildings on site and surrounding streetscape conditions.*

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

AFFIRMED. *After listening to feedback from the Board and conducting a further analysis of the project, the applicant has significantly reduced the requested unit size variance to the minimum necessary in order to make reasonable use of the land. The requested variance now represents only 15% of proposed units.*

Hardship Established (cont'd)

6. The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

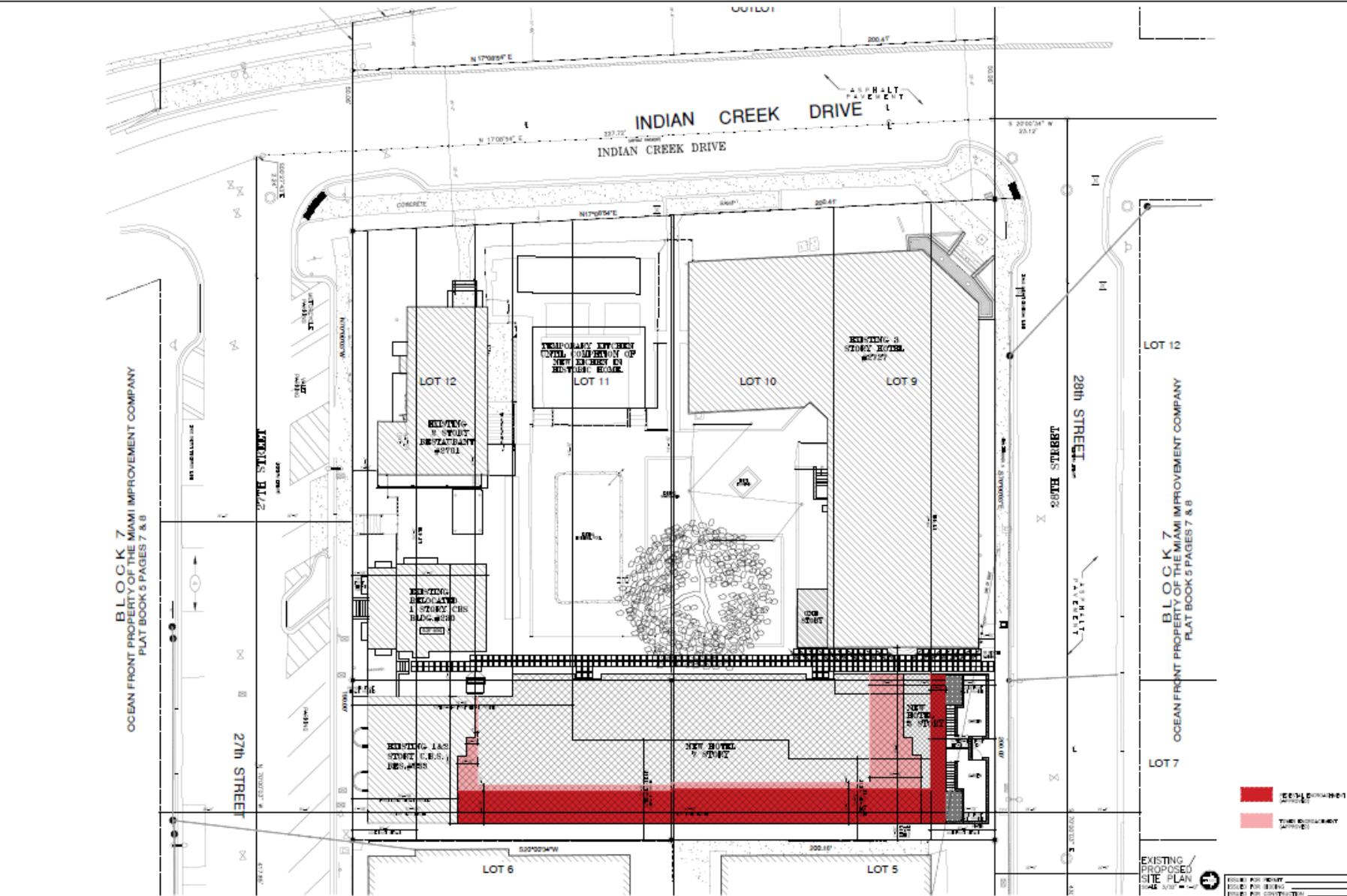
AFFIRMED. *Granting the unit size variance will enable the construction of a thoughtfully-designed, contextually-sensitive addition, while preserving contributing buildings on site.*

7. The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board voting on the applicant's request; and

AFFIRMED. *Granting the minimum unit size variance is consistent with the comprehensive plan as it will allow for the construction of a hotel addition within the RM-2 land use designation. The project will not reduce applicable levels of service.*

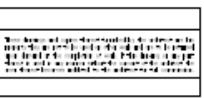
8. The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.

AFFIRMED. *As further explained within Order No. HPB22-0501, the project (as previously approved) will comply with the resiliency criteria of Section 133-50 of the City's Land Development Regulations.*

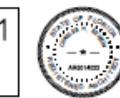


PEDESTAL ENCROACHMENT (APPROVED)

TOWER ENCROACHMENT (APPROVED)

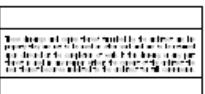


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ARCHITECTURE • INTERIOR DESIGN • LANDSCAPE ARCHITECTURE • CONSTRUCTION MANAGEMENT



PROPOSED BASEMENT

SCALE: 1/8" = 1-0"



NEW ADDITION FOR:
INDIAN CREEK HOTEL

2727 INDIAN CREEK DR. MIAMI BEACH, FL., 33140

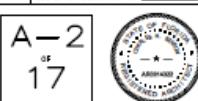


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1800 PARKERTON AVE. 2ND FLOOR, MIAMI BEACH, FL 33140
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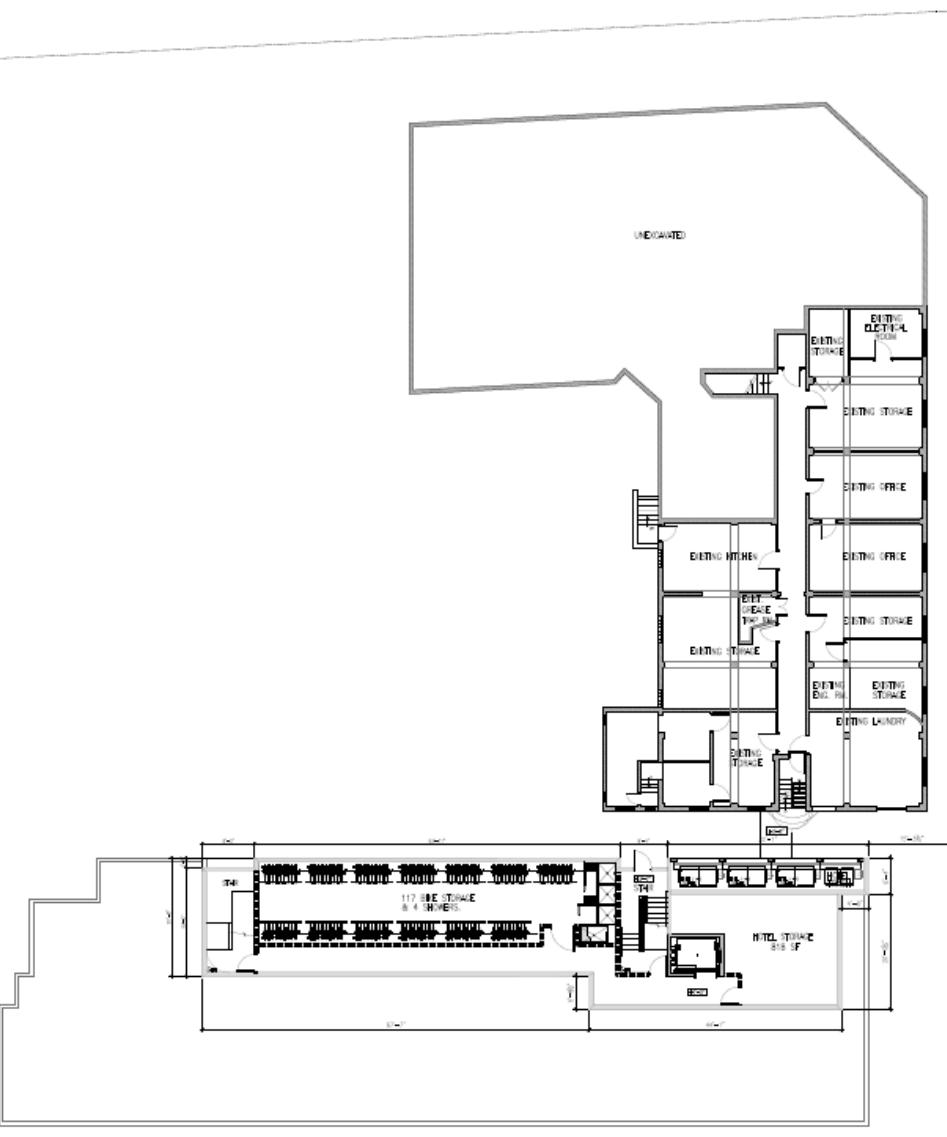
PLANS BY
CHARLES H. BENSON
SCALE
AS SHOWN

PROJECT NUMBER
21915
DATE
5-1-20

A-2
OF
17



PROPOSED
BASEMENT
SCALE: 1/8" = 1-0"
E 1/8" = 1-0"
1/8" = 1-0"
1/8" = 1-0"



**PROPOSED
LEVEL 1**

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

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NEW ADDITION FOR:
INDIAN CREEK HOTEL
2727 INDIAN CREEK DR. MIAMI BEACH, FL., 33140



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architect planner interior
1115 WASHINGTON AVE., BLDG. FLLOOR, MINN. 55401, TELE. 555-5000

P.A.
ors
-00-001
1975

BRASS B7
CHARLES H. BENSON

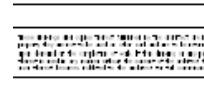
SUBJECT

A-3
17



**NEW UNDERSIZED UNIT
SIZES RELOCATED
FROM DEMOLISHED
ORIGINAL BUILDING
INTO NEW BUILDING**

**PROPOSED
LEVEL 2**
SCALE: 1/8" = 1'-0"



NEW ADDITION FOR:
INDIAN CREEK HOTEL

2727 INDIAN CREEK DR. MIAMI BEACH, FL. 33140

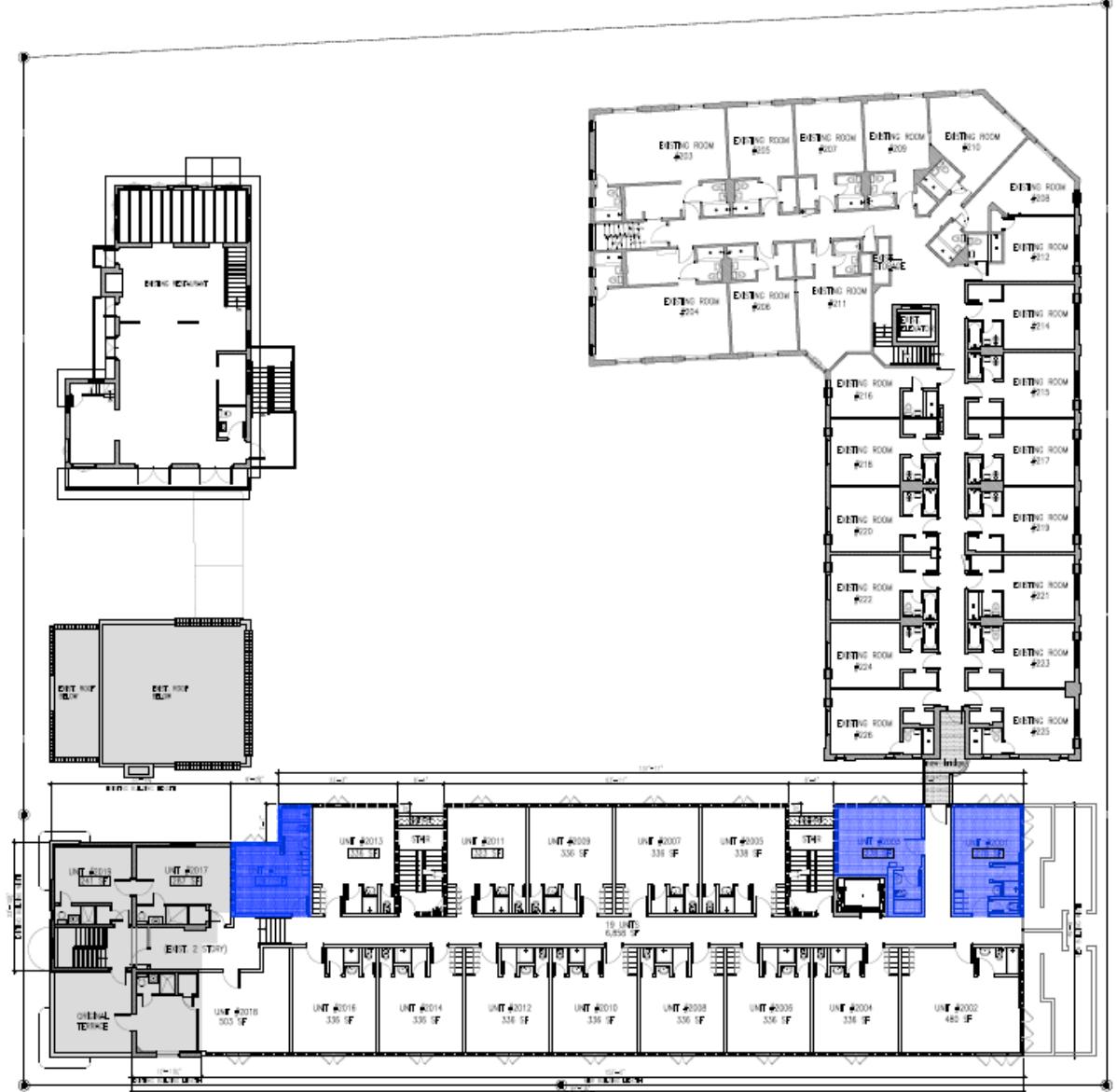


CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner Interiors
1985 PARK AVENUE AND 3RD FLOOR, MAMMOTH, FLORIDA 33140
INTEGRATED DESIGN CONSULTANTS
ARCHITECTURE LICENSE # A11403 BOARD CERTIFICATE # 421138

PLANS BY
CHARLES H. BENSON
SHEET NO.
21915

PROJ. NO.
A-4
OF
17

SCALE
AS SHOWN
DATE
5-1-20



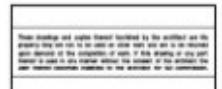
PROPOSED
LEVEL 2
SCALE 1/8" = 1'-0"

BUILT FOR PERMIT
BUILT FOR INSPECTION
BUILT FOR CONSTRUCTION



NEW UNDERSIZED UNIT
SIZES RELOCATED
FROM DEMOLISHED
ORIGINAL BUILDING
INTO NEW BUILDING

**PROPOSED
LEVEL 3**
SCALE: 1/8" = 1'-0"



NEW ADDITION FOR:
INDIAN CREEK HOTEL
2727 INDIAN CREEK DR.

MIAMI BEACH, FL., 33140



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
ARCHITECT

planner

Interior

Designer

Permit

Architectural

Interior

Plumbing

Structural

Electrical

Code

PROPOSED
LEVEL 3



ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION

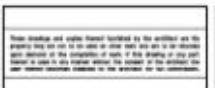
PROJECT NUMBER
A-5
21915



NEW UNDERSIZED UNIT
SIZES RELOCATED
FROM DEMOLISHED
ORIGINAL BUILDING
INTO NEW BUILDING



**PROPOSED
LEVEL 4**
SCALE: 1/8" = 1'-0"



NEW ADDITION FOR:
INDIAN CREEK HOTEL
2727 INDIAN CREEK DR.

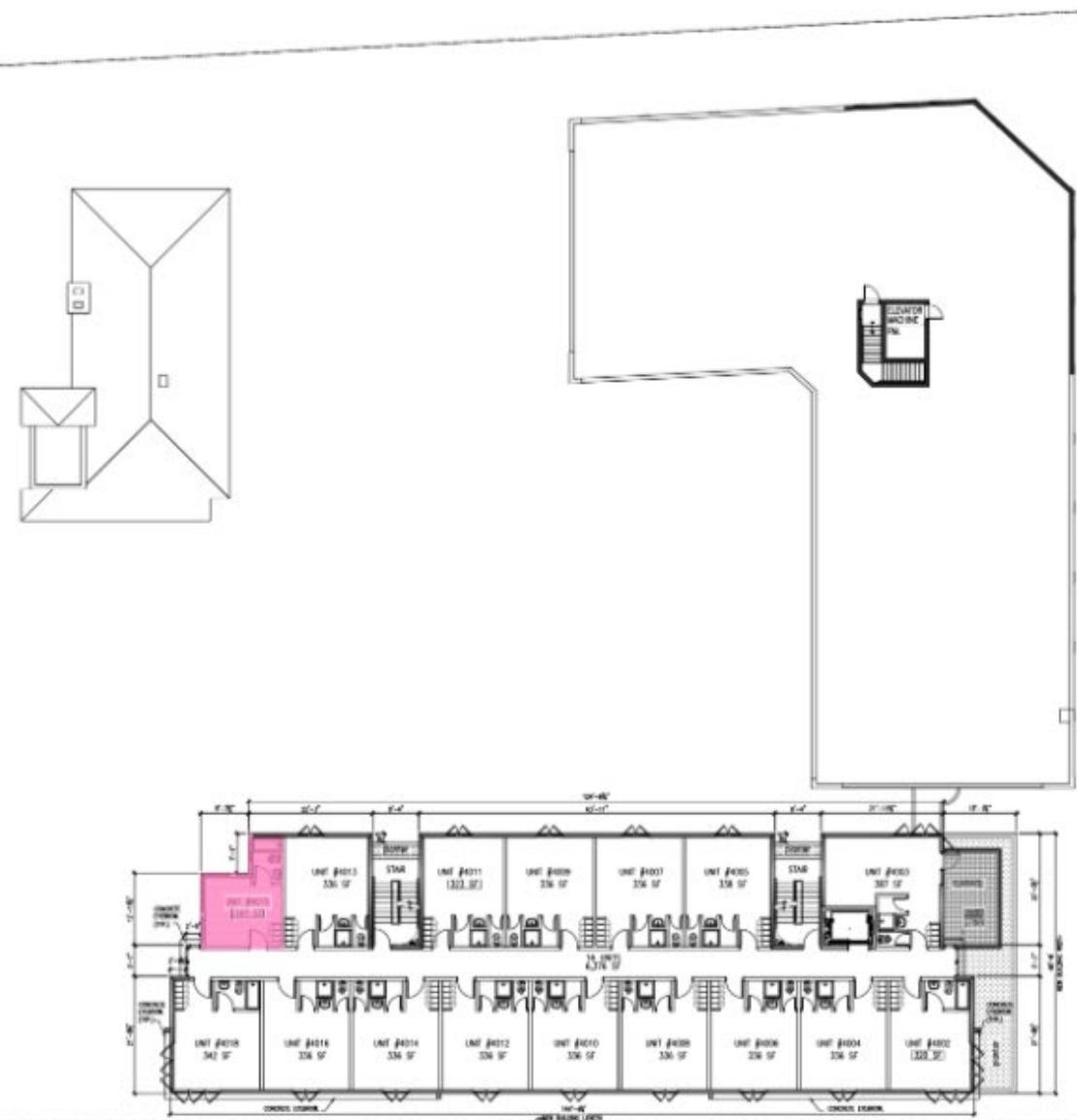
MIAMI BEACH, FL., 33140



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
Architect Planner Interior
1165 N BISCAYNE AVE, 16TH FLOOR, MIAMI BEACH, FLORIDA 33132
PHONE: (305) 670-4444 FAX: (305) 670-4441
ARCHITECTURE LICENSE # A104282 NCARB CERTIFICATE # 481,198

DRAWN BY
CHARLES H. BENSON
DATE
5-1-20
SCALE
AS SHOWN

PROJECT NUMBER
A-6
21915
DATE
5-1-20

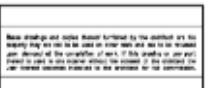


PROPOSED
LEVEL 4
MADE UP = 1'-0"



NEW UNDERSIZED UNIT

**PROPOSED
LEVEL 5**
SCALE: 1/8" = 1'-0"



NEW ADDITION FOR:
INDIAN CREEK HOTEL
2727 INDIAN CREEK DR.
MIAMI BEACH, FL, 33140

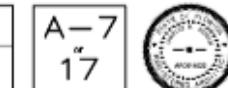
1/8" = 1'-0"



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CHARLES H. BENSON
PLANNER
INTERIOR
ARBOURIST
DESIGN CERTIFICATE

PROJECT NUMBER
A-7
17
21915
DATE
5-1-20
SCALE
AS SHOWN

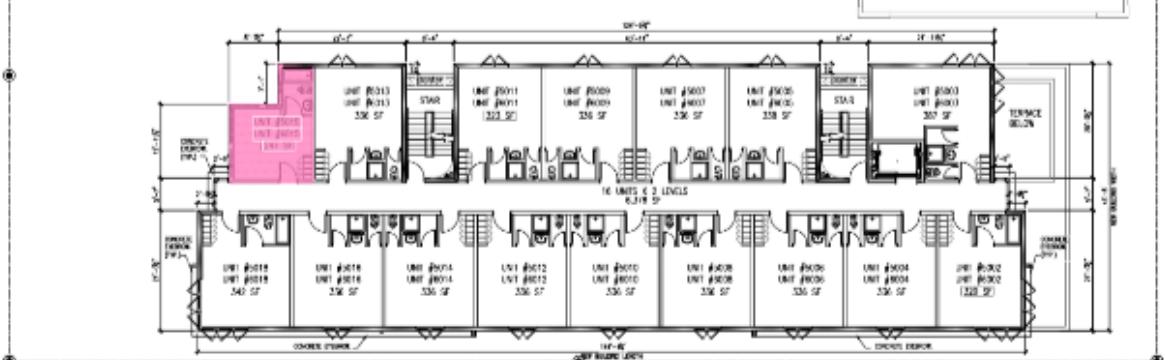


PROPOSED
LEVEL 5
1/8" = 1'-0"

SAFETY FOR ROLLING
SAFETY FOR CRASHING



NEW UNDERSIZED UNIT



PROPOSED LEVEL 6

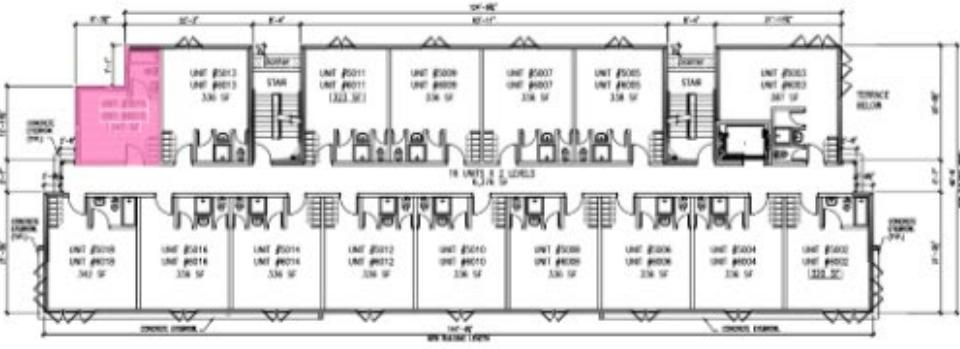
SCALE: 1/8" = 1-0"

PROPOSED LEVEL 7

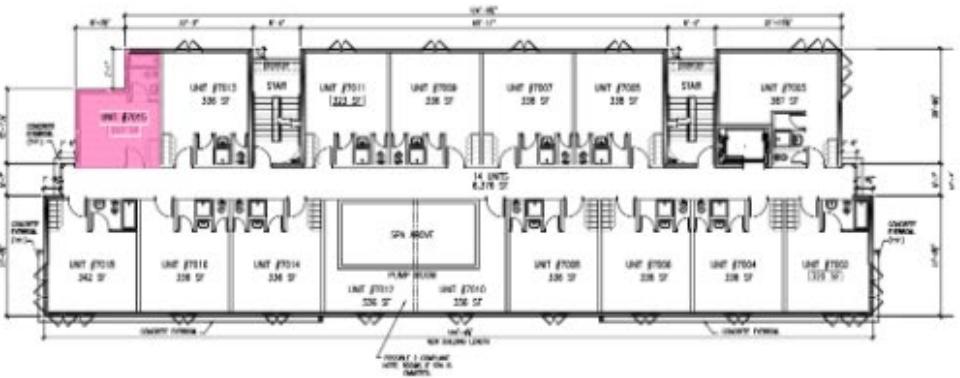
SCALE: 1/8" = 1-0"

PROPOSED LEVEL ROOF

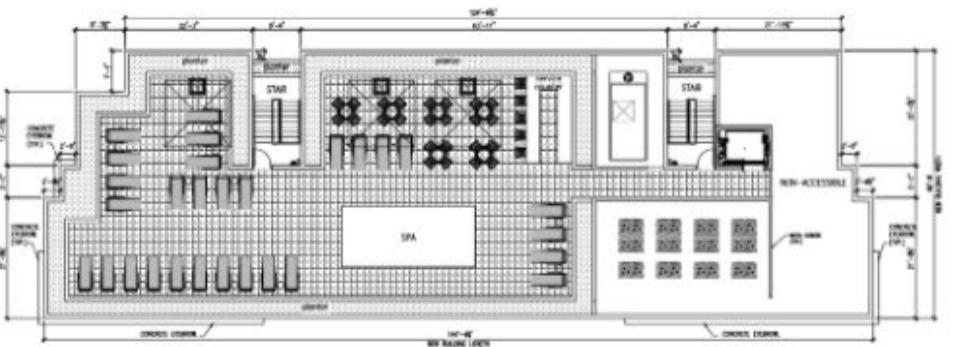
SCALE: 1/8" = 1-0"



PROPOSED
LEVEL 6
SCALE: 1/8" = 1-0"



PROPOSED
LEVEL 7
SCALE: 1/8" = 1-0"



PROPOSED
LEVEL ROOF
SCALE: 1/8" = 1-0"



NEW ADDITION FOR:
INDIAN CREEK HOTEL
2727 INDIAN CREEK DR.

MIAMI BEACH, FL. 33140



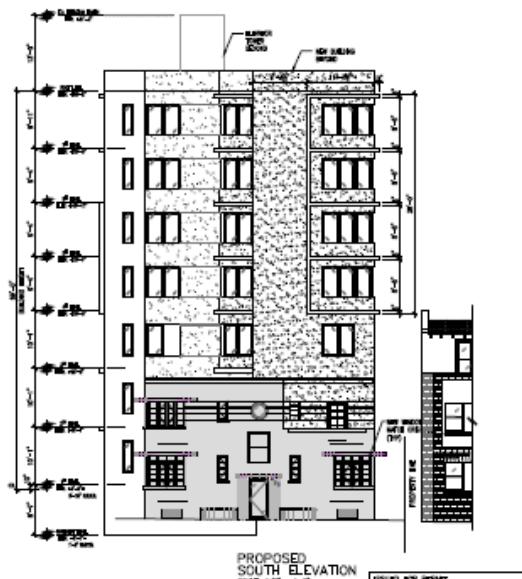
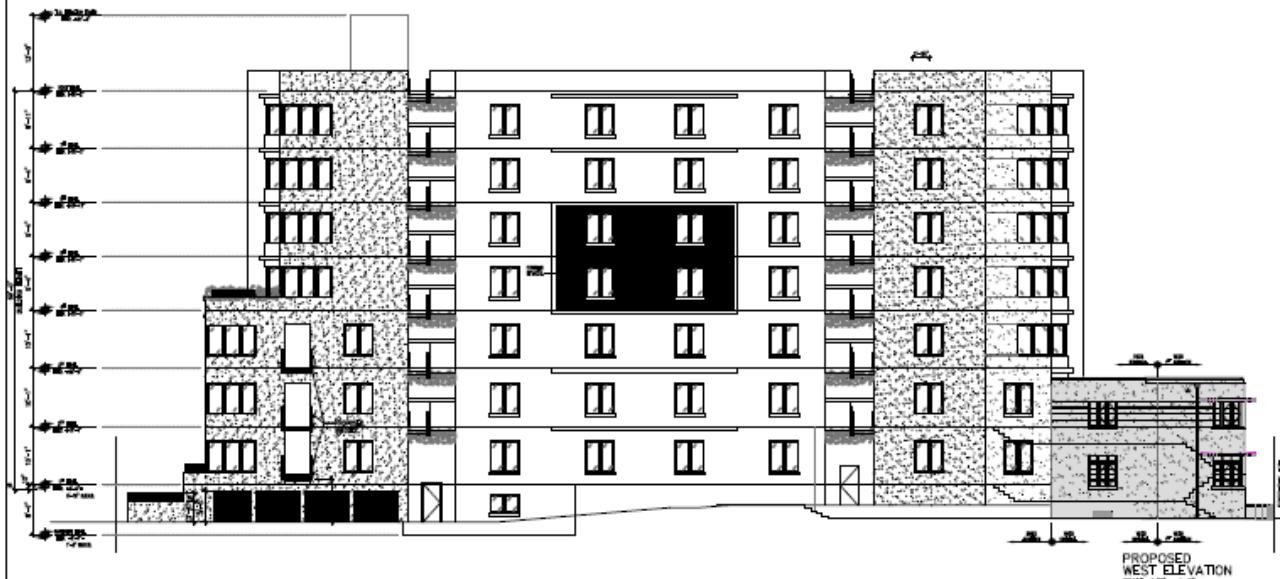
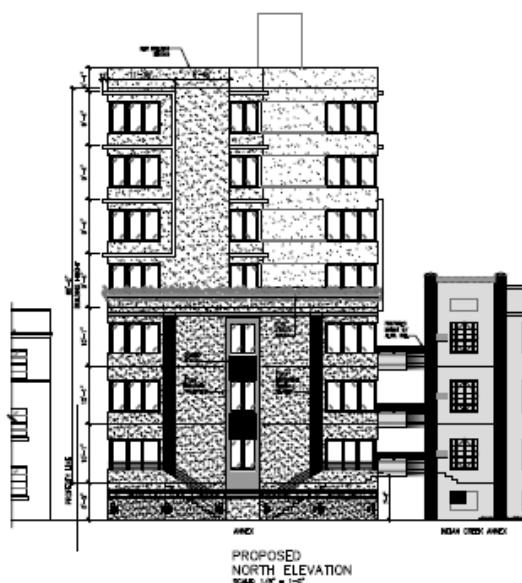
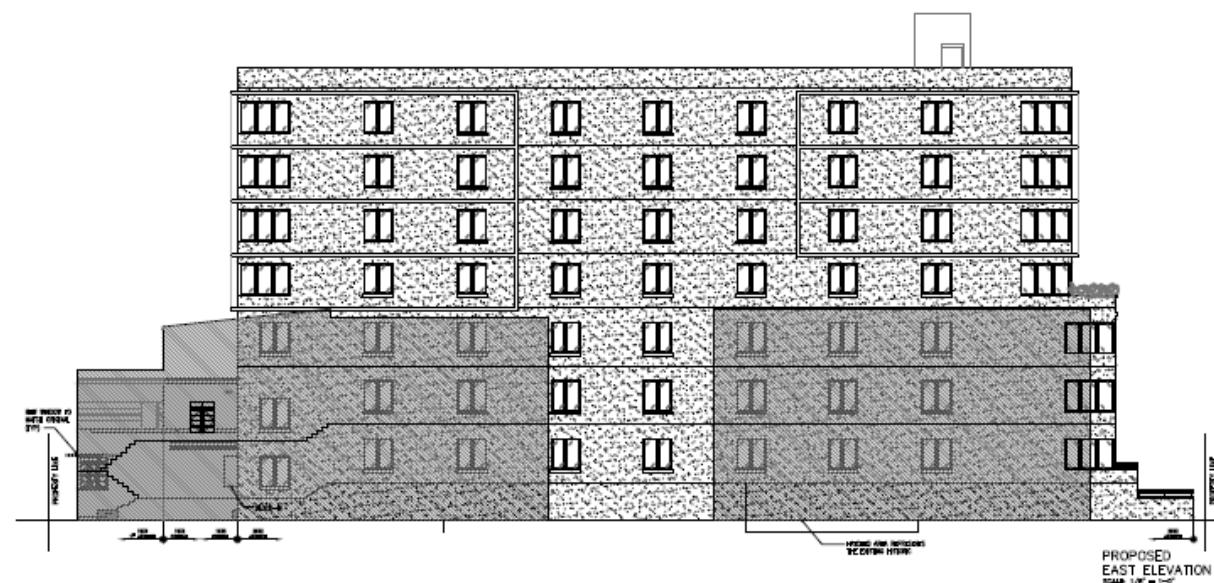
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interior
1905 INGLESIDE AVE. 3rd FLOOR, MIAMI BEACH, FLORIDA 33140
ARCHITECTURE LICENSE # 401488
NO. 20-02-021 File No. 20-02-021
BOARD CERTIFICATE # 401488

DRAWN BY
CHARLES H. BENSON
SCALE
AS SHOWN
DATE
5-1-20

PROJECT NUMBER
21915
A-8
17



NEW UNDERSIZED UNIT



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NEW ADDITION FOR:
INDIAN CREEK HOTEL
2727 INDIAN CREEK DR.

MIAMI BEACH, FL., 33140

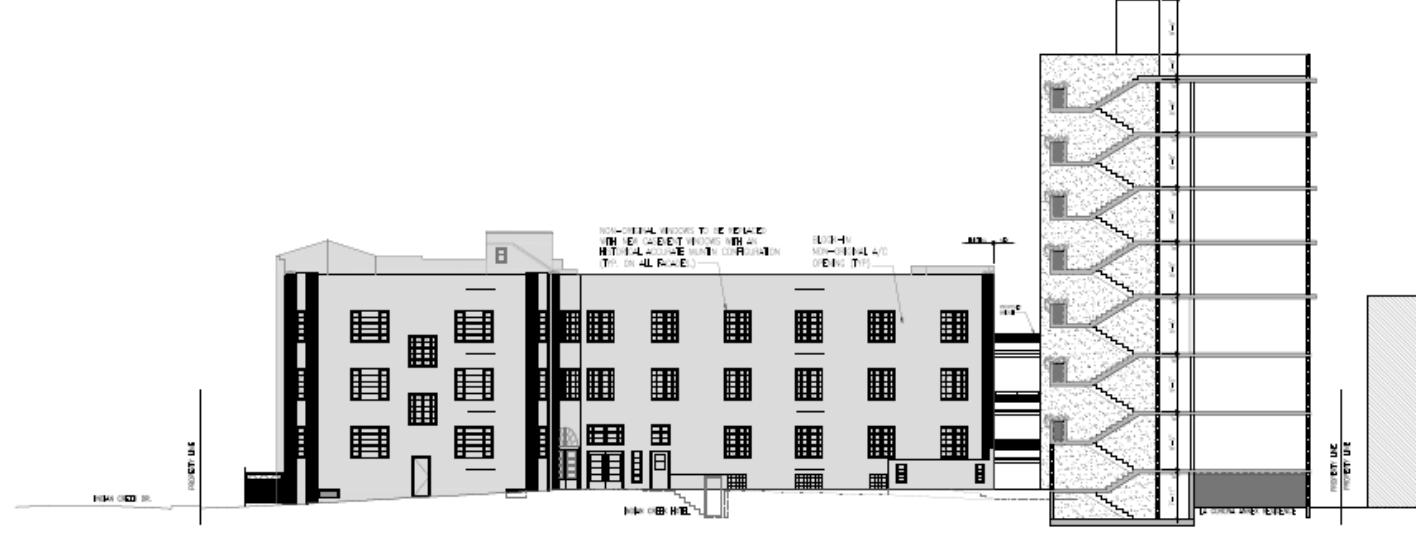


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ARCHITECTURE MEMBER OF AIA/ABA
BOARD CERTIFIED IN ASID/ASID

STAKE BY
CHARLES H. BENSON
DATE
5-1-20
SCALE
AS SHOWN

PROJECT NUMBER
21915
PAGE
5-1-20
OF
17



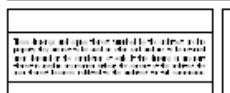


PROPOSED
CROSS SECTION
SCALE 1/8" - 1'-0"



PROPOSED
LONGITUDINAL SECTION
SCALE 1/8" = 1'-0"

RECEIVED FOR PRINT
RECEIVED FOR RECORD
RECEIVED FOR CONSTRUCTION



NEW ADDITION FOR:
INDIAN CREEK HOTEL

2727 INDIAN CREEK DR. MIAMI BEACH, FL. 33140



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
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TELEPHONE 305-634-1240 FAX 305-634-1240
ARCHITECTURE LICENSE # A31402 BOARD CERTIFICATE # A31208

BUILT BY
CHARLES H. BENSON
DATE
S-1-20
SCALE AS SHOWN

PROJ. NO.
A-10 OF
21915
17





This form and its attachments are submitted in accordance with the requirements of the Miami Beach Zoning Ordinance. This form is to be used for all new construction, alterations, and additions to buildings. It is to be submitted with the application for a Building Permit.

NEW ADDITION FOR:
INDIAN CREEK HOTEL

2727 INDIAN CREEK DR. MIAMI BEACH, FL., 33140



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1600 BISCAYNE AVE. SUITE 200, MIAMI BEACH, FLORIDA 33132
TEL 305-673-4811 Fax 305-673-4811
ARCHITECTURE LICENSE # AAI14022 HOME CERTIFICATE # 451188

BUILT BY
MAX CAMPIN
SCALE AS SHOWN
DATE 5-1-20

PROJ. NO. 21915

A-11
of
17





RESTORED & REDUCED
NORTH WEST ELEVATION



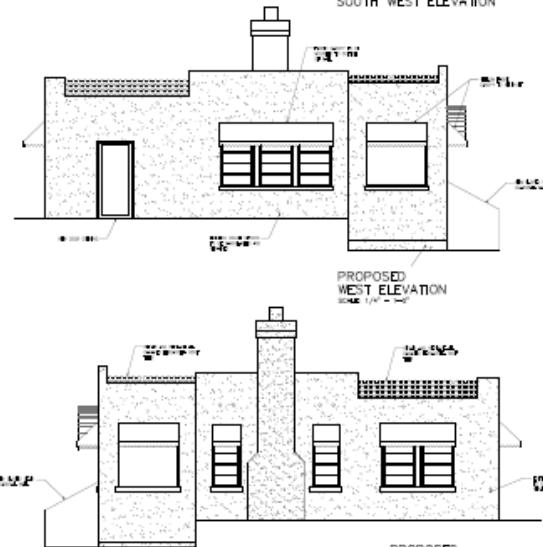
RESTORED & REDUCED
NORTH EAST ELEVATION



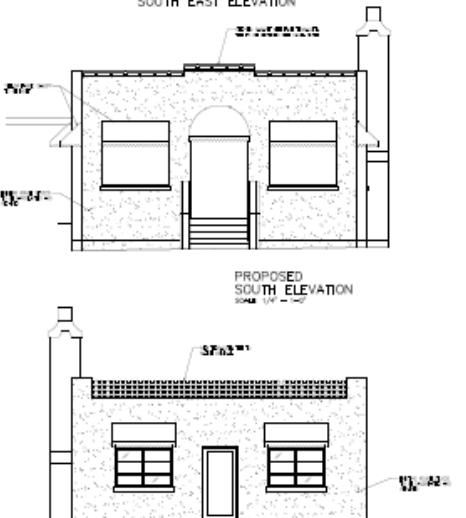
RESTORED
SOUTH WEST ELEVATION



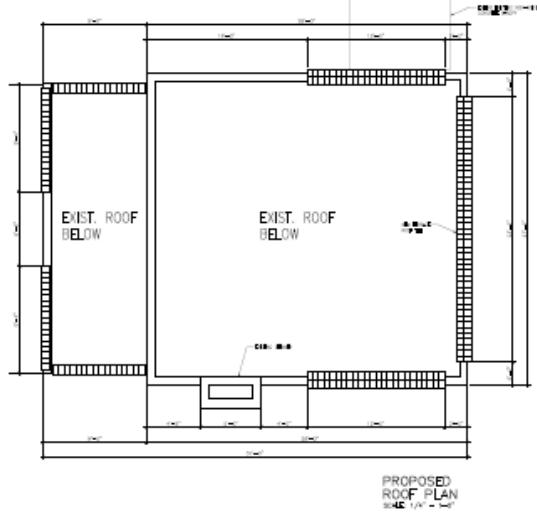
RESTORED
SOUTH EAST ELEVATION



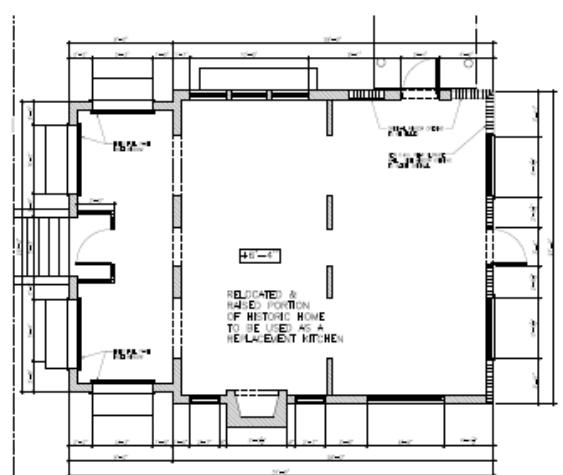
PROPOSED
EAST ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED
NORTH ELEVATION
SCALE 1/4" = 1'-0"

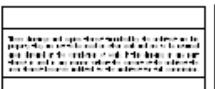


PROPOSED
ROOF PLAN
SCALE 1/4" = 1'-0"



PROPOSED
FLOOR PLAN
SCALE 1/4" = 1'-0"

LA CORONA RENOVATION & RESTORATION.



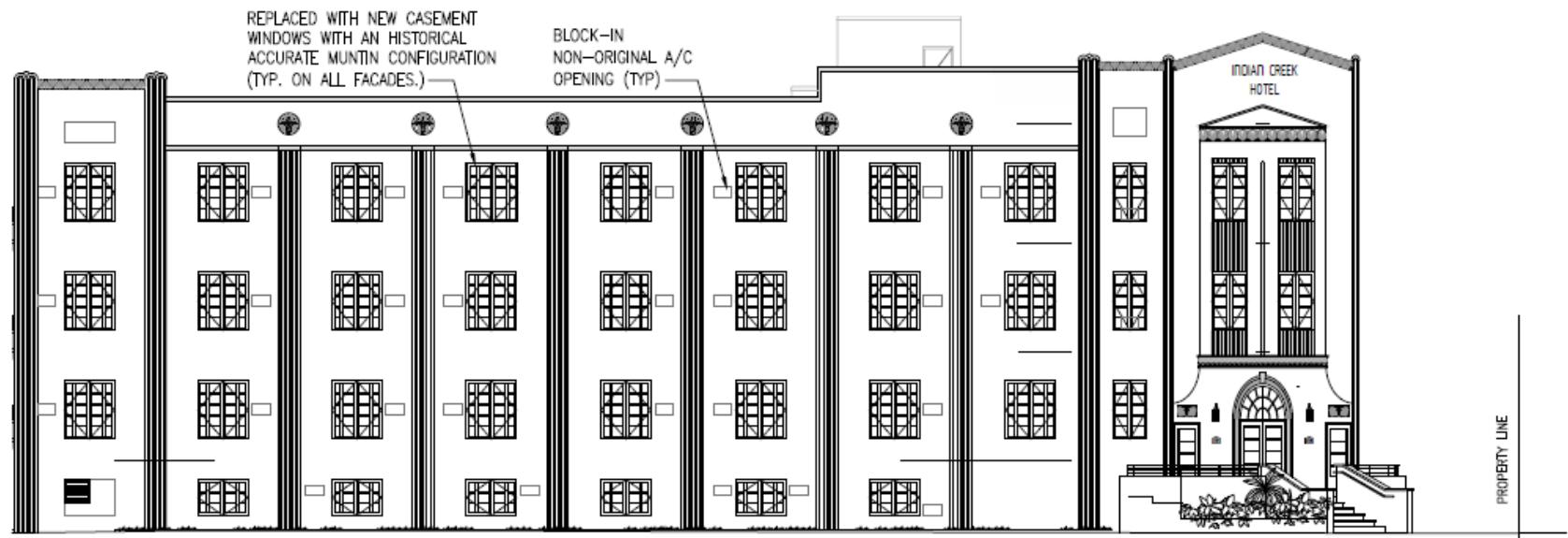
NEW ADDITION FOR:
INDIAN CREEK HOTEL
2727 INDIAN CREEK DR.
MIAMI BEACH, FL 33140



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ARCHITECTURE DESIGN INTERIORS
STRUCTURAL ENGINEERING
MECHANICAL ENGINEERING
ELECTRICAL ENGINEERING
LANDSCAPE ARCHITECTURE

PRINT FOR RECORD
PRINT FOR BIDDING
PRINT FOR CONSTRUCTION
CHARLES H. BENSON
21915
1/4" = 1'-0"
AS SHOWN
SHEET NUMBER
DATE 2/19/15
SCALE
1/4" = 1'-0"

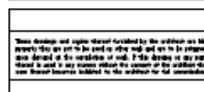
PROJECT NUMBER
A-12
OF 17
DATE 2/19/15
SHEET NUMBER
21915
SCALE
1/4" = 1'-0"
AS SHOWN



PROPOSED
INDIAN CREEK NORTH ELEVATION
542' 10" x 149'



PROPOSED
INDIAN CREEK WEST ELEVATION
542' 10" x 149'



NEW ADDITION FOR:
INDIAN CREEK HOTEL
2727 INDIAN CREEK DR.

MIAMI BEACH, FL. 33140

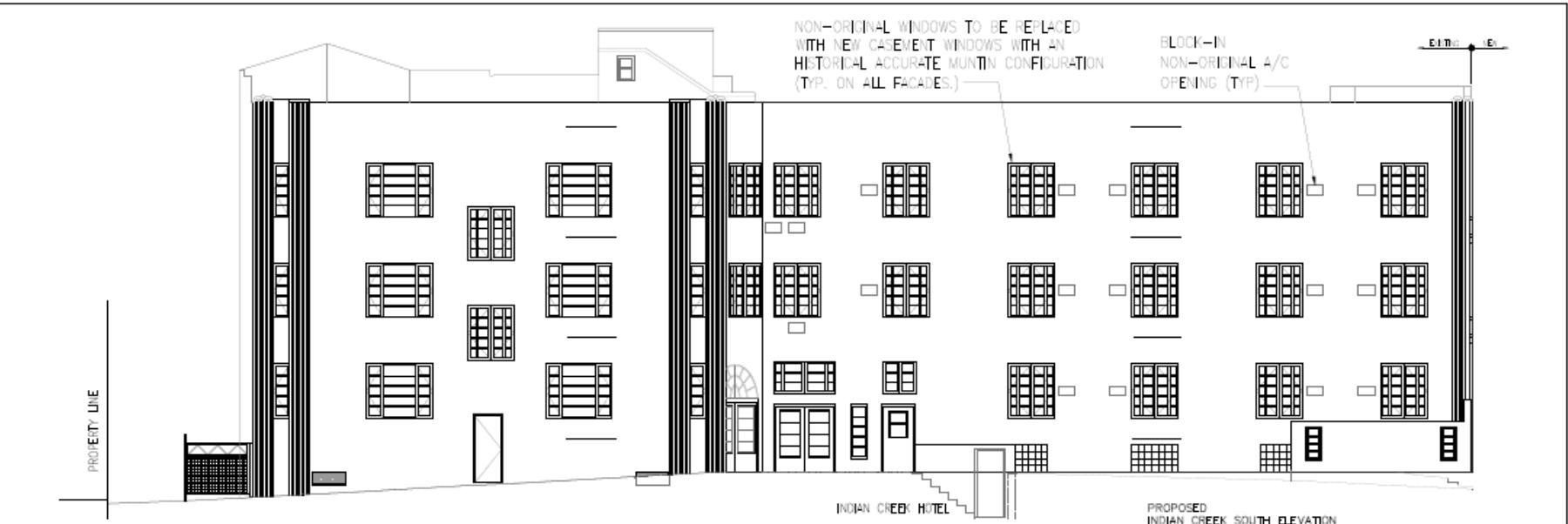


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ARCHITECTURE MEMBER OF AMERICAN INSTITUTE OF ARCHITECTS

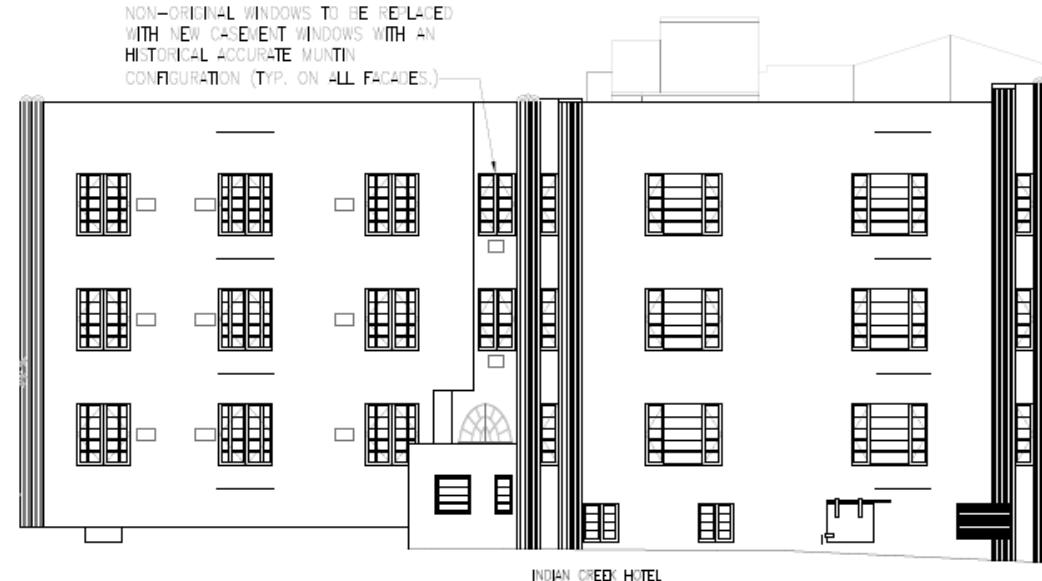
DRAWN BY	MAX CAMPIN
SCALE	AS SHOWN
DATE	5-1-20

PROJECT NUMBER	A-13
	of 17
21915	

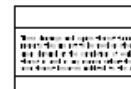




PROPOSED
INDIAN CREEK SOUTH ELEVATION
SCALE 1/4" = 20'



PROPOSED
INDIAN CREEK EAST ELEVATION
SCALE 1/4" = 20'



NEW ADDITION FOR:
INDIAN CREEK HOTEL

2727 INDIAN CREEK DR.

MIAMI BEACH, FL. 33140



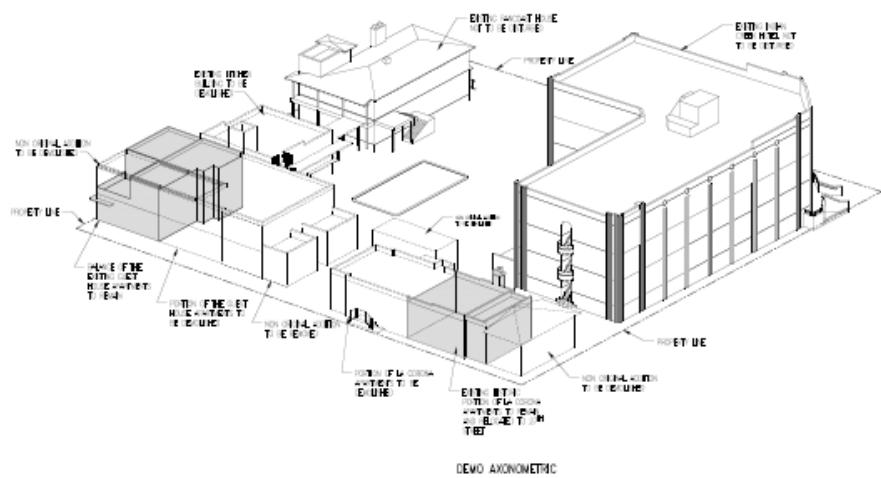
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interior
1800 VENETIAN AVENUE, MIAMI BEACH, FL 33140
PHONE (305) 673-1000 FAX (305) 673-1001
ARCHITECTURE DESIGN & PLANNING
INTERIOR DESIGN & PLANNING

DRAWN BY	MAX CAMPIN
SCALE	F-11 AS SHOWN 5'-0"

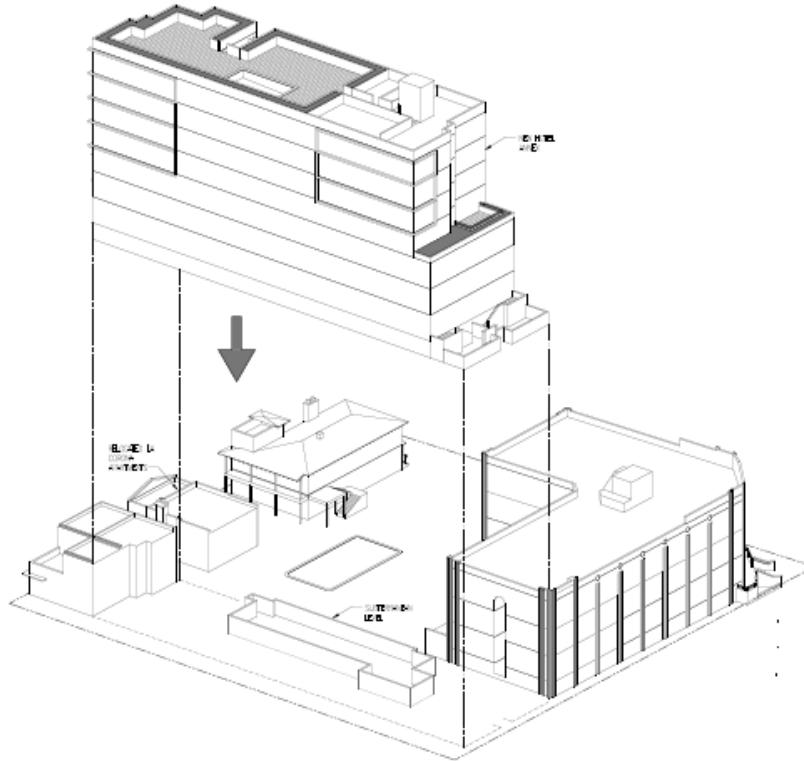
REVIEWED BY	21915
DATE	5-1-20

A-14
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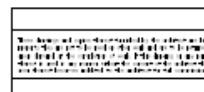




DEMOLITION AXONOMETRIC



PROPOSED AXONOMETRIC



NEW ADDITION FOR:
INDIAN CREEK HOTEL
2727 INDIAN CREEK DR.

MIAMI BEACH, FL. 33140



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