

ANNEX SCHEDULE OF PROPOSED HOTEL ORIGINAL UNIT AREAS IN EXISTING LOCATION	
UNIT #1017	282 S.F.
UNIT #1019	241 S.F.
UNIT #1020	254 S.F.
UNIT #2017	282 S.F.
UNIT #2019	241 S.F.
5 UNITS 4.2 %	

ANNEX SCHEDULE OF PROPOSED HOTEL UNIT AREAS 335 SF OR LESS	
UNIT #1001	278 S.F.
UNIT #1003	278 S.F.
UNIT #1011	320 S.F.
UNIT #1013	272 S.F.
UNIT #1015	288 S.F.
UNIT #1017	282 S.F.
UNIT #1019	241 S.F.
UNIT #1020	254 S.F.
8 UNITS 30.5 %	

ANNEX SCHEDULE OF PROPOSED HOTEL UNIT AREAS 336 SF OR GREATER	
UNIT #2001	278 S.F.
UNIT #2003	278 S.F.
UNIT #2011	320 S.F.
UNIT #2013	272 S.F.
UNIT #2015	288 S.F.
UNIT #2017	282 S.F.
UNIT #2019	241 S.F.
UNIT #3001	278 S.F.
UNIT #3003	278 S.F.
17 UNITS 30.5 %	

INDIAN CREEK HOTEL SCHEDULE OF EXISTING HOTEL UNIT AREAS PER FLOOR	
UNIT #103	543 S.F.
UNIT #104	545 S.F.
UNIT #105	265 S.F.
UNIT #106	264 S.F.
UNIT #107	265 S.F.
LUGGAGE	[243 S.F.]
UNIT #115	263 S.F.
UNIT #117	264 S.F.
UNIT #119	264 S.F.
UNIT #120	263 S.F.
UNIT #121	267 S.F.
UNIT #122	261 S.F.
UNIT #123	264 S.F.
UNIT #124	264 S.F.
UNIT #125	278 S.F.
UNIT #126	278 S.F.
12 UNITS 30.5 %	

UNIT #203	543 S.F.
UNIT #204	545 S.F.
UNIT #205	265 S.F.
UNIT #206	265 S.F.
UNIT #207	267 S.F.
UNIT #208	260 S.F.
UNIT #209	256 S.F.
UNIT #210	276 S.F.
UNIT #211	304 S.F.
UNIT #212	251 S.F.
UNIT #214	264 S.F.
UNIT #215	263 S.F.
UNIT #216	222 S.F.
UNIT #217	264 S.F.
UNIT #218	264 S.F.
UNIT #219	264 S.F.
UNIT #220	262 S.F.
UNIT #221	261 S.F.
UNIT #222	263 S.F.
UNIT #223	264 S.F.
UNIT #224	264 S.F.
UNIT #225	278 S.F.
UNIT #226	278 S.F.
12 UNITS 30.5 %	

UNIT #303	543 S.F.
UNIT #304	545 S.F.
UNIT #305	265 S.F.
UNIT #306	265 S.F.
UNIT #307	267 S.F.
UNIT #308	260 S.F.
UNIT #309	256 S.F.
UNIT #310	276 S.F.
UNIT #311	304 S.F.
UNIT #312	251 S.F.
UNIT #314	264 S.F.
UNIT #315	263 S.F.
UNIT #316	222 S.F.
UNIT #317	264 S.F.
UNIT #318	264 S.F.
UNIT #319	264 S.F.
UNIT #320	262 S.F.
UNIT #321	261 S.F.
UNIT #322	263 S.F.
UNIT #323	264 S.F.
UNIT #324	264 S.F.
UNIT #325	278 S.F.
UNIT #326	278 S.F.
12 UNITS 30.5 %	

UNIT #403	387 S.F.
UNIT #404	336 S.F.
UNIT #405	342 S.F.
UNIT #406	336 S.F.
UNIT #407	336 S.F.
UNIT #408	336 S.F.
UNIT #409	336 S.F.
UNIT #410	336 S.F.
UNIT #412	336 S.F.
UNIT #414	336 S.F.
UNIT #416	336 S.F.
UNIT #418	342 S.F.
12 UNITS 30.5 %	

UNIT #503	387 S.F.
UNIT #504	336 S.F.
UNIT #505	342 S.F.
UNIT #506	336 S.F.
UNIT #507	336 S.F.
UNIT #508	336 S.F.
UNIT #509	336 S.F.
UNIT #510	336 S.F.
UNIT #512	336 S.F.
UNIT #514	336 S.F.
UNIT #516	336 S.F.
UNIT #518	342 S.F.
12 UNITS 30.5 %	

UNIT #603	387 S.F.
UNIT #604	336 S.F.
UNIT #605	342 S.F.
UNIT #606	336 S.F.
UNIT #607	336 S.F.
UNIT #608	336 S.F.
UNIT #609	336 S.F.
UNIT #610	336 S.F.
UNIT #612	336 S.F.
UNIT #614	336 S.F.
UNIT #616	336 S.F.
UNIT #618	342 S.F.
12 UNITS 30.5 %	

UNIT #703	387 S.F.
UNIT #704	336 S.F.
UNIT #705	342 S.F.
UNIT #706	336 S.F.
UNIT #707	336 S.F.
UNIT #708	336 S.F.
UNIT #709	336 S.F.
UNIT #714	336 S.F.
UNIT #716	336 S.F.
UNIT #718	342 S.F.
12 UNITS 30.5 %	

UNIT #803	387 S.F.
UNIT #804	336 S.F.
UNIT #805	342 S.F.
UNIT #806	336 S.F.
UNIT #807	336 S.F.
UNIT #808	336 S.F.
UNIT #809	336 S.F.
UNIT #814	336 S.F.
UNIT #816	336 S.F.
UNIT #818	342 S.F.
12 UNITS 30.5 %	

UNIT #903	387 S.F.
UNIT #904	336 S.F.
UNIT #905	342 S.F.
UNIT #906	336 S.F.
UNIT #907	336 S.F.
UNIT #908	336 S.F.
UNIT #909	336 S.F.
UNIT #914	336 S.F.
UNIT #916	336 S.F.
UNIT #918	342 S.F.
12 UNITS 30.5 %	



BIRDS EYE VIEW LOOKING SW FROM 28TH STREET



BIRDS EYE VIEW LOOKING NW FROM 27TH STREET

FIRST SUBMITTAL: 2-14-22 -APPROVED- SECOND SUBMITTAL: 3-7-22 -APPROVED- NEW FIRST SUBMITTAL: 7-18-2022 NEW SECOND SUBMITTAL: 8-8-22

Waivers: Pursuant to Section 130-101(D), the Applicant is requesting a waiver of the three (3) required loading spaces for the new hotel annex. -APPROVED- Pursuant to section 118-395(b)(2)(6), the applicant is requesting a waiver to retain existing non-conforming setbacks and parking credits for the building located at 233 27th street.

Variances: 1. A variance from Section 142-217 to allow a minimum hotel unit size of 272 square feet where Section 142-217 requires 15% of hotel rooms within the RM-2 district to be 300-335 square feet and 85% of hotel units to be 335+ square feet. -APPROVED- 2. A variance from Section 142-218 to allow a pedestal front setback of 5'-3 1/2" on 28 Street where a setback of 20' is required. -APPROVED- 3. A variance from Section 142-218 to allow a side setback (east) of 5'-3 1/2" on 28 Street where a setback of 15'-11" is required. -APPROVED- 4. A variance from Section 142-218 to allow a front tower setback of 27'-11 1/2" for the structure located at 230 28 where a setback of 30' is required. -APPROVED- 5. A variance from Section 142-218 to allow a side tower setback of 5'-3 1/2" for the structure located at 230 28 where a setback of 17'-10" is required. -APPROVED- 6. A variance from Section 142-218 to allow a front tower setback of 32'-10 1/2" on 7 Street where a setback of 30'-0" is required. -APPROVED- 7. A variance from Section 142-218 to allow a side tower setback (east) of 5'-3 1/2" on 27 Street where a setback of 17'-2 1/2" is required. -APPROVED- 8. A variance from Section 142-218 to allow a front pedestal setback of 4'-10 1/2" on 27th Street where a setback of 20' is required. -APPROVED-

ITEM #	PROJECT INFORMATION	2727 INDIAN CREEK DRIVE / 230-28TH STREET / 233-27TH STREET
1	ADDRESS:	2727 INDIAN CREEK DRIVE / 230-28TH STREET / 233-27TH STREET
2	BOARD AND FILE NUMBERS:	(NEW) HPB #22-0501 (OLD) HPB #3854, BOA #315
3	FOLIO NUMBER(S):	02-3226-001-0910 / 02-3226-001-0890 / 02-3226-001-00900
4	YEAR CONSTRUCTED:	1936 / 1922 / 1935 ZONING DISTRICT: RM-2
5	BASED FLOOD ELEVATION:	8.00' NGVD GRADE VALUE IN NGVD: 3.25 NGVD
6	ADJUSTED GRADE (FLOOD+GRADE/2):	5.625' LOT AREA: 39,031.16 SF
7	LOT WIDTH:	190'-0" & 200'-0" LOT DEPTH: 200.16 LF
8	MINIMUM UNIT SIZE:	* 262 SF AVERAGE UNIT SIZE: * 272 SF
9	EXISTING USE:	HOTEL PROPOSED USE: HOTEL

ZONING INFORMATION/CALCULATIONS	MAXIMUM	EXISTING	PROPOSED	DEFICIENCIES	
10	HEIGHT	75'-0"	31'-3"	69'-0"	
11	NUMBER OF STORIES	N/A	3	7	
12	FAR	2	0.988	1.998	
13	GROSS SQUARE FOOTAGE	78,062.32 SF	38,586.42 SF	78,062 SF	
14	SQUARE FOOTAGE BY USE:	N/A	N/A	N/A	
15	NUMBER OF UNITS RESIDENTIAL:	N/A	N/A	N/A	
16	NUMBER OF UNITS HOTEL:	N/A	N/A	119	
17	NUMBER OF SEATS:	N/A	N/A	N/A	
18	OCCUPANCY LOAD	N/A	N/A	N/A	

SETBACKS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES	
SUBTERRANEAN 230-28TH STREET					
19	FRONT SETBACK:	20'-0"		20'-0"	
20	SIDE SETBACK: (EAST)	16'-0"		25'-7 1/2"	
21	SIDE SETBACK:	N/A		N/A	
22	SIDE SETBACK FACING STREET: (WEST)	16'-0"		143'-1"	
23	REAR SETBACK:	N/A		N/A	
AT GRADE PARKING: 230-28TH STREET					
24	FRONT SETBACK:	20'-0"		N/A	
25	SIDE SETBACK:	10'-0"		N/A	
26	SIDE SETBACK:	N/A		N/A	
27	SIDE SETBACK FACING STREET:	10'-0"		N/A	
28	REAR SETBACK:	N/A		N/A	

PEDESTAL:(LOT WIDTH 190'-0") 230-28TH STREET					
29	FRONT SETBACK: (NORTH)	20'-0"		* 15'-3 1/2"	
30	SIDE SETBACK: (EAST)	15'-11"		* 5'-3 1/2"	
31	SIDE SETBACK:	N/A		N/A	
32	SIDE SETBACK FACING STREET: (WEST)	15'-11"		140'-6"	
33	REAR SETBACK:	N/A		N/A	
TOWER: (LOT WIDTH 190'-0") 230-28TH STREET					
34	FRONT SETBACK: (NORTH)	39'-0"		* 22'-11 1/2"	
35	SIDE SETBACK: (EAST)	17'-10"		* 5'-3 1/2"	
36	SIDE SETBACK:	N/A		N/A	
37	SIDE SETBACK FACING STREET: (WEST)	17'-10"		140'-6"	
38	REAR SETBACK:	N/A		N/A	

SETBACKS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES	
SUBTERRANEAN 233-27TH STREET					
19	FRONT SETBACK:	20'-0"		68'-6 1/2"	
20	SIDE SETBACK: (EAST)	15'-3 1/2"		31'-4 1/2"	
21	SIDE SETBACK:	N/A		N/A	
22	SIDE SETBACK FACING STREET: (WEST)	15'-3 1/2"		143'-1"	
23	REAR SETBACK:	N/A		N/A	
AT GRADE PARKING: 233-27TH STREET					
24	FRONT SETBACK:	20'-0"		N/A	
25	SIDE SETBACK:	10'-0"		N/A	
26	SIDE SETBACK:	N/A		N/A	
27	SIDE SETBACK FACING STREET:	10'-0"		N/A	
28	REAR SETBACK:	N/A		N/A	

PEDESTAL:(LOT WIDTH 191'-0") 233-27TH STREET					
29	FRONT SETBACK: (NORTH)	20'-0"	(EXIST @ SUNDECK HOTEL)	* 4'-10 1/2"	
30	SIDE SETBACK: (EAST)	15'-3 1/2"		5'-3 1/2" (EXIST.)	
31	SIDE SETBACK:	N/A		N/A	
32	SIDE SETBACK FACING STREET: (WEST)	15'-3 1/2"		145'-2" (EXIST.)	
33	REAR SETBACK:	N/A		N/A	
TOWER: (LOT WIDTH 191'-0") 233-27TH STREET					
34	FRONT SETBACK: (NORTH)	39'-0"		* 32'-10 1/2"	
35	SIDE SETBACK: (EAST)	17'-2 1/2"		* 5'-3 1/2"	
36	SIDE SETBACK:	N/A		N/A	
37	SIDE SETBACK FACING STREET: (WEST)	17'-2 1/2"		147'-0"	
38	REAR SETBACK:	N/A		N/A	

PARKING	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES	
PARKING DISTRICT (1)					
39	TOTAL # OF PARKING SPACES	63	0	0	
40	# OF PARKING SPACES PER USE (PROVIDE A SEPARATE CHART FOR A BREAKDOWN CALCULATIONS)	100 UNITS @ 0.5 = 50 .13 UNITS @ 1.0 = 13 63	0	0	
41	# OF PARKING SPACES PER LEVEL (PROVIDE SEPARATE CHART FOR A BREAKDOWN CALCULATION)	N/A	N/A	N/A	
42	PARKING SPACE DIMENSIONS	N/A	N/A	N/A	
43	PARKING SPACE CONFIGURATION (45',60',90', PARALLEL)	N/A	N/A	N/A	
44	ADA SPACES	N/A	N/A	N/A	
45	TANDEM SPACES	N/A	N/A	N/A	
46	DRIVE AISLE WIDTH	N/A	N/A	N/A	
47	VALET DROP OFF AND PICK UP		1	1	
48	LOADING ZONES AND TRASH COLLECTION AREAS	3	1 ON-STREET	1 ON-STREET	
49	BICYCLE PARKING, LOCATION AND NUMBER OF RACKS	0	0	45 LONG TERM & 90 SHORT TERM	

UNIT COUNT & SIZES	REQUIRED	EXISTING	PROPOSED	* VARIANCES REQUESTED.
ORIGINAL ROOMS (22 UNITS-17 DEMO) = 5		241-388 SF		
NEW HOTEL ROOMS =113	(150 300-335 SF (85) 335 SF		*272 - 480 SF	ISSUED FOR PERMIT ISSUED FOR BIDDING
TOTAL HOTEL UNITS			118	ISSUED FOR CONSTRUCTION

243 SF = DENOTES 17 EXISTING UNDERSIZED UNITS DEMOLISHED AND REPOSITIONED IN NEW BUILDING PLUS 3 NEW UNITS.

288 SF = DENOTES 5 EXISTING UNDERSIZED UNITS TO REMAIN IN EXISTING LOCATION.

NOTE: THERE IS 1 UNIT IN INDIAN CREEK HOTEL BEING REMOVED AND USED AS LUGGAGE ROOM. THERE IS 6 UNITS BEING DEMOLISHED IN LA CORONA HOTEL. THERE IS 15 UNITS IN SUN DECK HOTEL OFF WHICH 10 ARE BEING DEMOLISHED.



LOCATION MAP SCALE: N.T.S.

LEGAL DESCRIPTION

LOTS 7 AND 8, IN BLOCK 9, OF AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5 AT PAGE 7, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA NOW KNOWN AS MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH: LOTS 9, 10, 11 AND 12, IN BLOCK 9, AS THE SAME IS SHOWN BY THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5 AT PAGE 7, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA NOW KNOWN AS MIAMI-DADE COUNTY, FLORIDA.

ALSO

ALL THAT LAND LYING WEST OF INDIAN CREEK DRIVE AND BETWEEN THE NORTH LINE OF LOT 9, OF SAID BLOCK 9, PRODUCED WESTERLY TO THE WATERS OF INDIAN CREEK AND THE SOUTH LINE OF LOT 12, OF SAID BLOCK 9, PRODUCED WESTERLY TO THE WATERS OF INDIAN CREEK AS THE SAME IS SHOWN BY THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5 AT PAGE 7, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA NOW KNOWN AS MIAMI-DADE COUNTY, FLORIDA.

ARCHITECTURE CHARLES H. BENSON & ASSOCIATES 1665 Washington Ave. 2nd. floor - Miami Beach, FL 33139 PH: 305-532-6161 FAX: 305-532-6151 e-mail: charh@cof.com

INDEX OF DRAWINGS

GN-1	LOCATION MAP, LEGAL DESCRIPTION, RENDERING, ZONING	N/A
GN-2	RENDERINGS	N/A
GN-3-9	CONTEXTUAL PICTURES	N/A
GN-10	MICROFILM SUNDECK APARTMENT HOTEL & LA CORONA	N/A
GN-11-15	INTERIOR PHOTOS	N/A
GN-16	SURVEY	N/A
EX-1	EXISTING SITE PLAN	3/32"=1'
EX-2	EXISTING BASEMENT FLOOR PLAN	1/8"=1'
EX-3	EXISTING LEVEL 1 FLOOR PLAN	1/8"=1'
EX-4	EXISTING LEVEL 2 FLOOR PLAN	1/8"=1'
EX-5	EXISTING LEVEL 3 FLOOR PLAN	1/8"=1'
EX-6	EXISTING ROOF FLOOR PLAN	1/8"=1'
EX-7	EXISTING ENTRANCE, NORTH, WEST, SOUTH & EAST ELEV.	1/8"=1'
EX-8	EXISTING COURTYARD SOUTH, NORTH & LA CORONA	1/8"=1'
EX-9	EXISTING CONTEXTUAL NORTH & SOUTH ELEVATIONS.	1/8"=1'
EX-10	EXISTING SUNDECK APT. HOTEL TRANSFORMATION	1/8"=1'
A-1	PROPOSED SITE PLAN	3/32"=1'
A-2	PROPOSED BASEMENT	1/8"=1'
A-3	PROPOSED LEVEL 1 FLOOR PLAN	1/8"=1'
A-4	PROPOSED LEVEL 2 FLOOR PLAN	1/8"=1'
A-5	PROPOSED LEVEL 3 FLOOR PLAN	1/8"=1'
A-6	PROPOSED LEVEL 4 FLOOR PLAN	1/8"=1'
A-7	PROPOSED LEVEL 5 FLOOR PLAN	1/8"=1'
A-8	PROPOSED LEVEL 6, 7 & ROOF FLOOR PLAN	1/8"=1'
A-9	PROPOSED SOUTH & NORTH ELEVATIONS, APARTMENTS EAST & WEST ELEVATIONS & HOUSE EAST & WEST ELEVATIONS	1/8"=1'
A-10	PROPOSED LONGITUDINAL AND	



COLLINS & 27TH STREET VIEW LOOKING WEST



COLLINS & 28TH STREET VIEW LOOKING WEST



INDIAN CREEK DRIVE & 27TH STREET VIEW LOOKING EAST

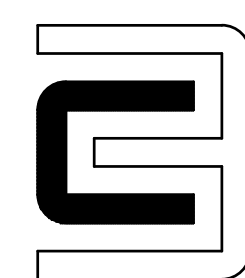


INDIAN CREEK DRIVE & 28TH STREET VIEW LOOKING EAST

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



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
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ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.136

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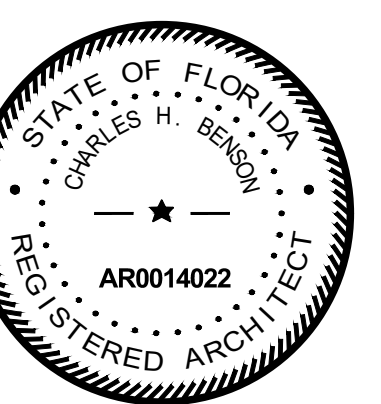
PROJECT NUMBER

SCALE
AS SHOWN

DATE
2-20-20

22003

GN-2
OF
16





VIEW 1 (SUBJECT PROPERTY) LA CORONA ANNEX RESIDENCE

11/26/2021



VIEW 2 INDIAN CREEK HOTEL

11/26/2021



VIEW 3 INDIAN CREEK HOTEL

11/26/2021



KEY PLAN AERIAL VIEW

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ISSUED FOR CONSTRUCTION

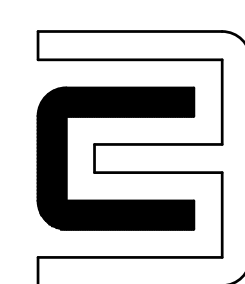
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NEW ADDITION FOR:

INDIAN CREEK HOTEL

2727 INDIAN CREEK DR.

MIAMI BEACH, FL., 33140



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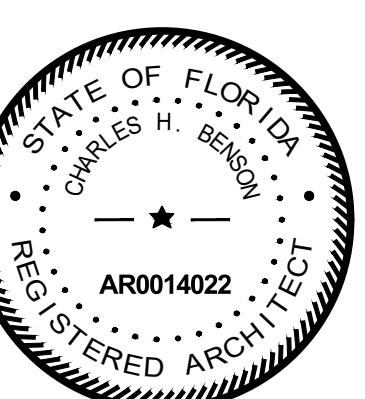
DATE
2-20-20

PROJECT NUMBER

22003

GN-3

OF
16





VIEW 4 INDIAN CREEK HOTEL

12/03/2021



VIEW 5 INDIAN CREEK HOTEL

12/03/2021



VIEW 6 PANCOAST RESIDENCE

12/03/2021



VIEW 7 PANCOAST RESIDENCE

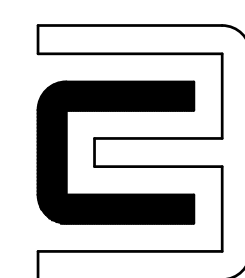
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INDIAN CREEK HOTEL
2727 INDIAN CREEK DR.

MIAMI BEACH, FL., 33140



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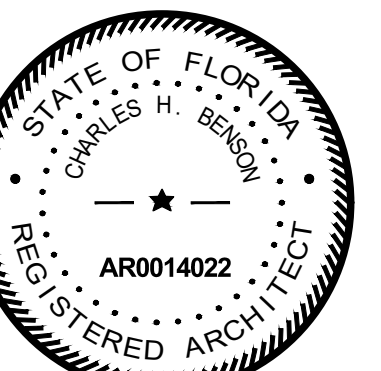
PROJECT NUMBER

SCALE
AS SHOWN

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2-20-20

22003

GN-4
OF
16





VIEW 8 KITCHEN

11/26/2021



VIEW 9 (SUBJECT PROPERTY) SUNDECK APARTMENT HOTEL

11/26/2021



VIEW 10 ADJACENT PROPERTY

11/26/2021



VIEW 11

11/26/2021

ISSUED FOR PERMIT
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ISSUED FOR CONSTRUCTION

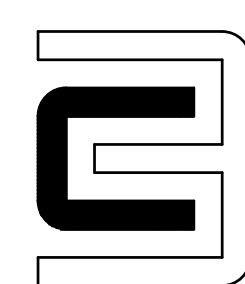
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NEW ADDITION FOR:

INDIAN CREEK HOTEL

2727 INDIAN CREEK DR.

MIAMI BEACH, FL., 33140



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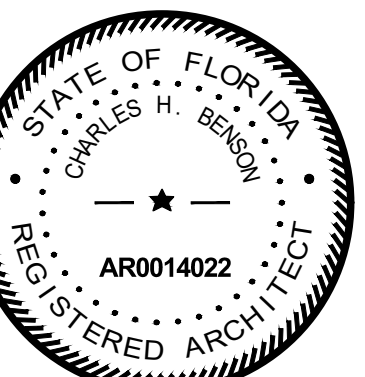
PROJECT NUMBER

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GN-5
OF
16





VIEW 12

11/26/2021



VIEW 13

11/26/2021

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

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 architect planner interiors
 1665 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151
 ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.136

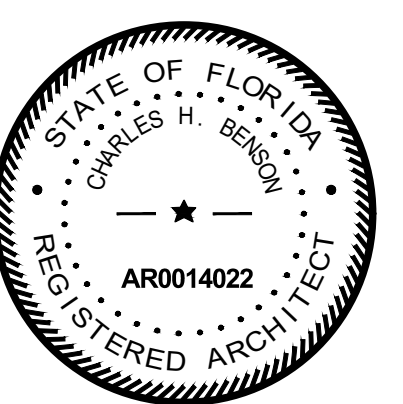
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PROJECT NUMBER
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 OF
16





VIEW 14 NORTH

11/26/2021



VIEW 15 NORTH

11/26/2021



VIEW 16 NORTH

11/26/2021

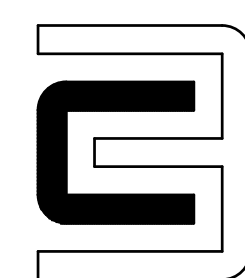


KEY PLAN AERIAL VIEW

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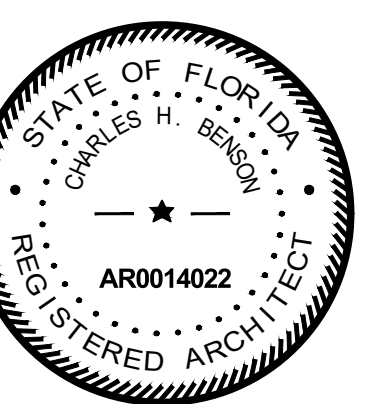
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16





VIEW 17 NORTH

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VIEW 18 SOUTH

11/26/2021



VIEW 19 WEST

11/26/2021



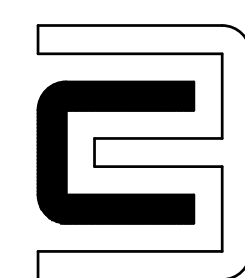
VIEW 20 WEST

11/26/2021

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ISSUED FOR CONSTRUCTION

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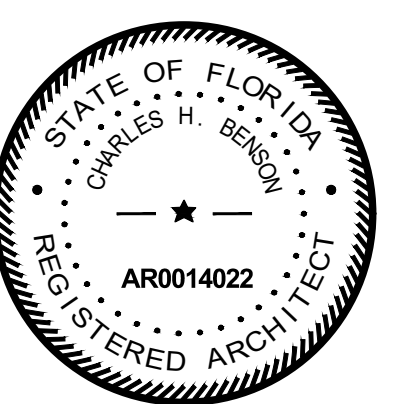
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16





VIEW 21 WEST

11/26/2021



VIEW 22 WEST

11/26/2021



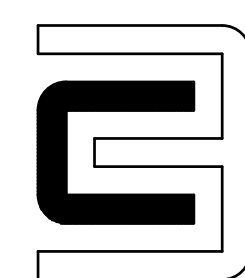
VIEW 23 WEST

11/26/2021

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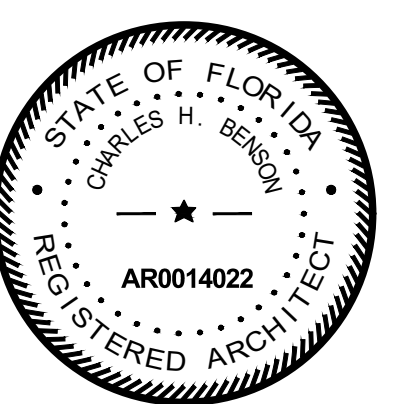
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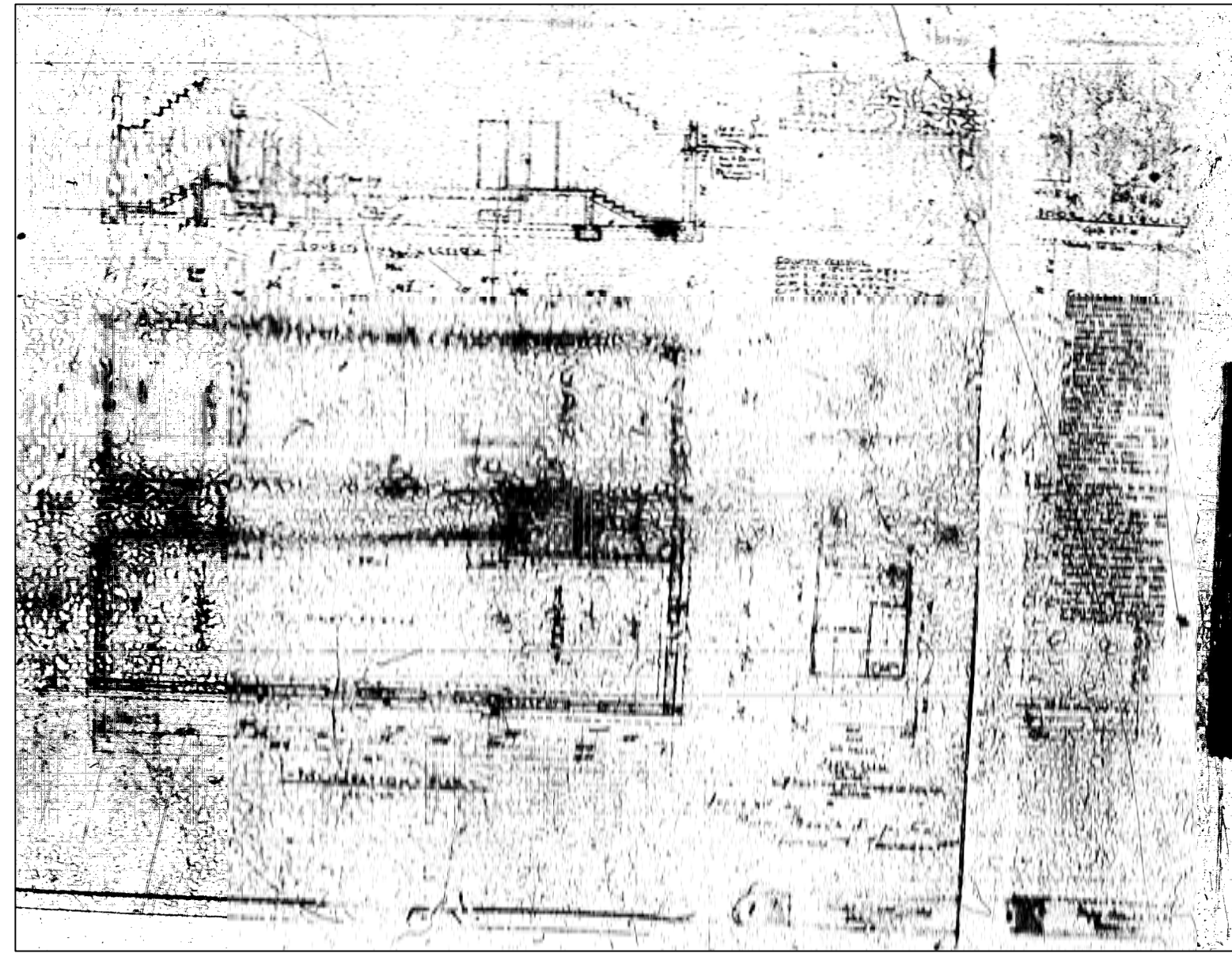
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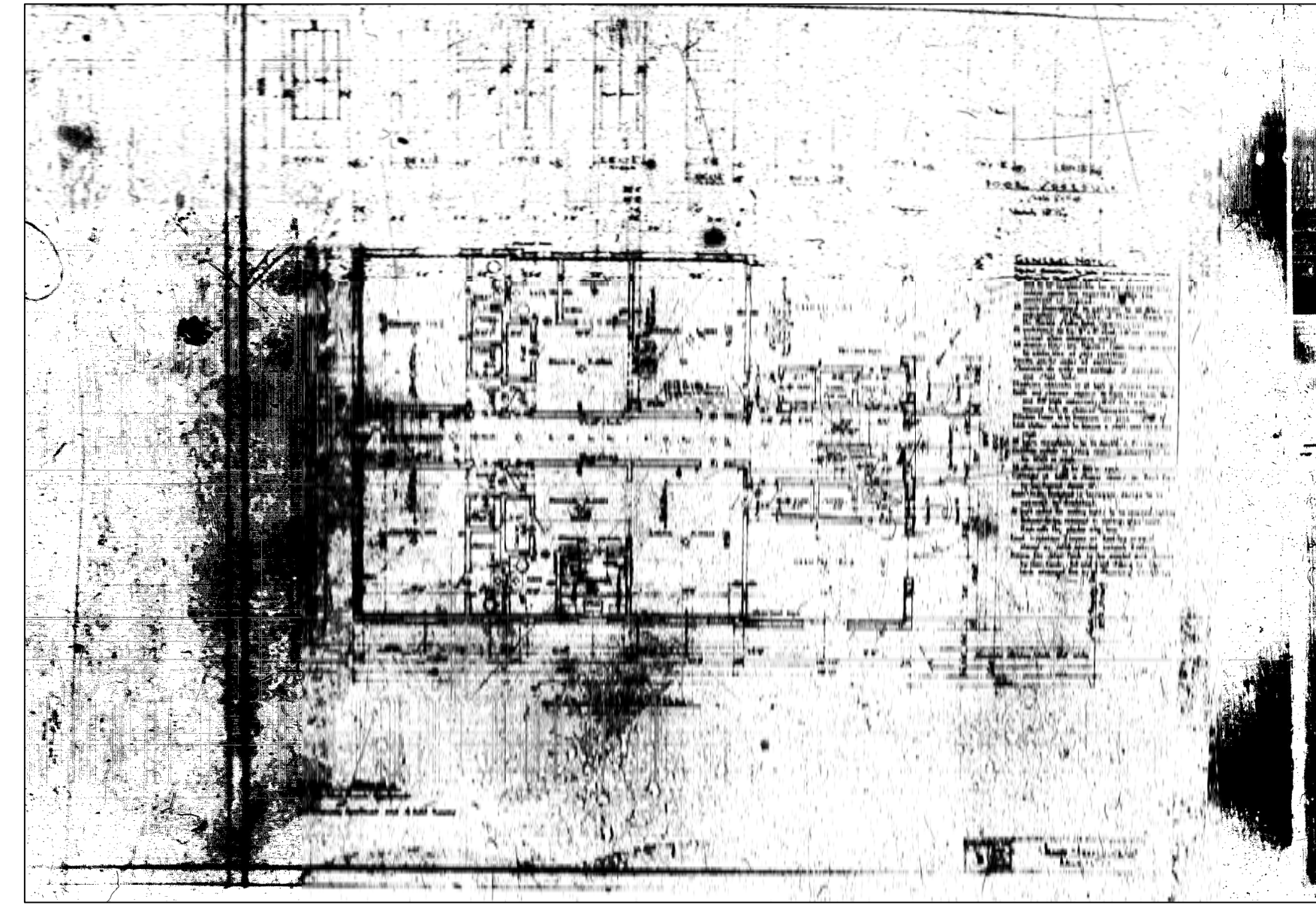
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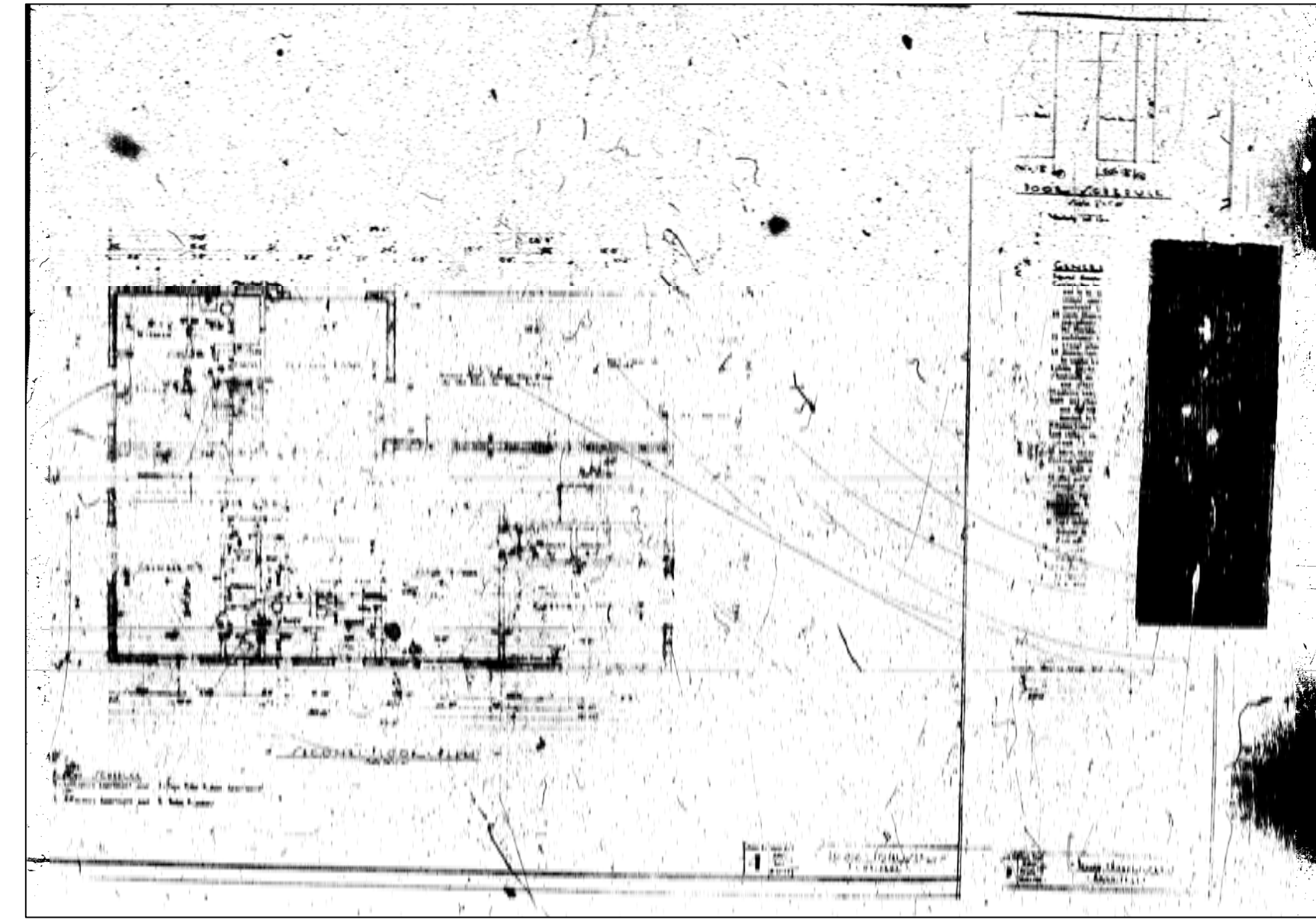




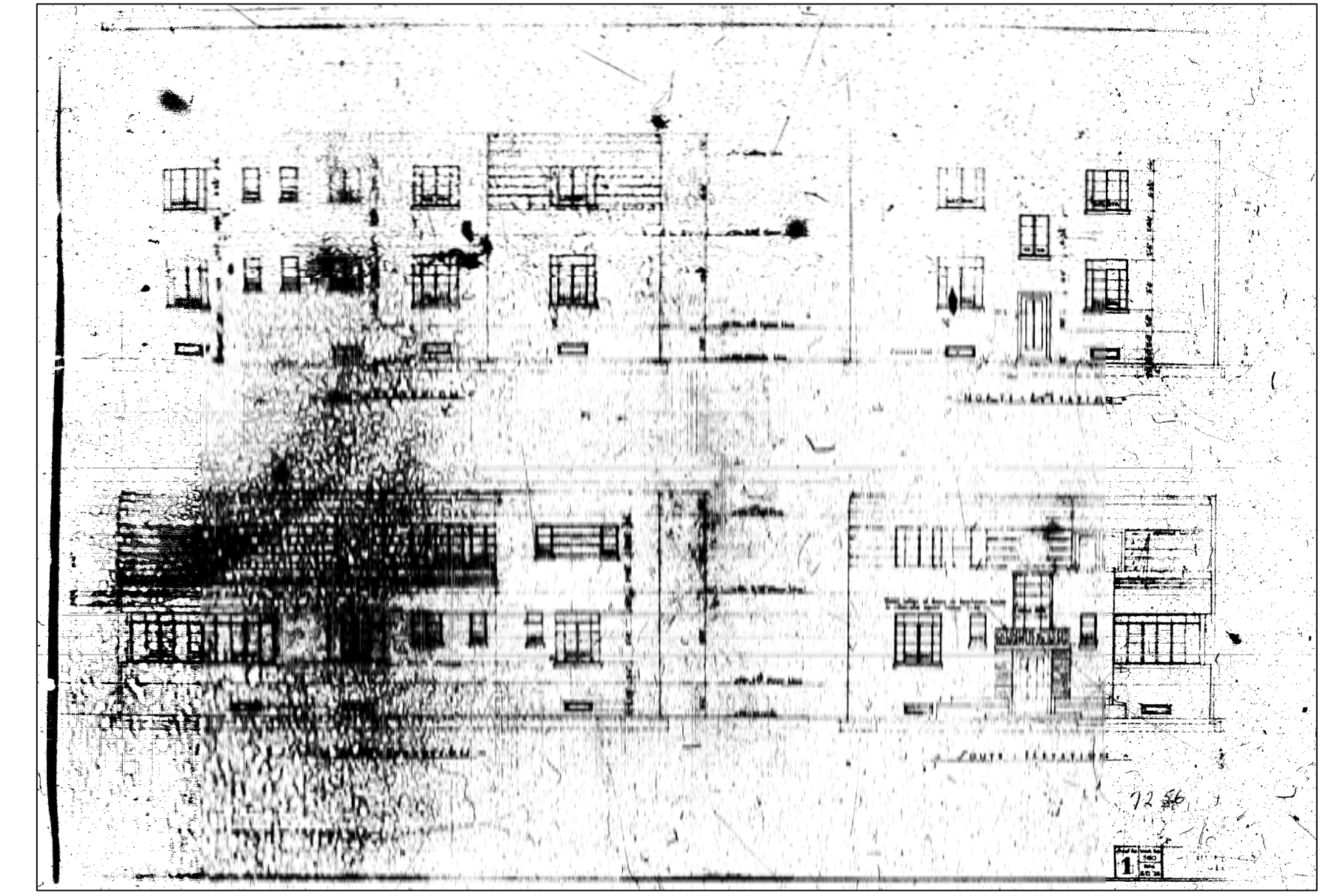
1935 FOUNDATIONS PLAN & SECTION



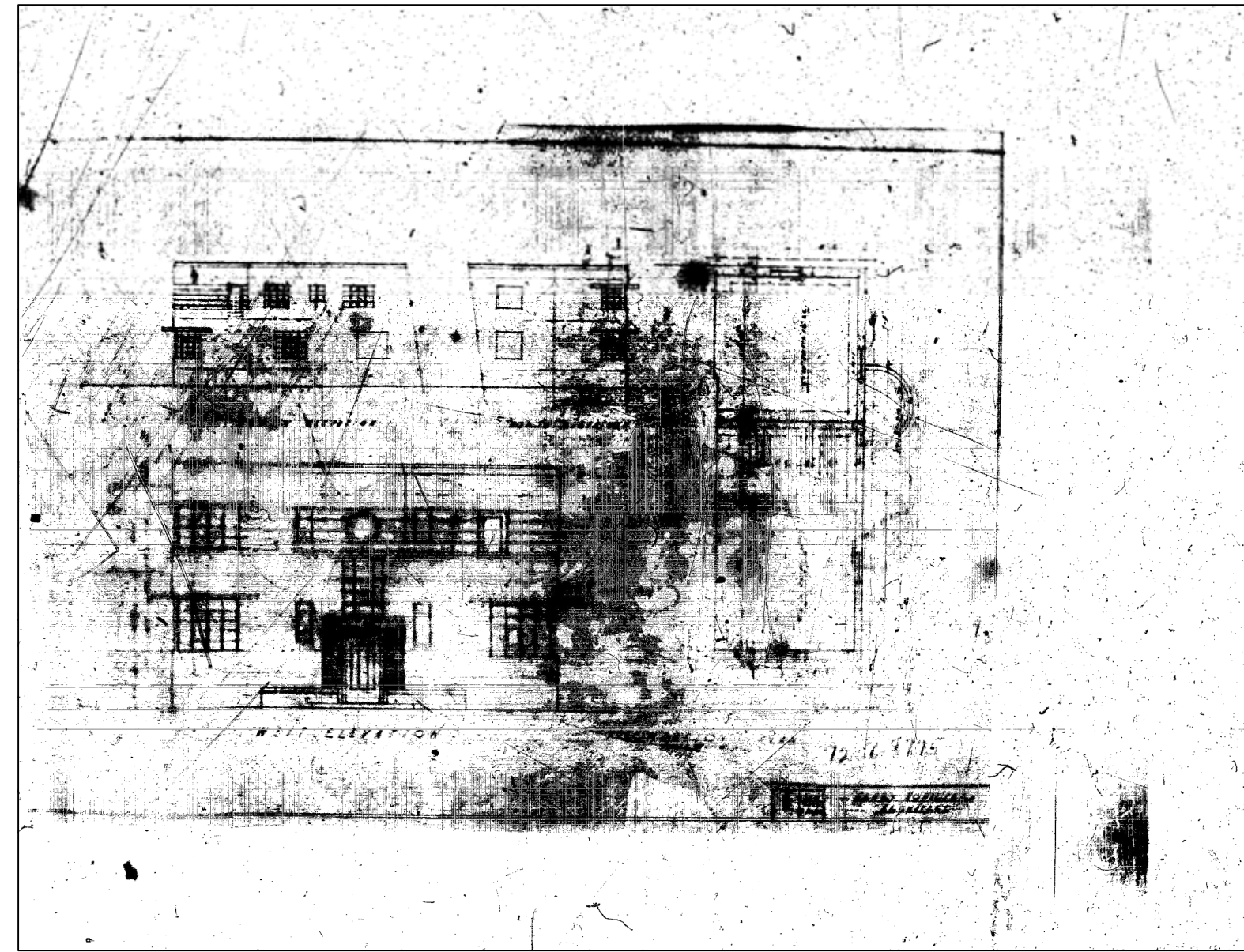
1935 GROUND FLOOR PLAN



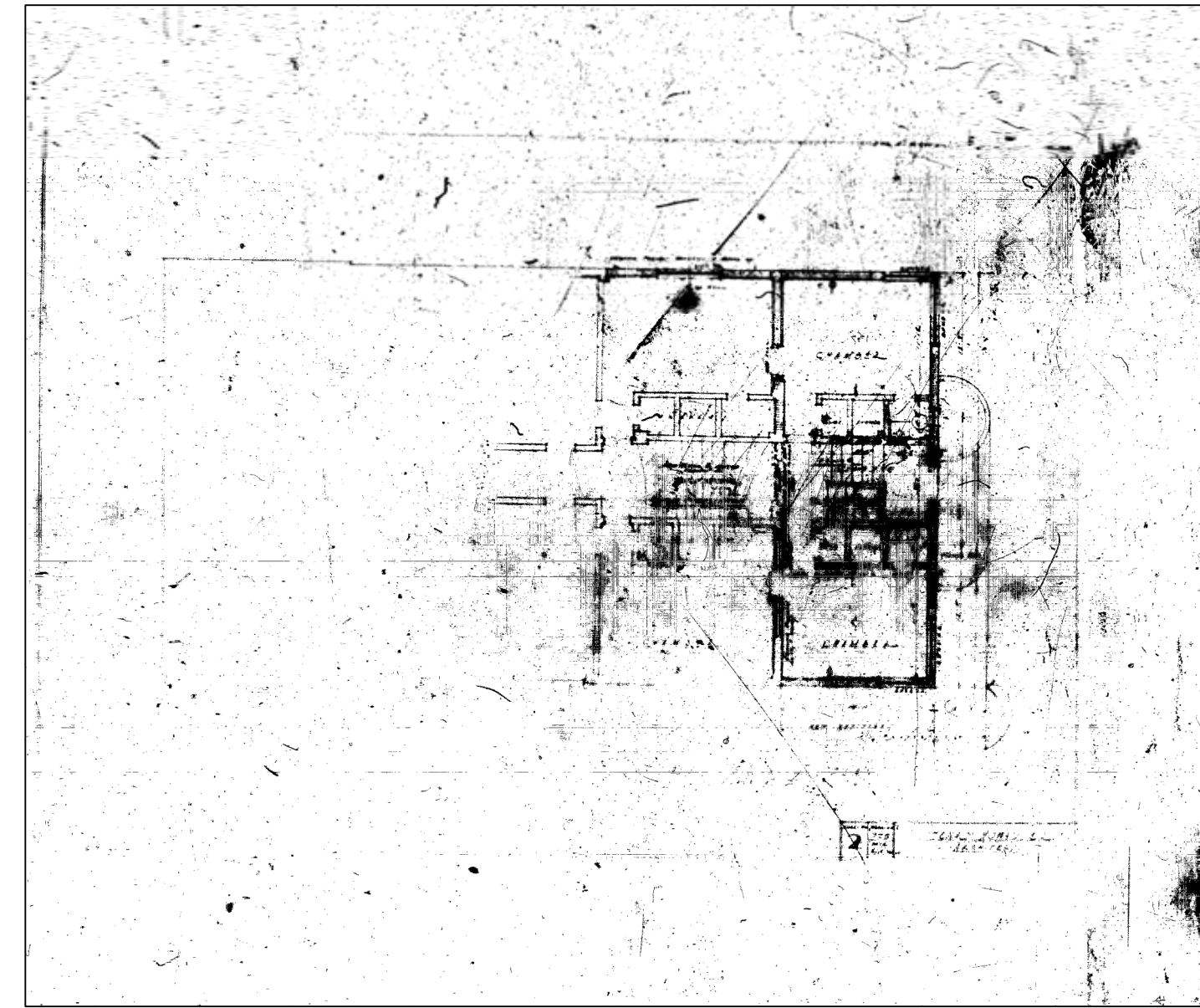
1935 SECOND FLOOR PLAN



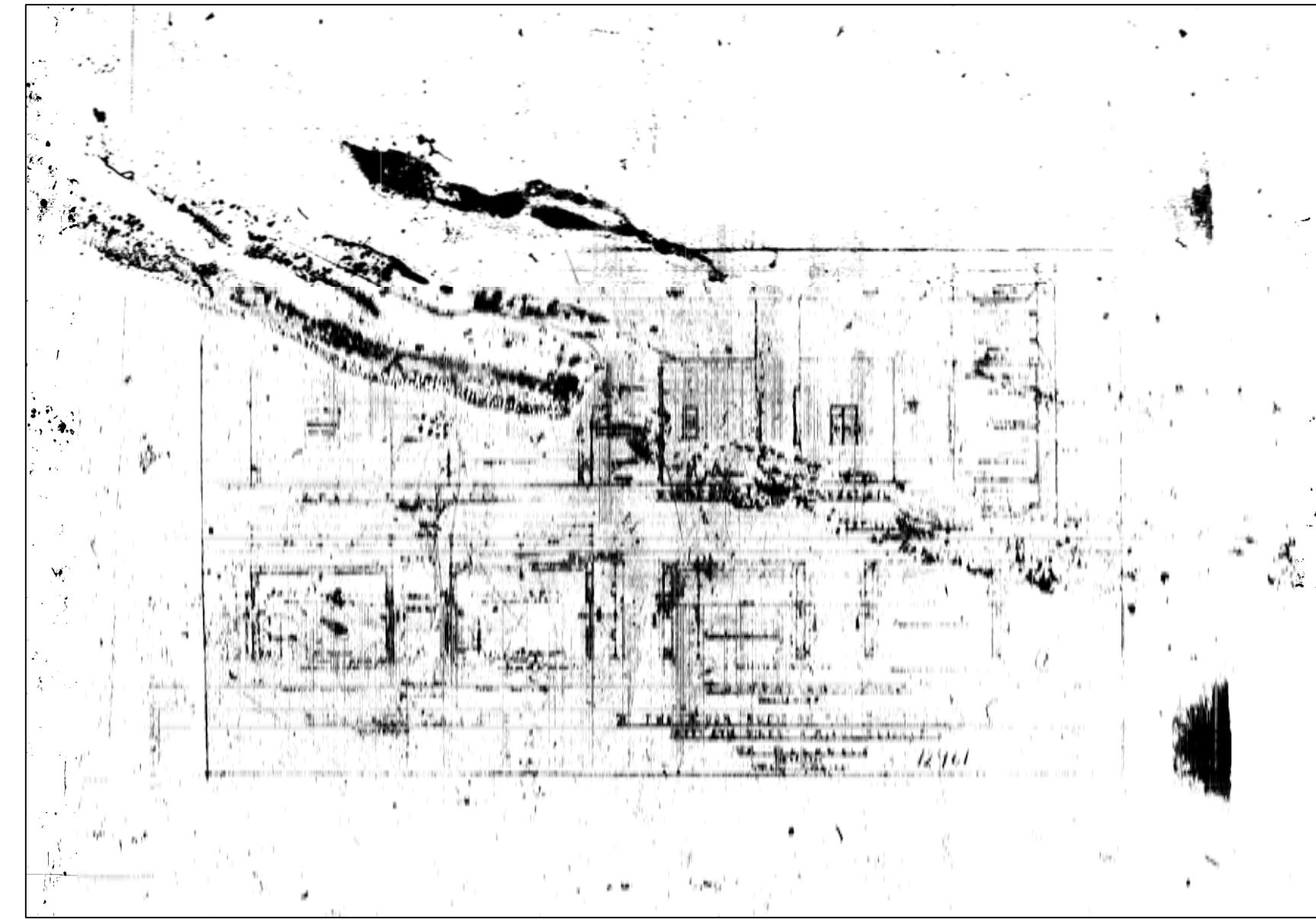
1935 ELEVATIONS



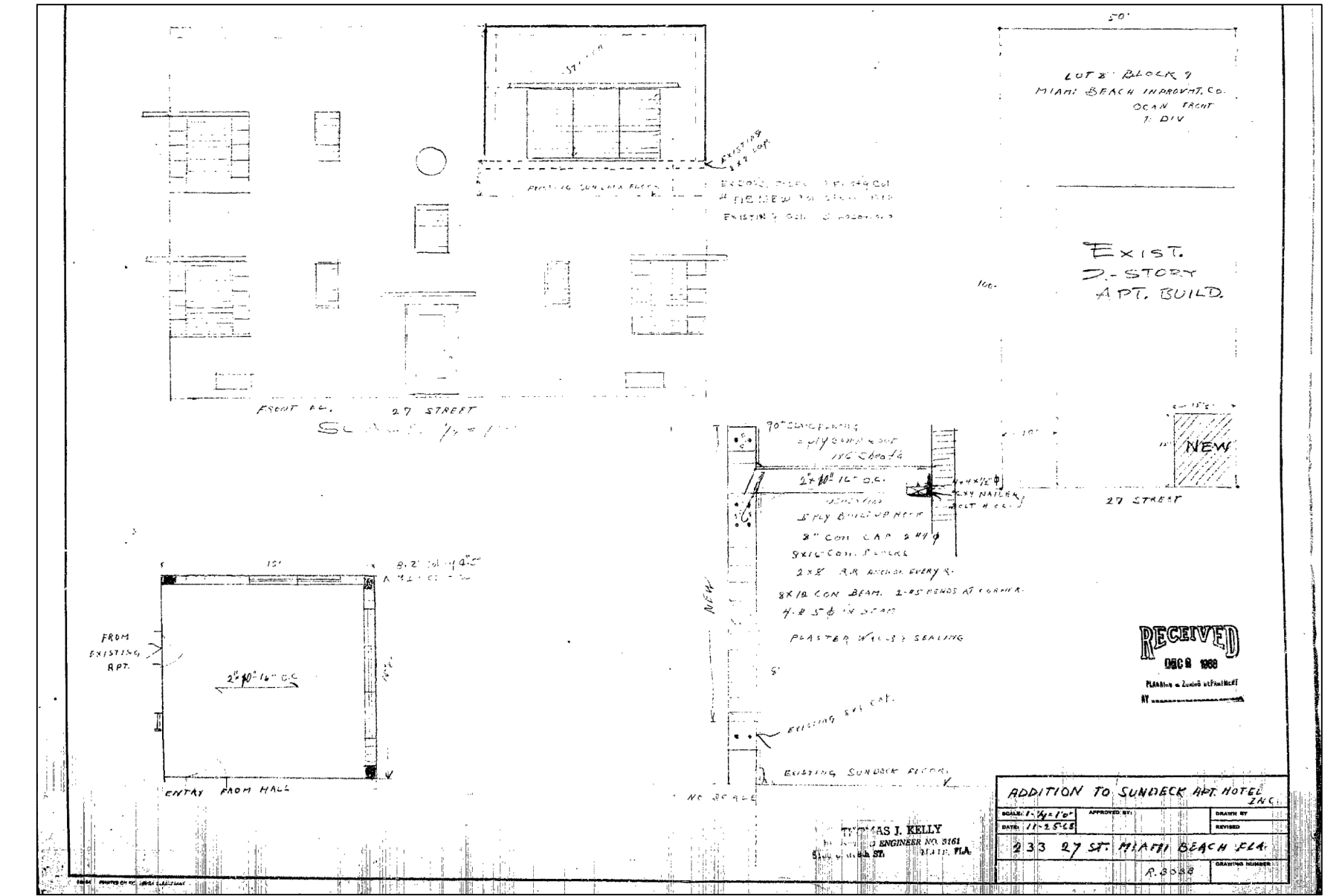
1936 1ST ADDITION GROUND FLOOR AND ELEVATIONS



1936 1ST ADDITION GROUND FLOOR STRUCTURAL PLAN



1939 2ND ADDITION FLOOR PLANS & ELEVATIONS



1939 3RD ADDITION FLOOR PLANS & ELEVATIONS

SUN DECK APARTMENT HOTEL – MICROFILM

STRUCTURAL REPORT

MOVING REPORT

G.D. Klieger, Inc.
Consulting Structural Engineers

Date: 01/03/2022

Charles H. Benson & Associates Architects, P.A.
1665 Washington Avenue, 2nd Floor
Miami Beach, Florida 33139

Re: Mr. Charles Gilligan
2 Existing Historical Buildings at
220 20th St. & 113 St. N.E.
Miami Beach, Florida

Dear Charles,

As requested, we met at the above address to discuss the proposed relocation and elevation of the existing buildings and the proposed new addition. The buildings are to be relocated and elevated to a new location and set at a different elevation as you wish.

I have walked around the existing buildings and the proposed new addition to observe and evaluate the existing conditions. The buildings are to be relocated and elevated to a new location and set at a different elevation as you wish.

A. Prior to start of any construction work on this project, the GC shall remove all of the interior wall of the 1st building addition to ground level, including the existing brick wall at the 2nd building and the brick wall of the 3rd building. The GC shall remove any structural connections that may have been made to these items when the initial design was completed.

B. The GC shall remove and retain the exterior of the existing exterior of the 1st and 2nd floor. To verify the extent of the work on these 3 stories to be retained.

C. The GC shall engage a Structural Engineer experienced in this type of relocation, to observe and evaluate the existing conditions of the existing buildings and walls. The Engineer shall also assist the GC with all the structural work and all the structural support and foundation work.

D. If these existing walls have been altered significantly from the original design and other alterations affecting the structural capacity, the Engineer shall advise and assist with strengthening structural elements needed to ensure safe and sound relocation.

E. The Structural Engineer shall also verify the condition of the existing walls, including the masonry, brick and other existing structural elements. The GC shall provide the GC with all the structural work and foundation work condition, including details of any existing walls, masonry and other work.

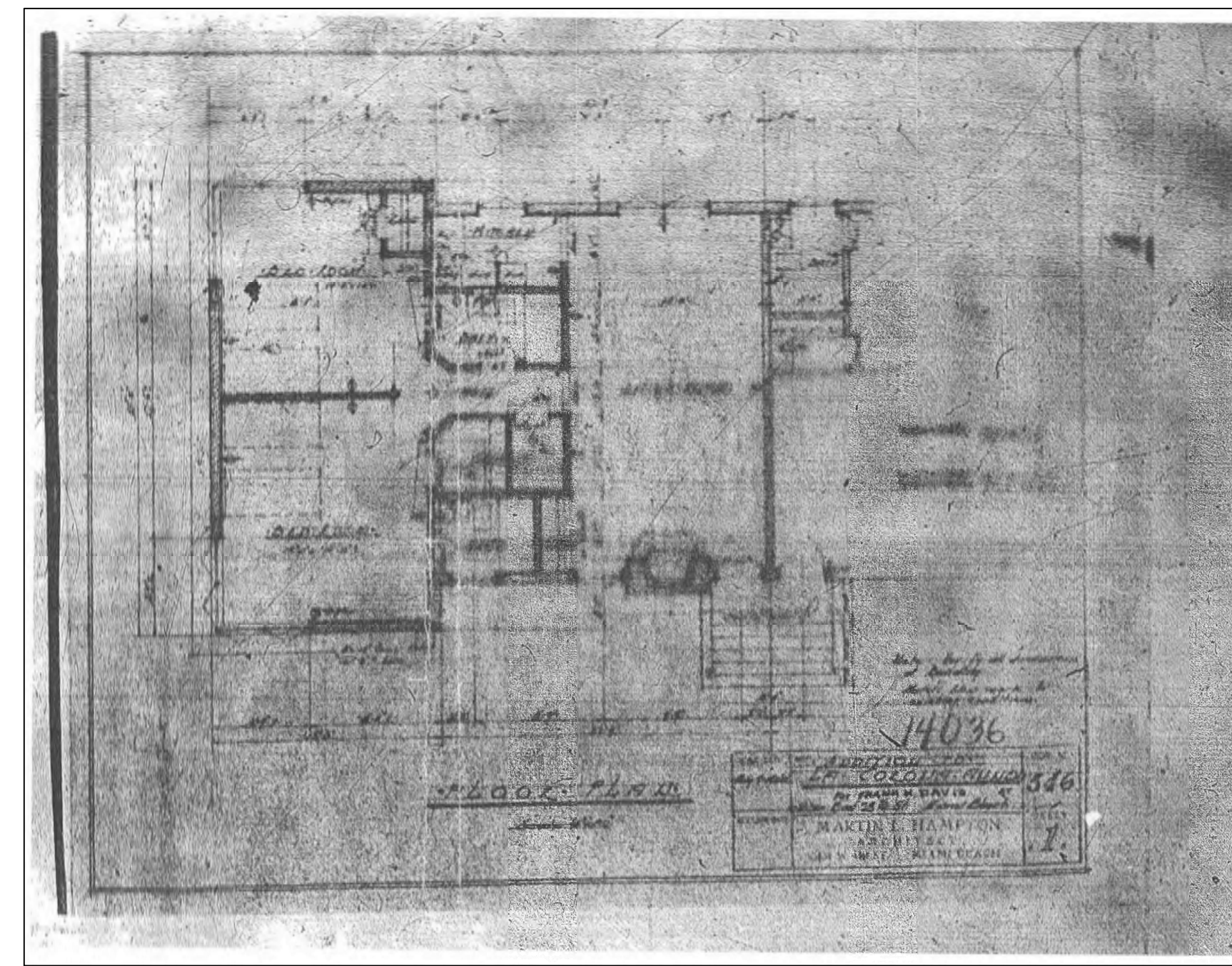
F. The GC/Engineer shall expose the masonry floor (above grade) and verify the condition. Any replacement that may be needed shall be designed and detailed.

Thank you for the interest that you are expressing in moving "historic" buildings. When it comes to "building moving" it is possible to work wonders in this time with modern, specialized equipment. "La Corona" can be taken to a new location and set at a different elevation as you wish.

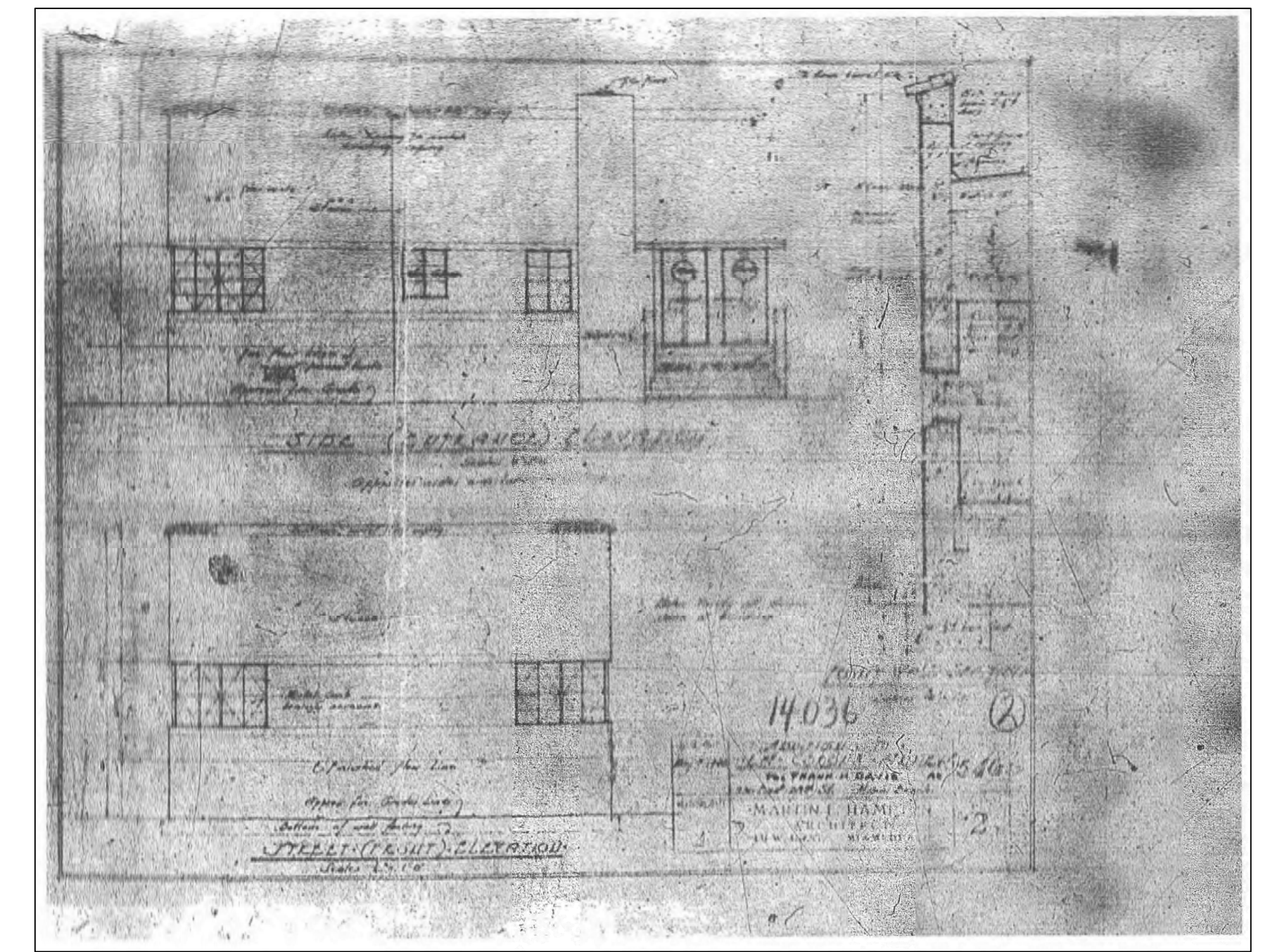
It is important to gather more information as the building is examined: utilities, electricity connection, foundation, walls, interiors, valuables, access to site, landscape, clean-up, fences, water and sewer, zoning, etc.

This was a cursory inspection for feasibility. There is no contradiction currently that would prevent this building from being relocated and elevated, if I can be of any further help, feel free to contact me.

Respectfully,
Keith Klieger
kkieger@gdinc.com
305-887-0647



FLOOR PLAN (PARTIAL ORIGINAL & ADDITION)



ELEVATIONS (PARTIAL ORIGINAL & ADDITION)

LA CORONA ANNEX RESIDENCE – MICROFILM

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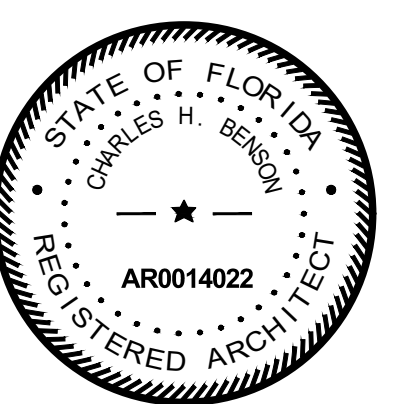
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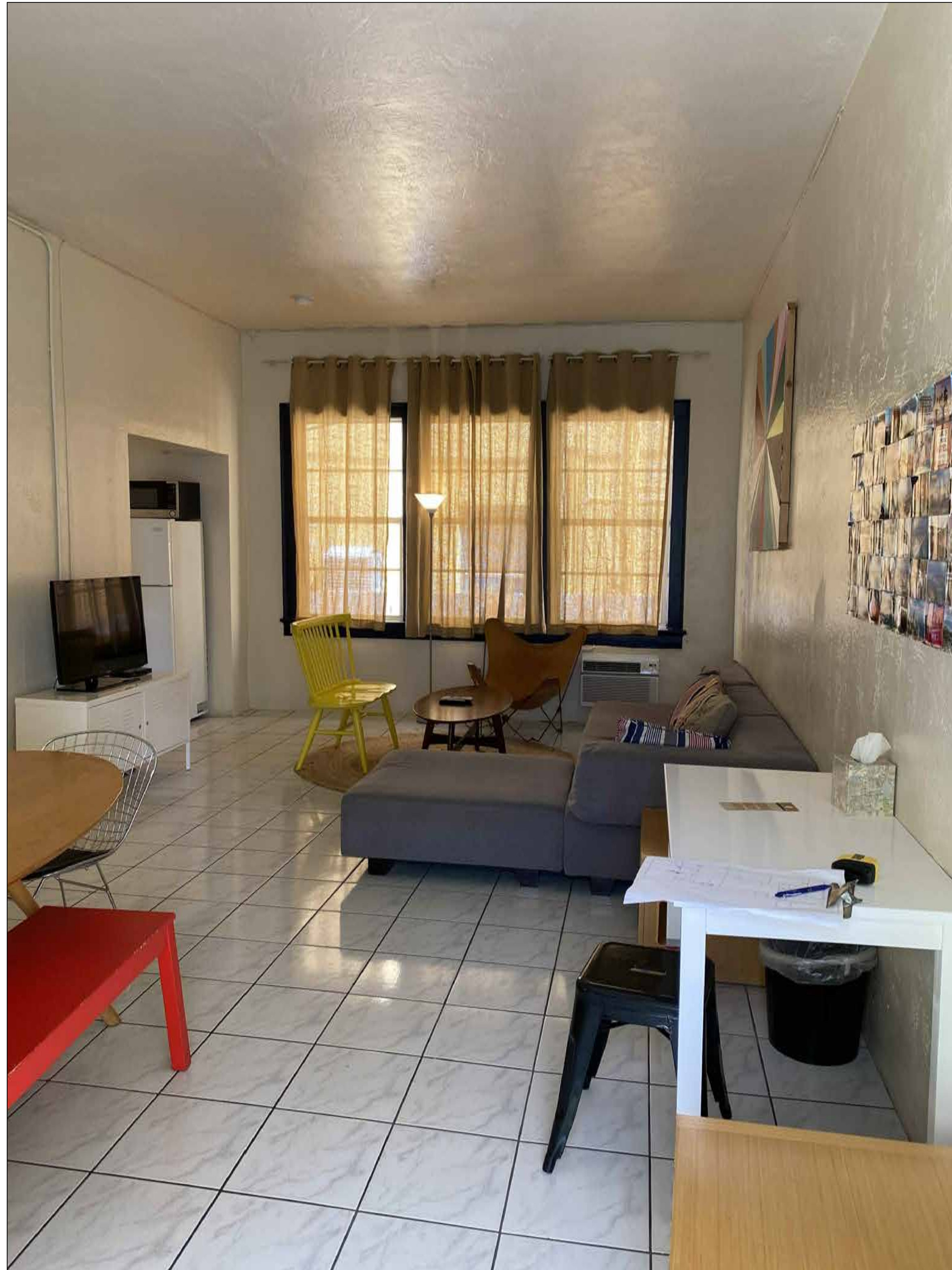
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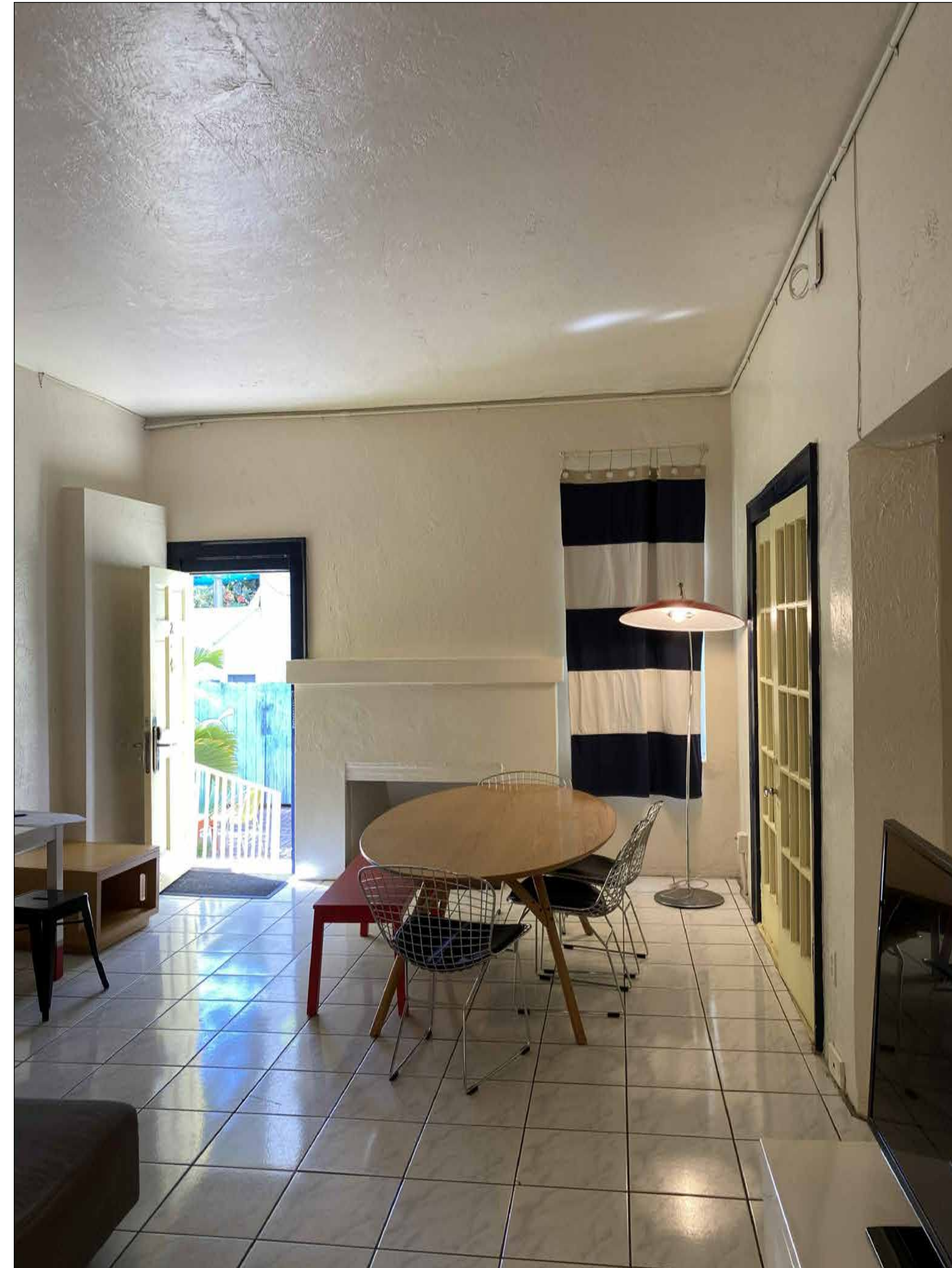


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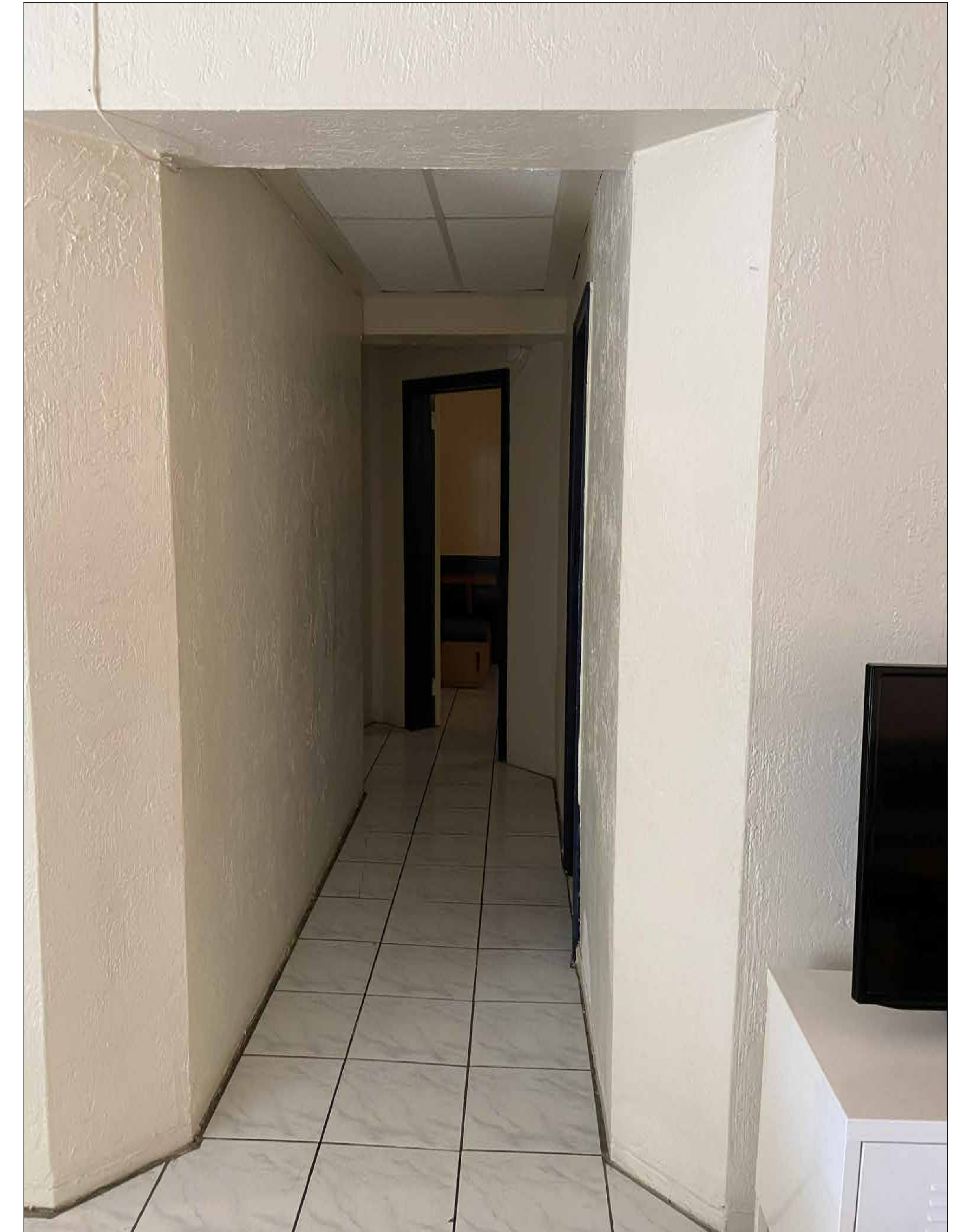
VIEW 1
LIVING ROOM EAST VIEW

11/26/2021



VIEW 2
LIVING ROOM WEST VIEW

11/26/2021



VIEW 3
HALLWAY VIEW

11/26/2021

LA CORONA ANNEX RESIDENCE – INTERIOR

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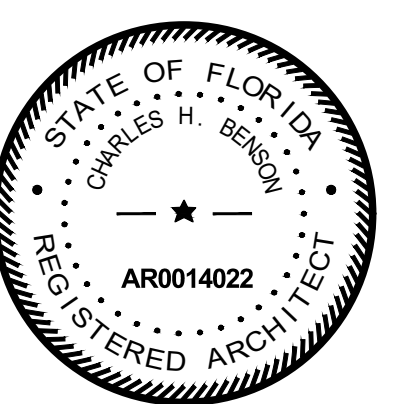
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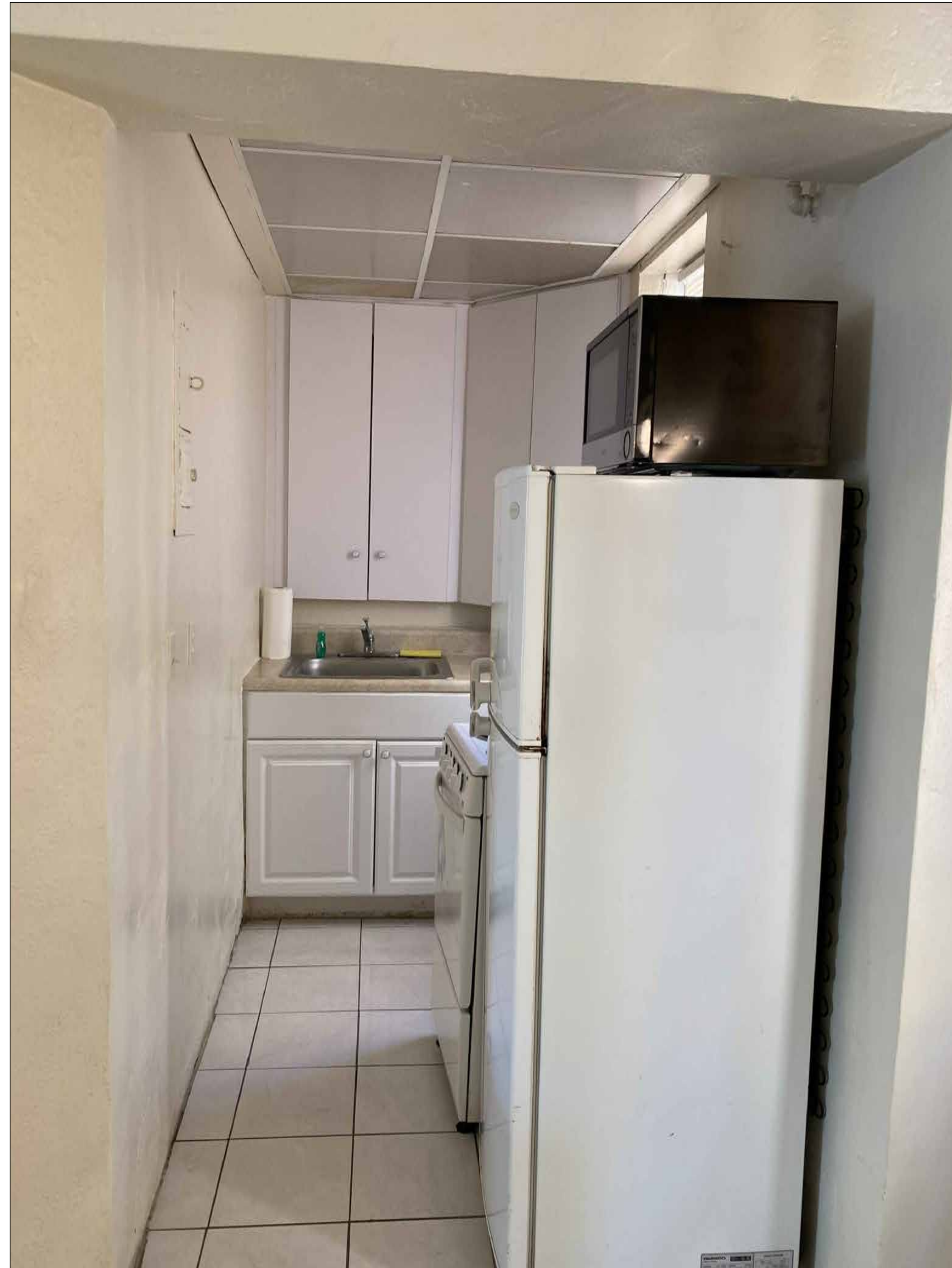
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PROJECT NUMBER
22003

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OF
16





VIEW 4
KITCHEN VIEW

11/26/2021



VIEW 5
BEDROOM

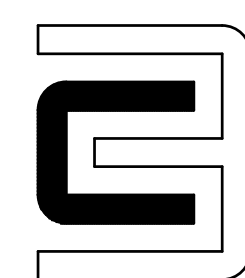
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LA CORONA ANNEX RESIDENCE – INTERIOR

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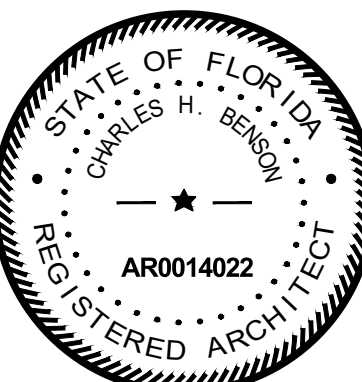
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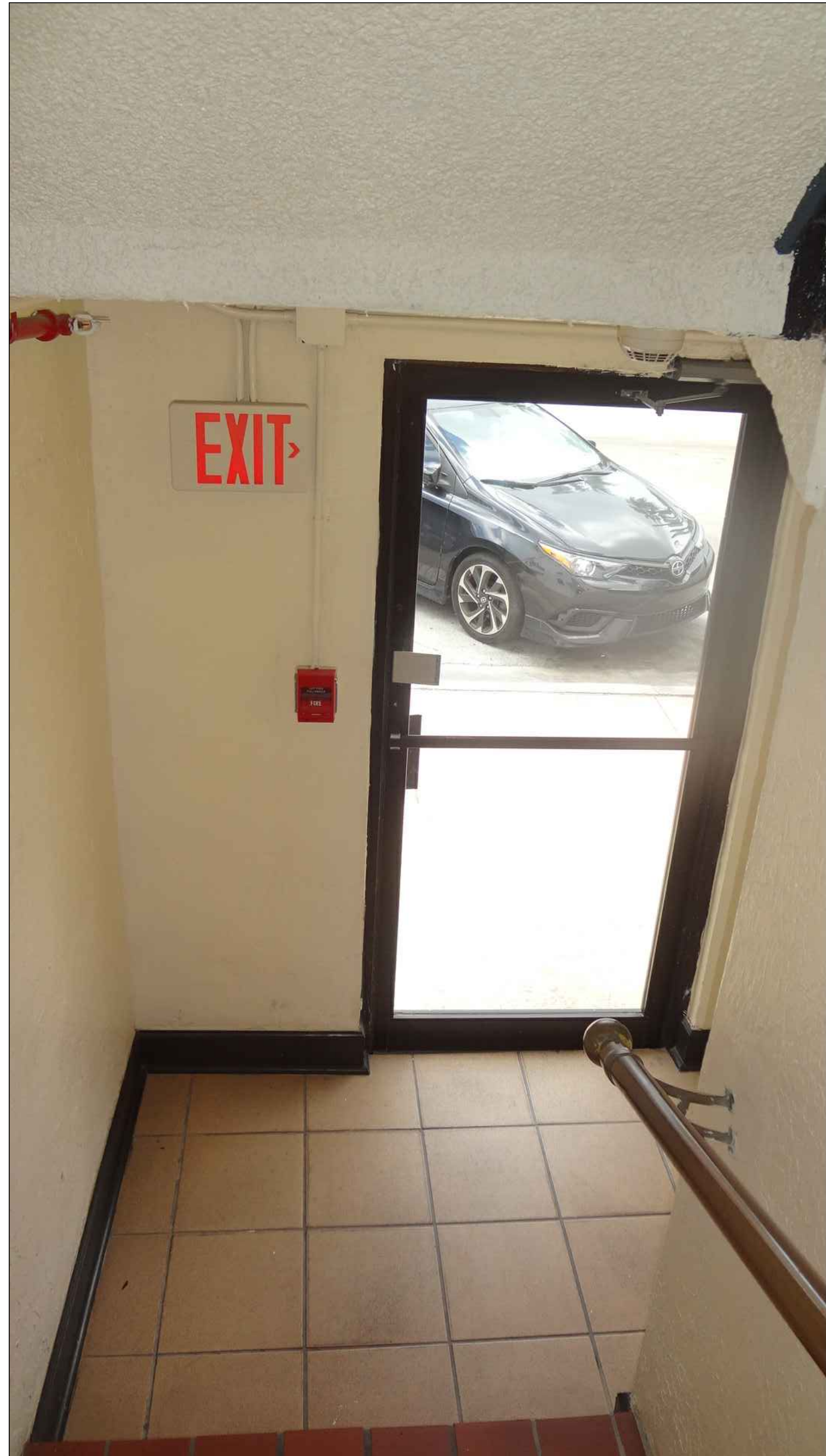
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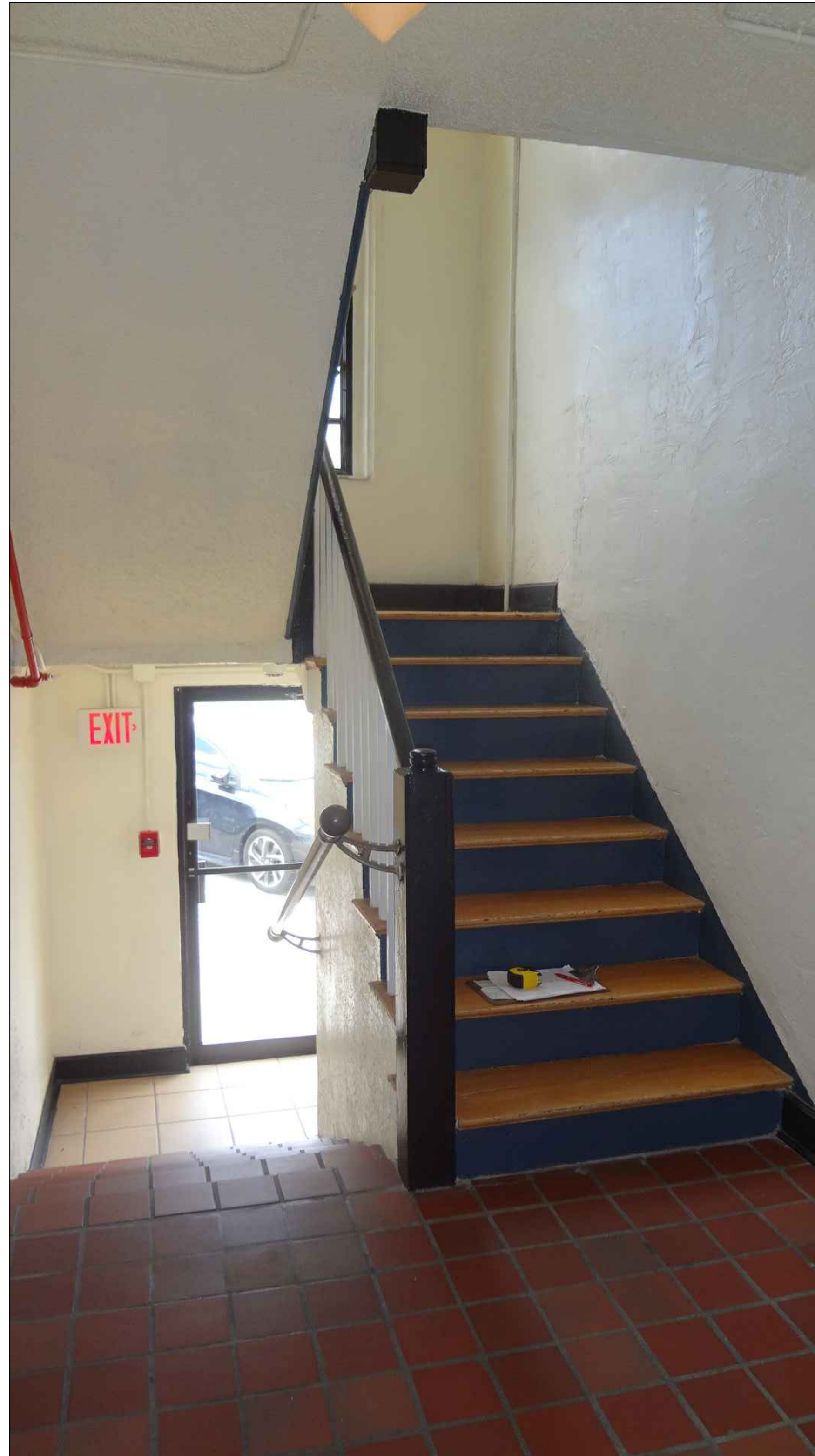
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OF
16

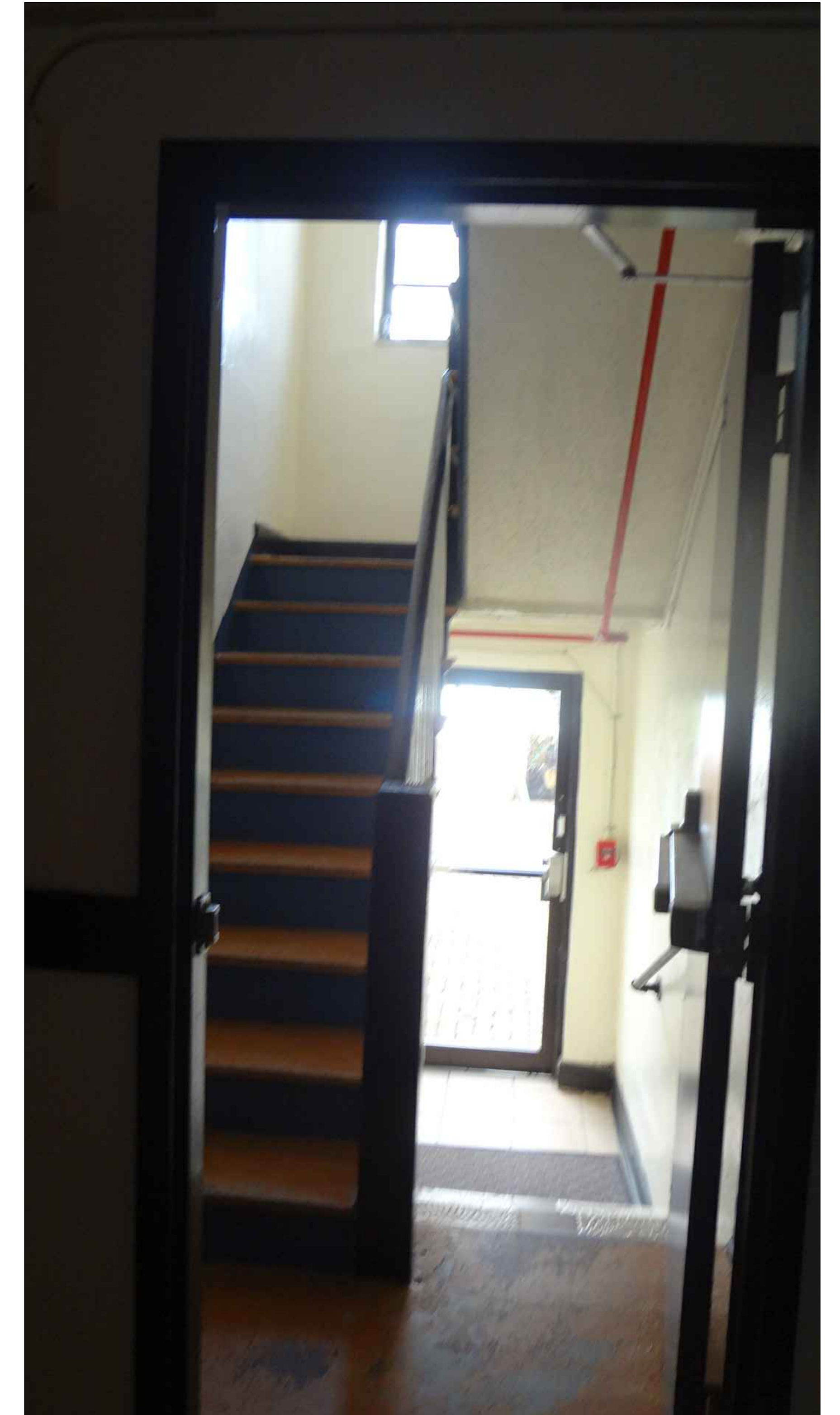




VIEW 1
FRONT ENTRANCE
11/26/2021
SUNDECK APARTMENT HOTEL – INTERIOR



VIEW 2
FRONT STAIR
11/26/2021



VIEW 3
REAR ENTRANCE
11/26/2021

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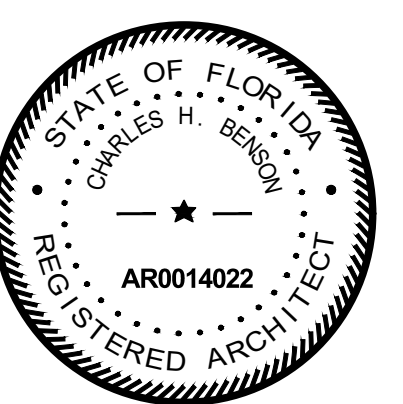
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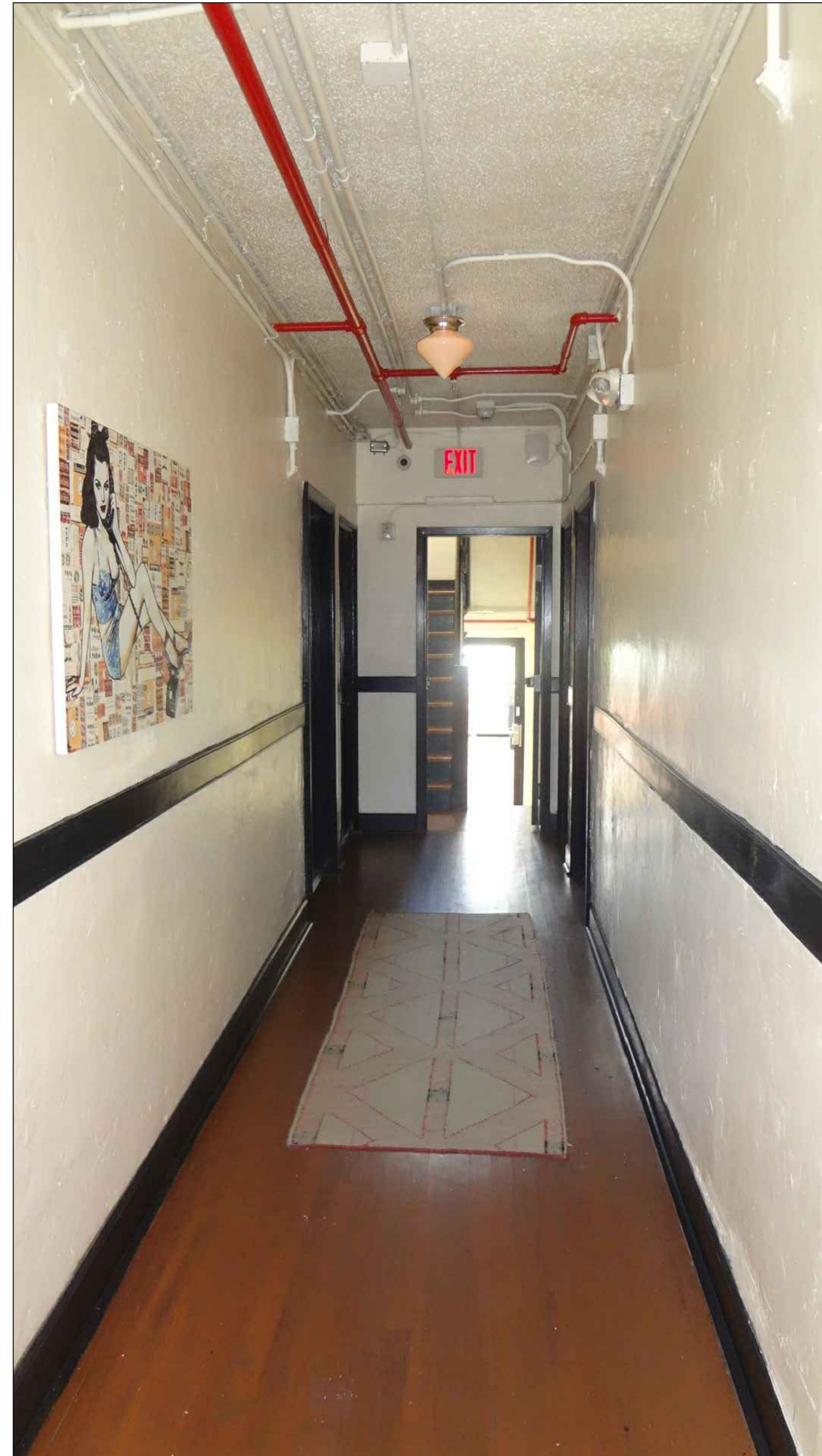
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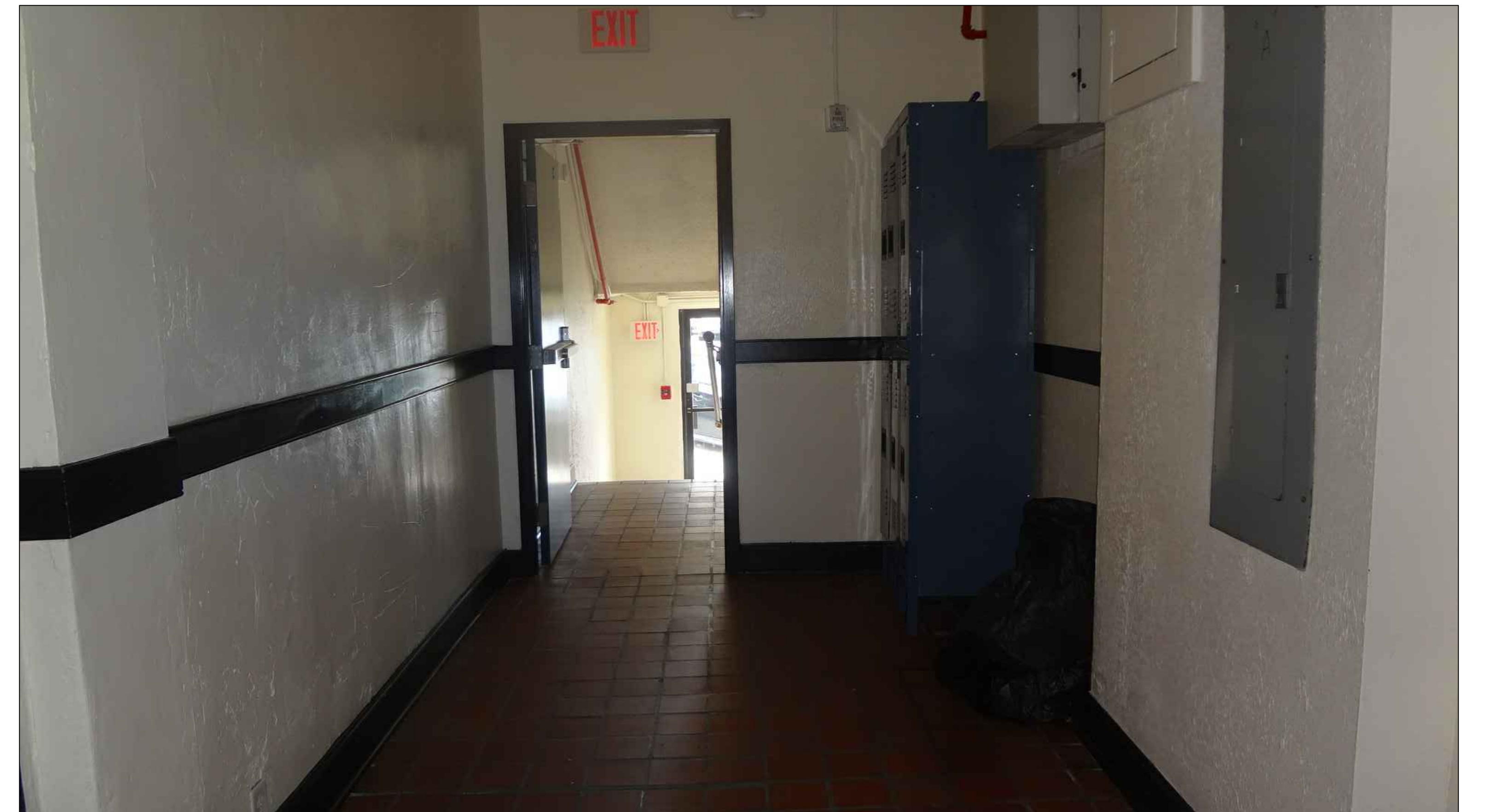
VIEW 4
REAR HALLWAY

11/26/2021



VIEW 5
BATHROOM

11/26/2021



VIEW 6
FRONT HALLWAY

11/26/2021

SUNDECK APARTMENT HOTEL – INTERIOR

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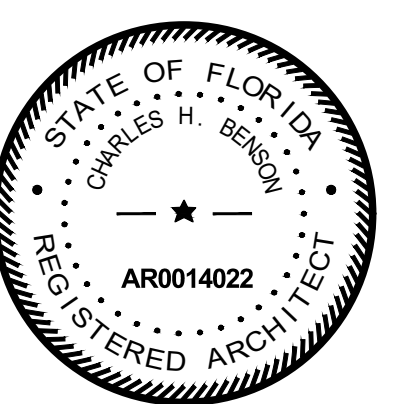
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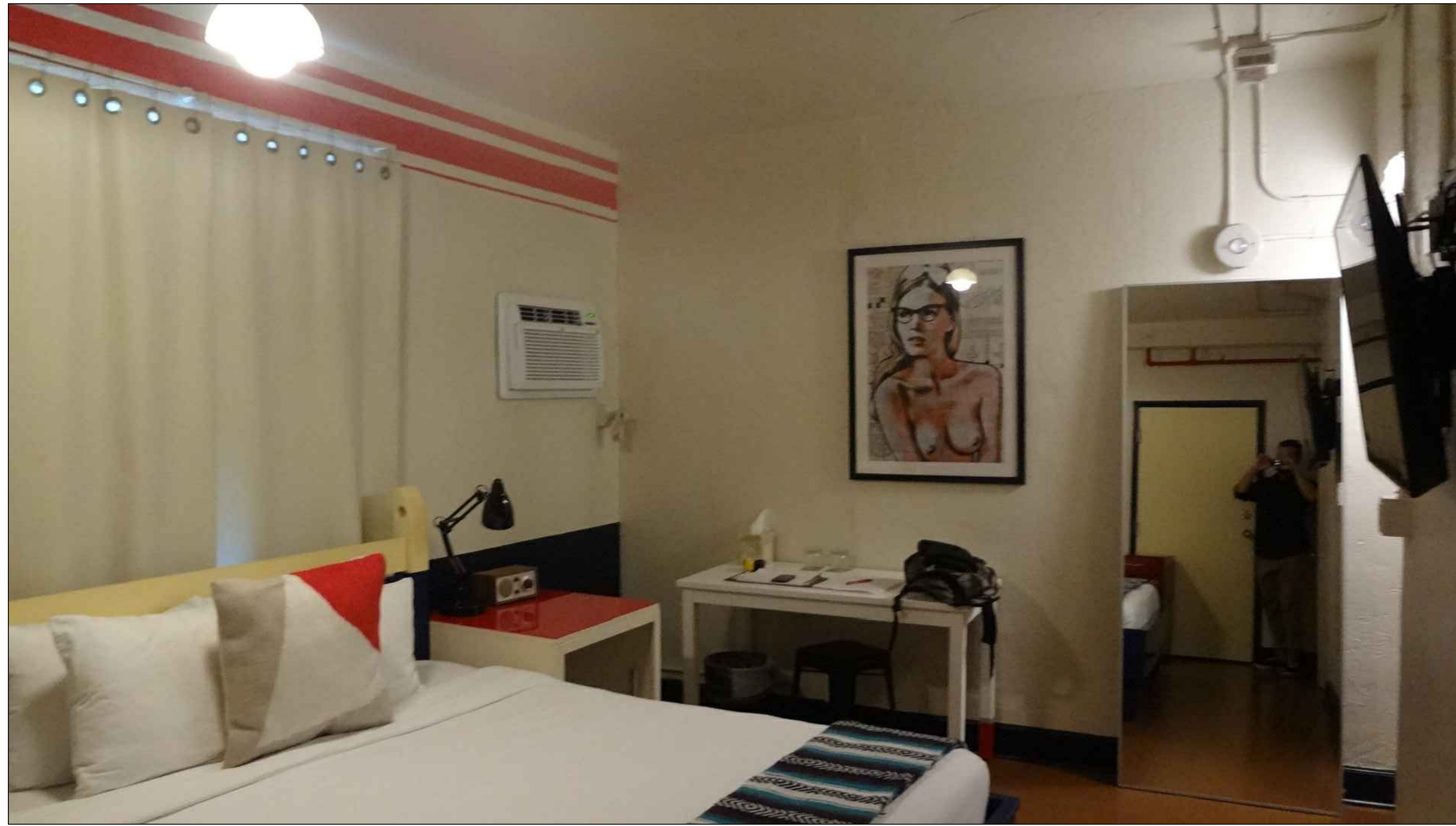
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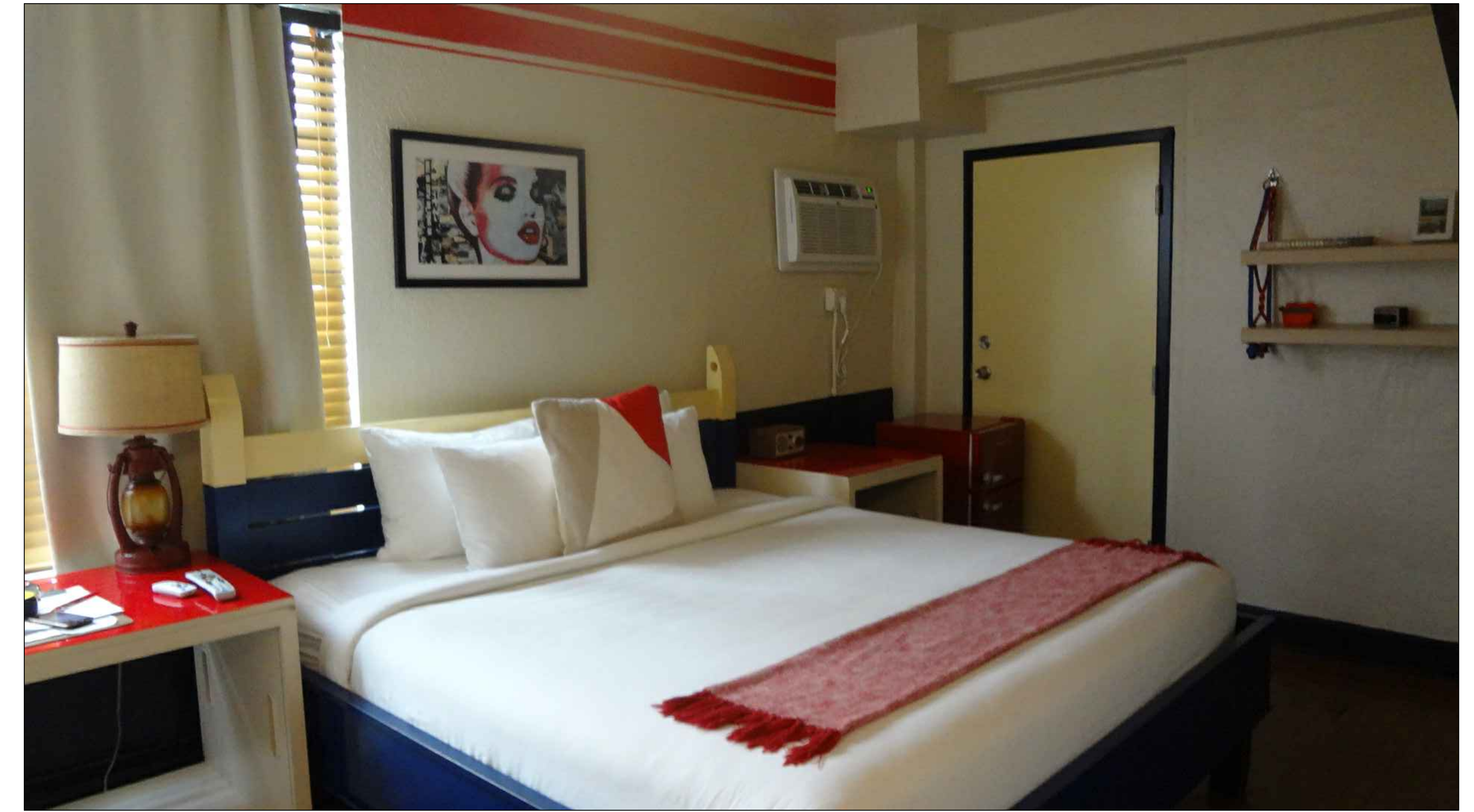
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 OF
16





VIEW 7
UNIT

11/26/2021



VIEW 8
UNIT

11/26/2021



VIEW 9
UNIT

11/26/2021



VIEW 10
UNIT

11/26/2021

SUNDECK APARTMENT HOTEL – INTERIOR

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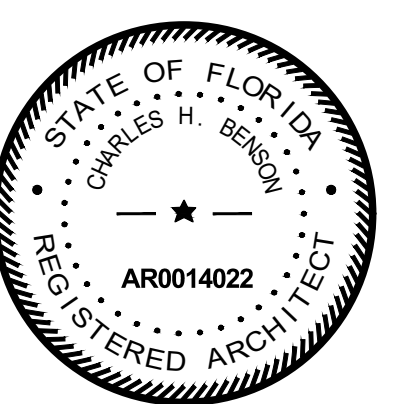
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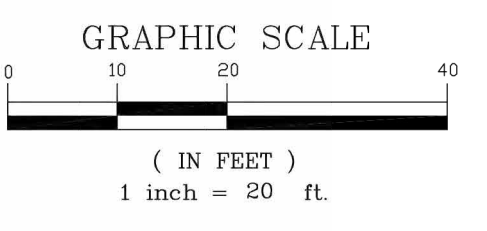
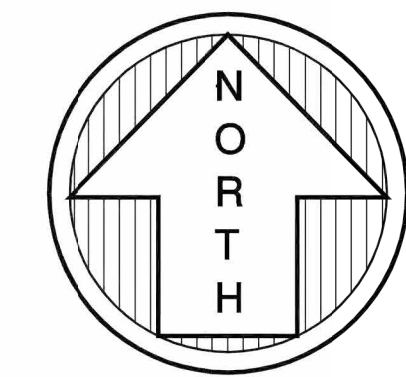
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OF
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LEGEND

	CATCH BASIN		OVERHEAD UTILITY WIRE
	CATCH BASIN INLET		CHAIN LINK FENCE
	LIGHT POLE		LIMITED ACCESS RIGHT-OF-WAY LINE
	MANHOLE		INVERT
	WATER METER		2.00' CURB & GUTTER
	WATER VALVE		WALL
	UTILITY POLE		ELEVATION
	RISER		INVERT
	FIRE HYDRANT		B.O.S. = BOTTOM OF STRUCTURE
	HANDHOLE		T.O.B. = TOP OF BAFFLE
	SEWER GAS VALVE		P.B. = PLAT BOOK PG. # PAGE
	CLEANOUT		CONCRETE
	WELL		ASPHALT PAVEMENT
	DRAIN		R/W = RIGHT-OF-WAY
	GRADE ELEVATION		CENTER LINE
	BOLLARD		MONUMENT LINE
			SIGN

TREE TABLE (3/24/20)

TREE NUMBER	COMMON NAME	D.B.H. (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
1211	Coconut Palm	8	23	24
1282	Coconut Palm	9	23	24
1283	Fan Tail Palm	36	20	18
1284	Fan Tail Palm	24	20	20
1285	Fan Tail Palm	20	16	12
1286	Fan Tail Palm	6	12	10
1287	Cabbage Palm	6	15	8
1288	Cabbage Palm	7	5	6
1289	Cabbage Palm	7	6	8
1290	Tree	3	20	16
1291	Tree	4	20	16
1292	Tree	6	6	8
1293	Cabbage Palm	24	5	6
1294	Christmas Palm	46	25	20
1295	Tree	7	24	22
1296	Cabbage Palm	4	8	8
1297	Cabbage Palm	4	6	8
1298	Coconut Palm	9	28	22
1299	Cabbage Palm	4	6	8
1300	Cabbage Palm	30	28	26
1301	Date Palm	36	23	22
1302	Tree	5	26	22
1303	Tree	5	24	22
1304-1306	Christmas Palm	5	28	12
1307	Christmas Palm	5	28	12
1308-1310	Christmas Palm	6	25	18
1311	Cabbage Palm	4	6	10
1312	Cabbage Palm	4	6	10
1445-1450	Cabbage Palm	4	6	6
1451	Cabbage Palm	4	6	6
1452	Cabbage Palm	6	12	12
1453	Cabbage Palm	6	18	14
1454	Cabbage Palm	6	18	14
1455-1456	Cabbage Palm	6	18	14
1457	Cabbage Palm	4	5	6
1458	Cabbage Palm	6	18	12
1459-1462	Tree	7	20	18
1463	Coconut Palm	9	20	24
1464-1465	Christmas Palm	6	20	18
1466-1467	Christmas Palm	3	24	18
1468	Christmas Palm	3	24	18
1469	Tree	4	25	20
1470	Tree	5	25	20
1471	Tree	4	20	16
1472-1475	Christmas Palm	3	24	18
1476	Christmas Palm	5	22	18
1477	Christmas Palm	7	20	18
1478	Christmas Palm	7	20	18
1479	Christmas Palm	5	24	24
1480	Christmas Palm	6	24	18
1481	Christmas Palm	6	24	18
1482-1484	Christmas Palm	3	27	16
1637	Christmas Palm	3	24	16
1638	Christmas Palm	3	24	16
1639	Christmas Palm	3	25	16
1644	Christmas Palm	3	25	16
1677	Pony Tail Palm	4	15	15
1699	Bottle Palm	4	7	7
1700	Bottle Palm	4	7	7
1701	Marco	7	24	24
1702	Hibiscus	4	20	18
1857	Palm	4	6	8
1858	Bottle Palm	8	10	12
1859	Bottle Palm	8	10	12
1860	Palm	6	10	12
1861	Tree	3	18	12
1815	Cabbage Palm	18	20	20
2073	Royal	18	24	26
2074	Royal	18	42	26
2075	Travel Palm	12	25	22
2076	Travel Palm	13	25	22
2077	Cabbage Palm	5	8	8
2078	Travel Palm	10	24	25
2079	Travel Palm	10	24	25
2080	Travel Palm	10	24	22
2081-2083	Royals	18	45	28
2084-2086	Limits of Easement	16	43	40
2133-2144	Travel Palm	10	34	20
2187	Marco	9	20	18
2188	Tree	5	20	16
2192	Tree	5	22	18
2193	Tree	4	22	18
2194-2197	Tree	5	22	20
2198	Tree	5	22	20
2199	Tree	6	22	20
2200	Tree	3	15	4
2201	Tree	5	17	8
2202	Tree	5	22	15
2203	Tree	3	22	15
2204	Tree	5	22	15
2205	Tree	5	22	15
2206-2209	Tree	4	22	16
2210	Tree	4	44	16
2211	Tree	5	20	16
2212	Tree	5	20	18
2213	Tree	6	22	18
2214	Tree	5	22	18
2215	Tree	6	22	18
2216	Tree	5	22	18
2217	Tree	8	22	18
2321-2325	Christmas Palm	3	13	7
2322	Palm	5	22	9

LEGAL DESCRIPTION:

Lots 7 and 8, in Block 9, of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the plat thereof, recorded in Plat Book 5 at Page 7, of the Public Records of Dade County, Florida now known as Miami-Dade County, Florida.

TOGETHER WITH:

Lots 9, 10, 11 and 12, in Block 9, of the same is shown by the AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the plat thereof, recorded in Plat Book 5 at Page 7, of the Public Records of Dade County, Florida now known as Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 26, Township 52 South, Range 46 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 are NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N70°00'03"W for the North right of way line of 27th Street, and evidenced by (2) found 1/2" pipes & caps.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. D-105-R, Elevation +4.28 Located in December, 2015 at 25th Street and Highway A-1-A.
- Elevations shown hereon have not been updated to reflect possible settlement and/or changes after the date of the original survey.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C017L for Community No. 120651, dated September 11, 2003, and index map revised September 11, 2009, and is relative to the Vertical Datum of National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 36,031 square feet, or 0.896 acre, more or less.
- 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.
- Improvements shown beyond the (scope/limits) of this boundary & topographic survey may not be current or located.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry, a certified arborist or a professional in that field.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- 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.
- Folio No.'s: 02-3226-001-0910, 02-3226-001-0920, 02-3226-001-0890 and 02-3226-001-0900.

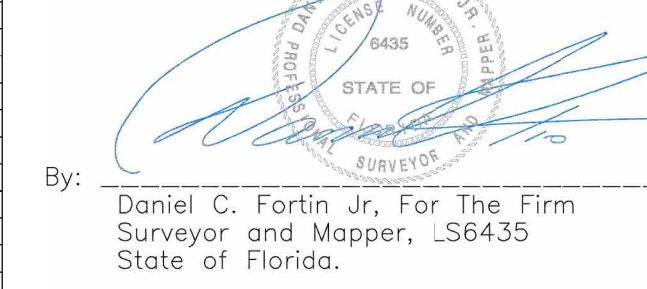
SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on December 9, 2021, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on December 9, 2021.

Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below

FORTIN, LEAVY, SKILES, INC., LB3653

Digitally signed by Daniel C Fortin
DN: c=US, o=Unaffiliated,
ou=A01410D0000017402A2BF42
0004295B, cn=Daniel C Fortin
Date: 2022.02.01 10:54:35



SURVEY

ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION

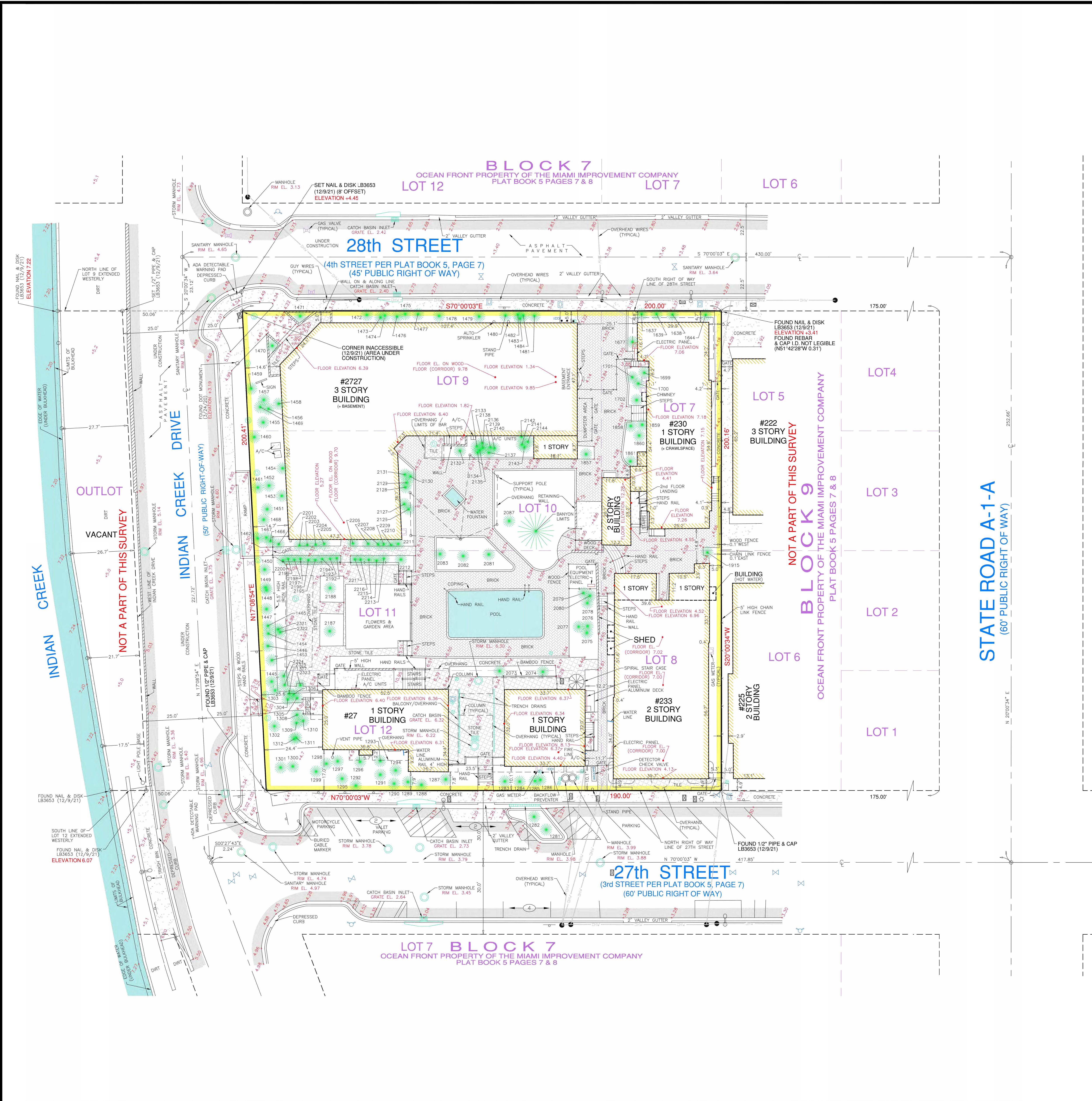
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Same.

No.	Revision Description

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone: 305-653-4497 / Fax: 305-651-7152 / Email: fl@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
INDIAN CREEK HOTEL
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	12/9/2021
Scale	1"=20'
Drawn By	DWF/LJB/DANJR
CAD No.	151606
Plotted	1/3/22 3:59p
Ref. Dwg.	2015-179
Field Book	054/31.32 RLL
Job No.	211196
Dwg. No.	2020-030-1
Sheet	1 of 1



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

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.136

DRAWN BY
A. CERRILLO

SCALE
AS SHOWN

PROJECT NUMBER
22003

DATE
2-20-20

GN-16
OF
16

STATE OF FLORIDA
REGISTERED ARCHITECT
AR0014022