

2727 Indian Creek Drive

MIAMI BEACH, FLORIDA

HISTORIC PRESERVATION BOARD FINAL SUBMITTAL

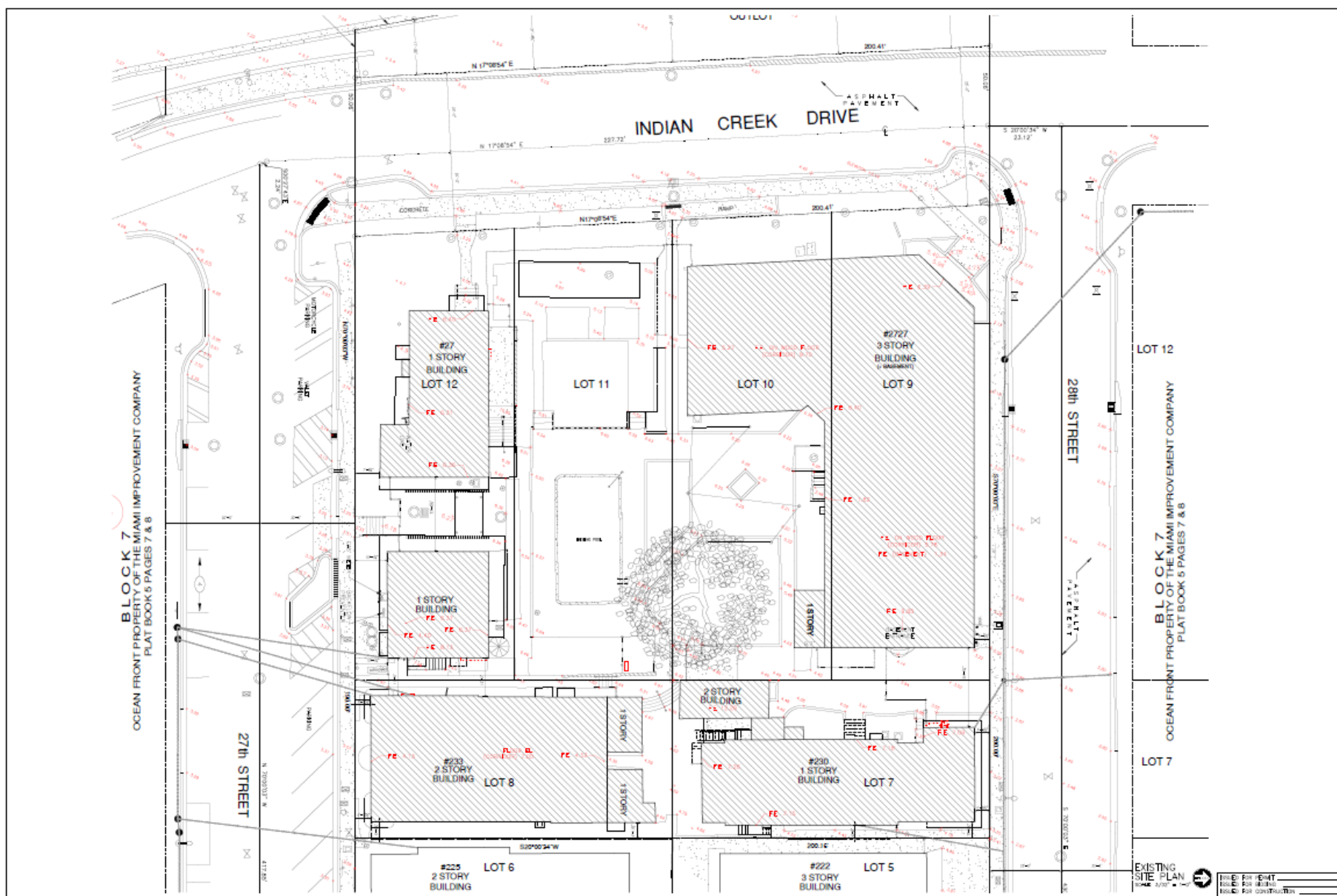
HPB22-0538



BIRDS EYE VIEW LOOKING SW FROM 28TH STREET



BIRDS EYE VIEW LOOKING NW FROM 27TH STREET



BLOCK 7
OCEAN FRONT PROPERTY OF THE MIAMI IMPROVEMENT COMPANY
PLAT BOOK 5 PAGES 7 & 8

LOT 12
BLOCK 7
OCEAN FRONT PROPERTY OF THE MIAMI IMPROVEMENT COMPANY
PLAT BOOK 5 PAGES 7 & 8
LOT 7

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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
180 PALM BEACH AVENUE, SUITE 2000, MIAMI BEACH, FLORIDA 33139
ARCHITECTURE: SUITE 2000 • ART: SUITE 2001 • BOARD: SUITE 2002 • 311-461-1111

DRAWN BY
CHARLES H. BENSON

SCALE
AS SHOWN

PROJECT NUMBER
21915

EX-1
OF
10



**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 % |
|----------|--------|

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

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

**ANNEX SCHEDULE
OF PROPOSED HOTEL
UNIT AREAS
336 SF OR GREATER**



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

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;

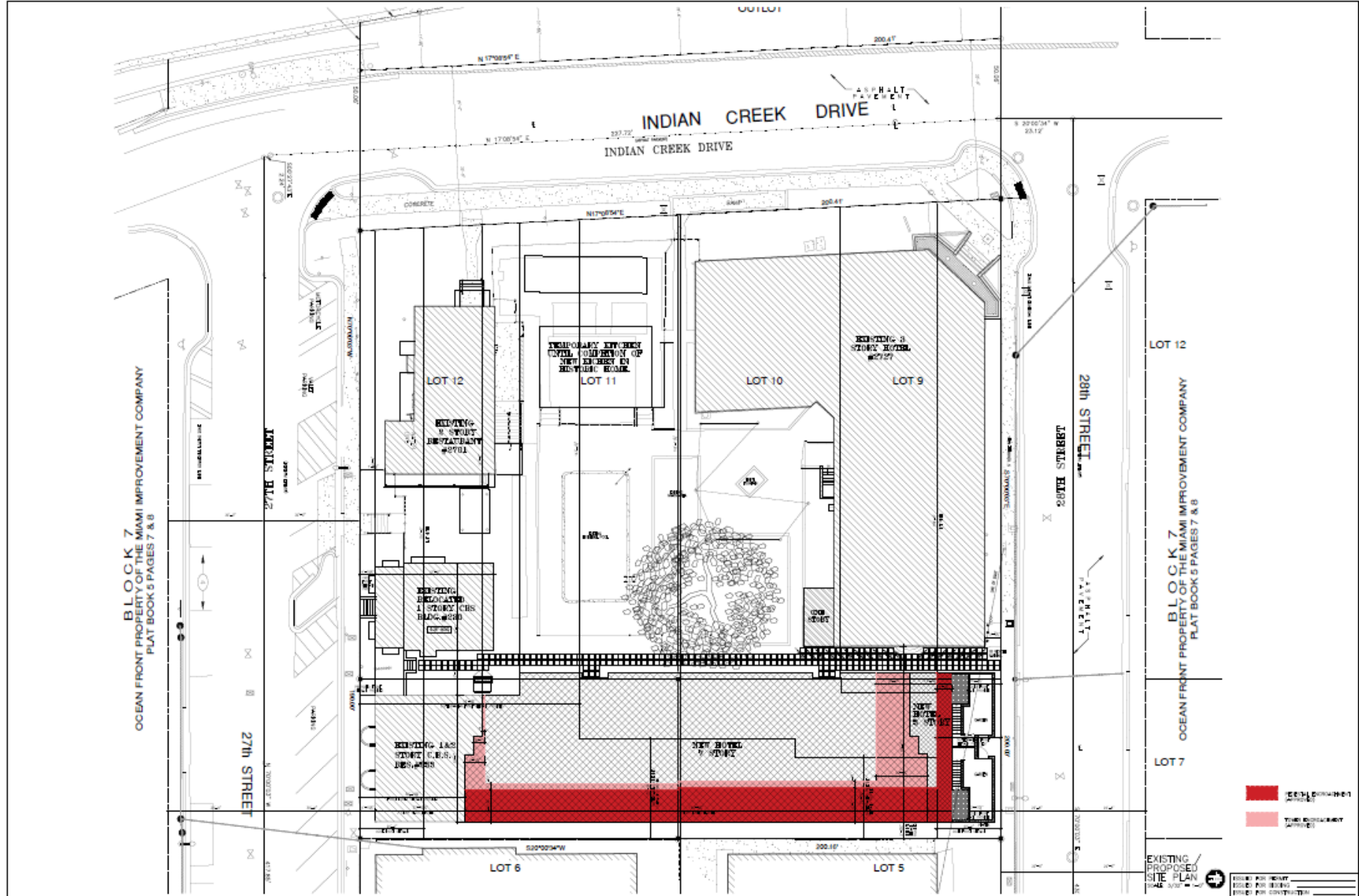
AFFIRMED. *Granting the unit size variance will enable the construction of a thoughtfully-designed, contextually-sensitive addition, while preserving contributing buildings on site.*

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.*



Block 7
 OCEAN FRONT PROPERTY OF THE MIAMI IMPROVEMENT COMPANY
 PLAT BOOK 5 PAGES 7 & 8

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STAFF BY
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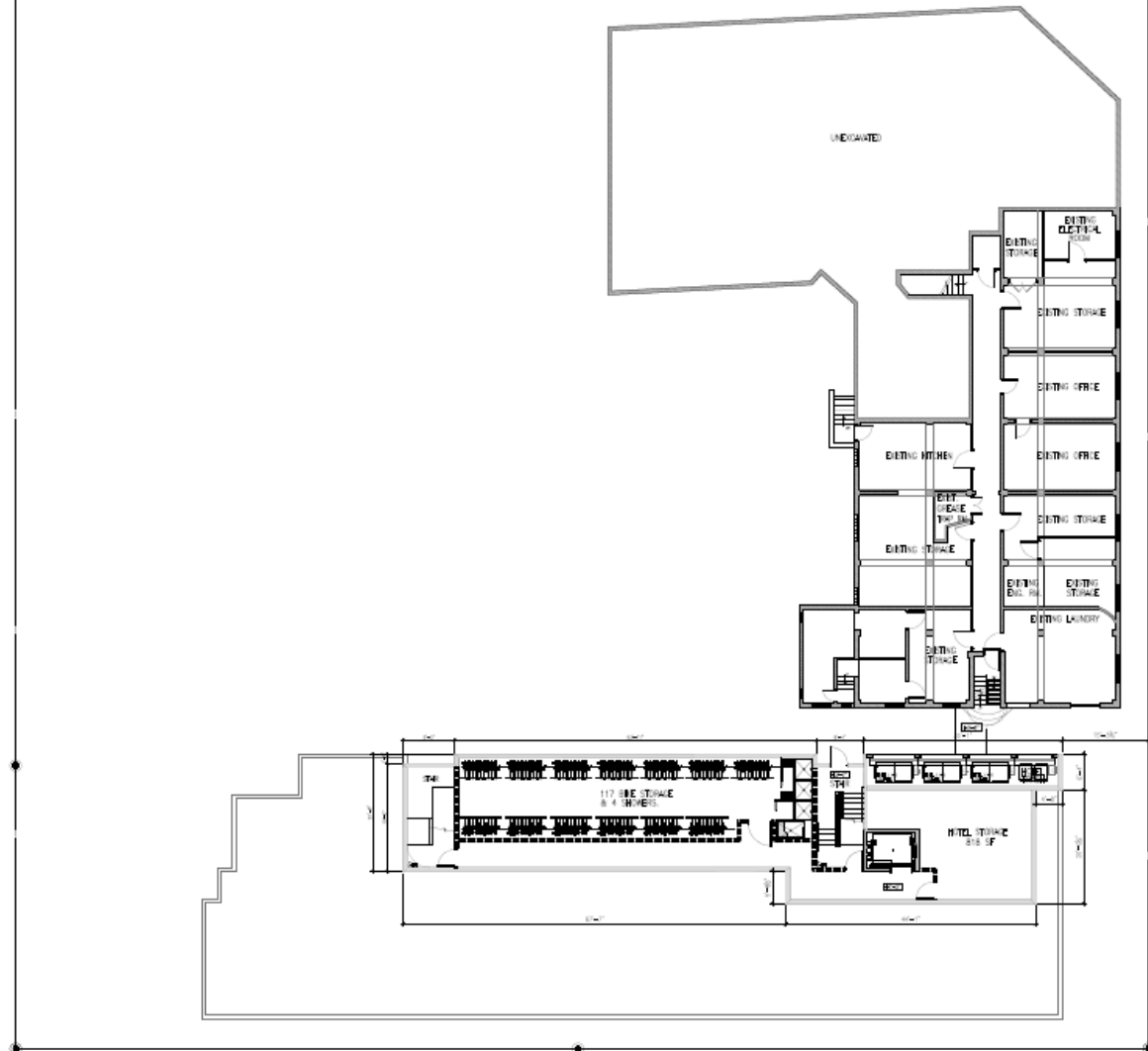
PROJECT NUMBER
 21915

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 of
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PEDESTAL ENCROACHMENT (APPROVED)

TOWER ENCROACHMENT (APPROVED)



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

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DRAWN BY:
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PROJECT NUMBER:
 21915

A-2
 OF
 17



SCALE:
 AS SHOWN

DATE:
 5-1-20



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

These drawings and notes shall conform to the standards set by the Building Code of the City of Miami and the State of Florida. The user shall be responsible for obtaining the applicable codes and regulations. The user shall be responsible for obtaining the applicable codes and regulations. The user shall be responsible for obtaining the applicable codes and regulations.

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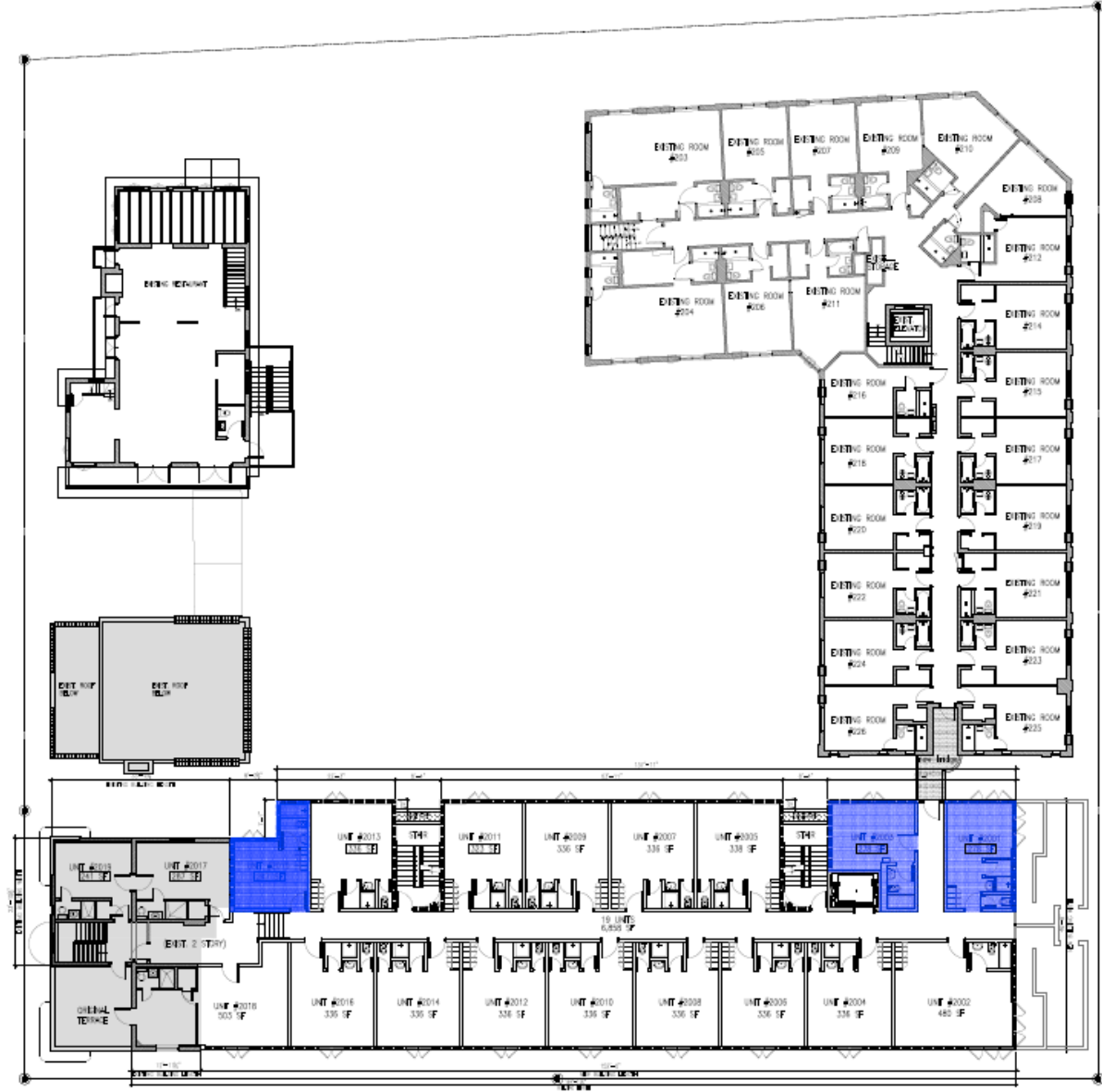
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 of
 17



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



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

ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

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

PROJECT NUMBER
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OF
17



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

PROPOSED LEVEL 2
SCALE: 1/8" = 1'-0"
 (S) (C) FOR PERMIT
 (S) (C) FOR RECORD
 (S) (C) FOR CONSTRUCTION



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

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

APPROVED FOR PERMIT
 REVIEWED FOR RECORD
 REVIEWED FOR CONSTRUCTION

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

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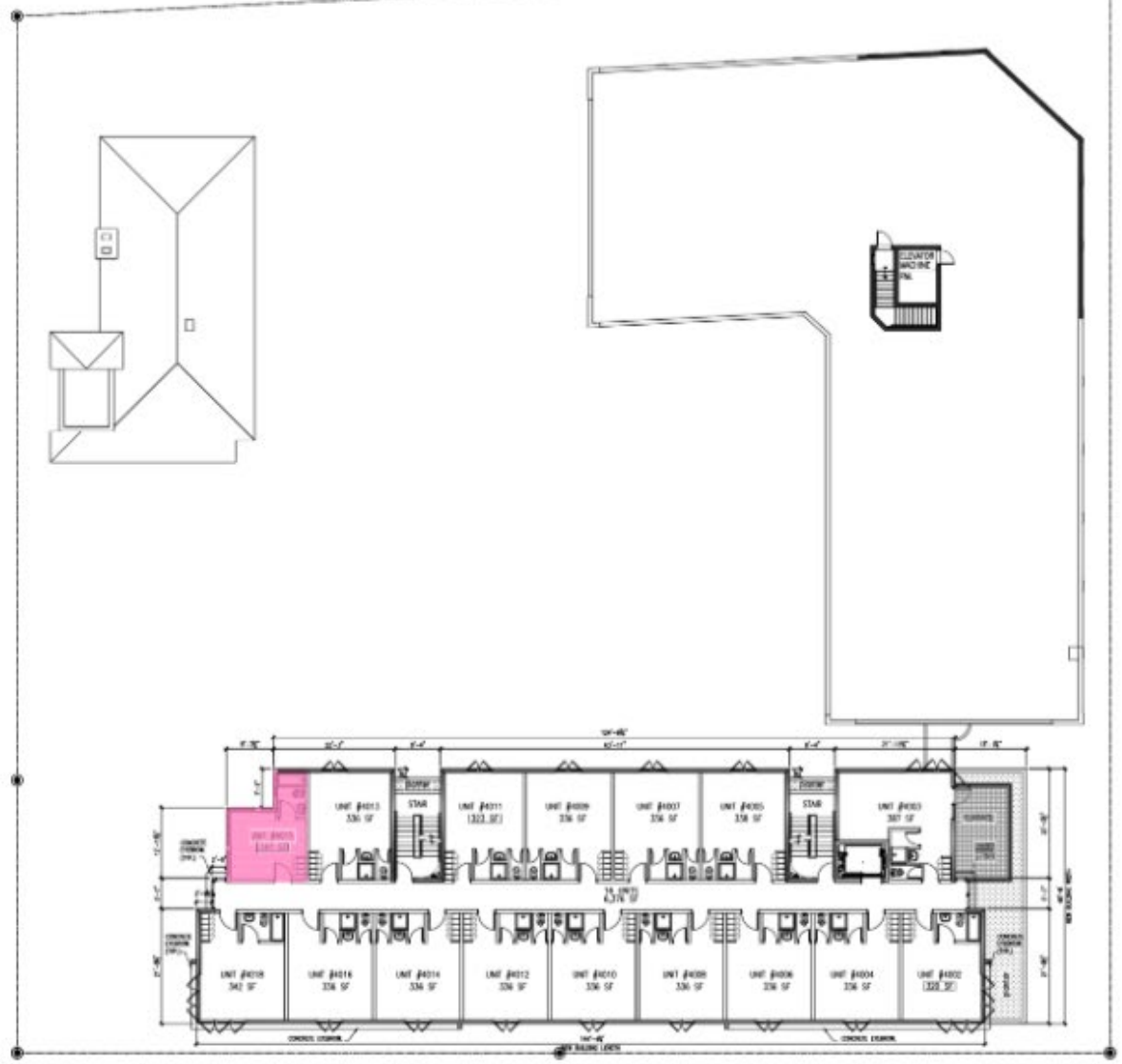
SCALE AS SHOWN

PROJECT NUMBER
 21915

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 17



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



NEW UNDERSIZED UNIT

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

SEAL FOR PERMIT
 SEAL FOR RECORD
 SEAL FOR CONSTRUCTION

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

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 ARCHITECTURE LICENSE # 481455 BOARD CERTIFICATE # 48,139

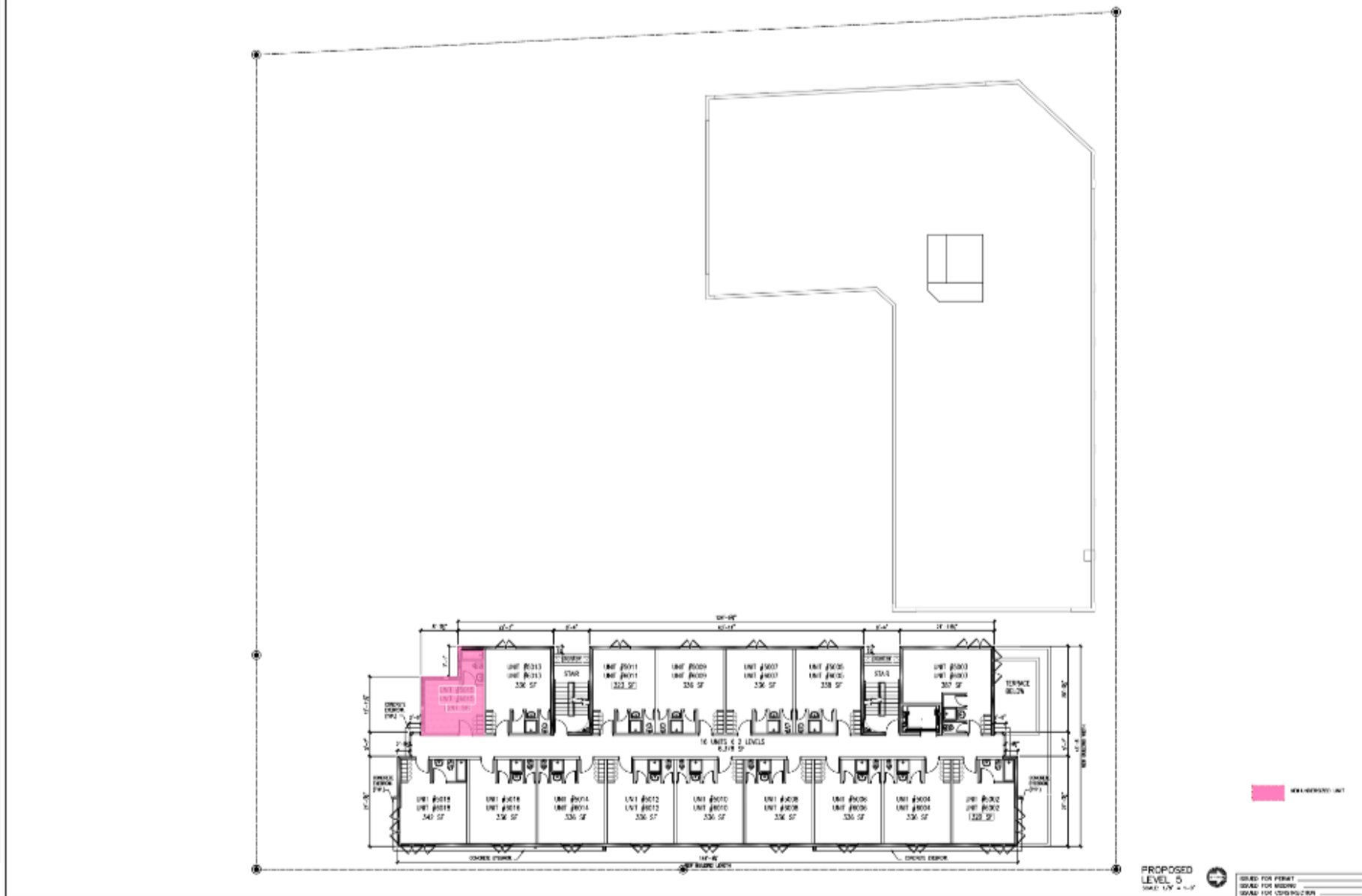
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17



NEW UNDERSIZED UNIT



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

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DESIGN BY
CHARLES H. BENSON

PROJECT NUMBER
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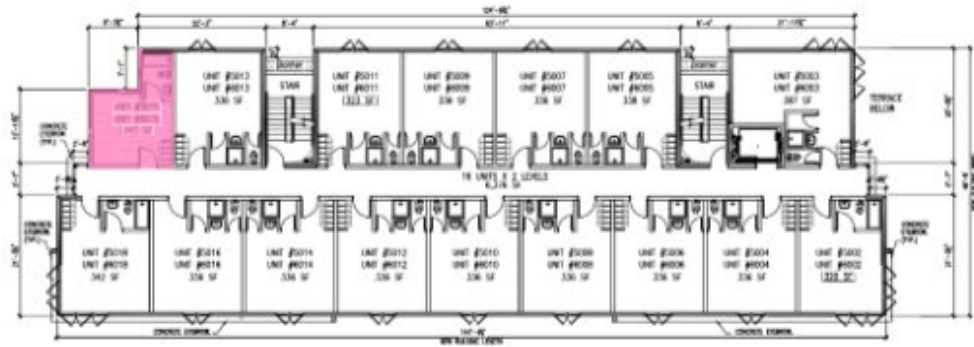
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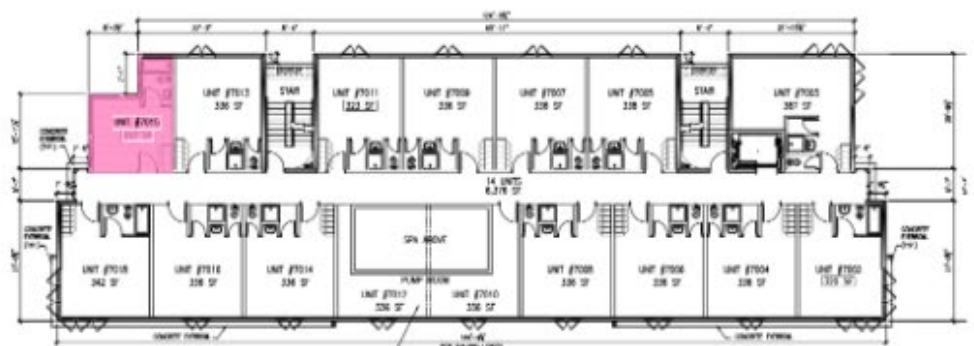
NEW UNDERSIZED UNIT

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

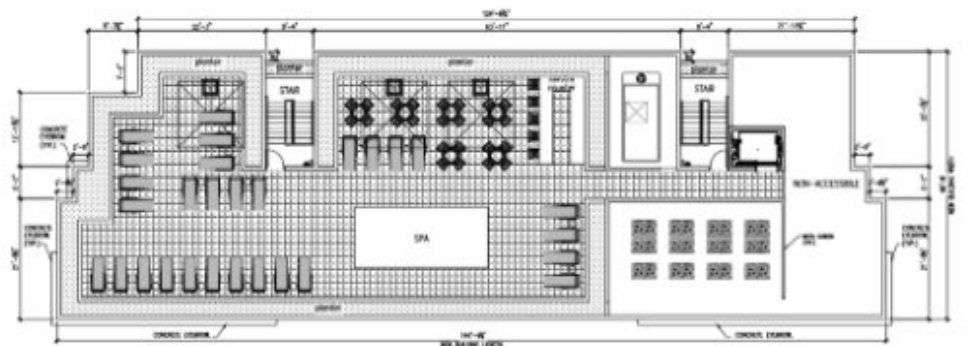
SEAL FOR PERMIT
SEAL FOR RECORD
SEAL FOR CONSTRUCTION



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 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"

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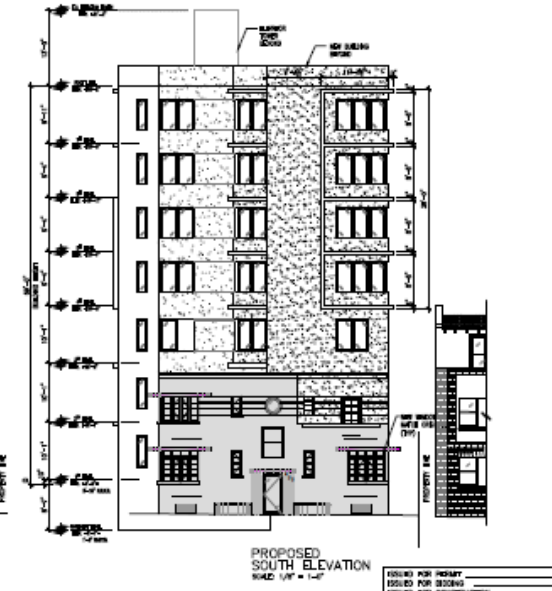
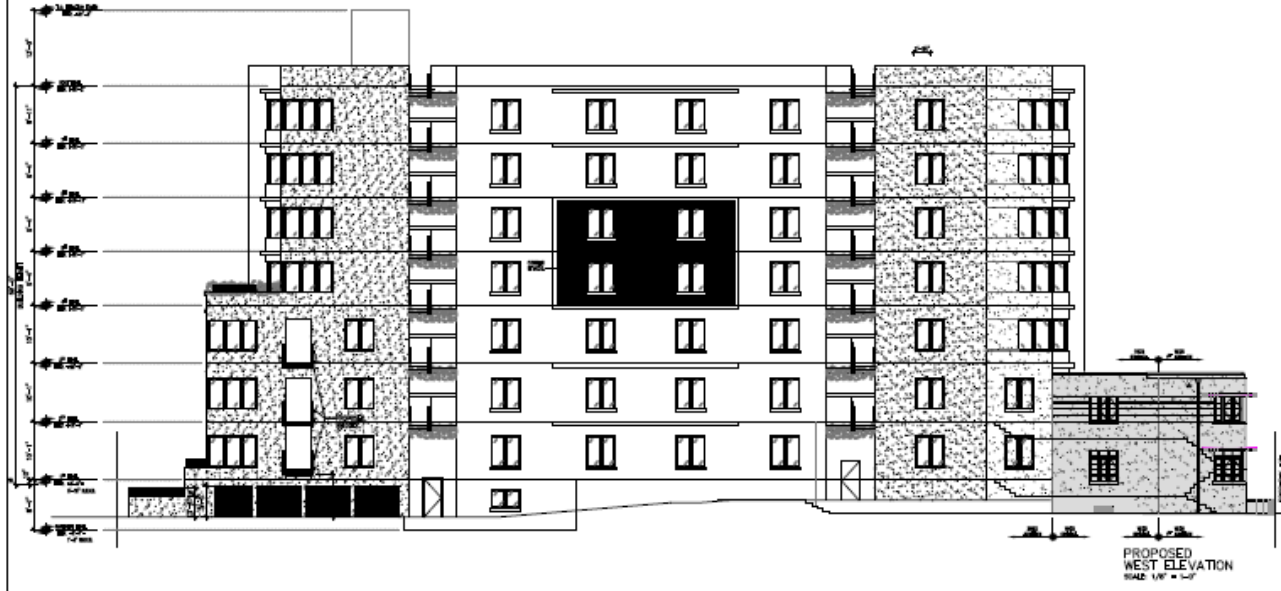
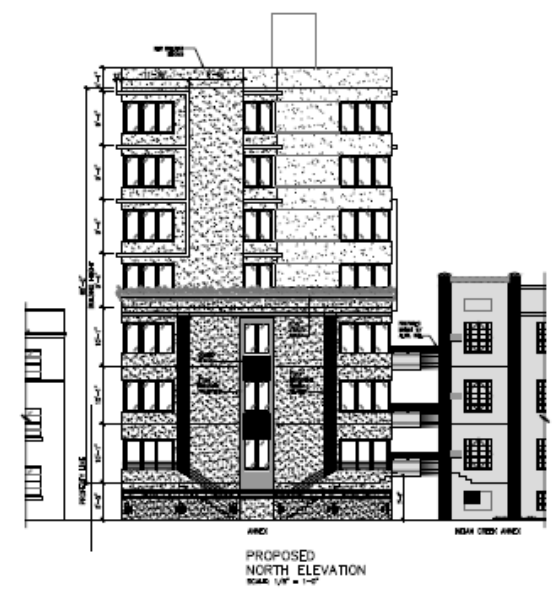
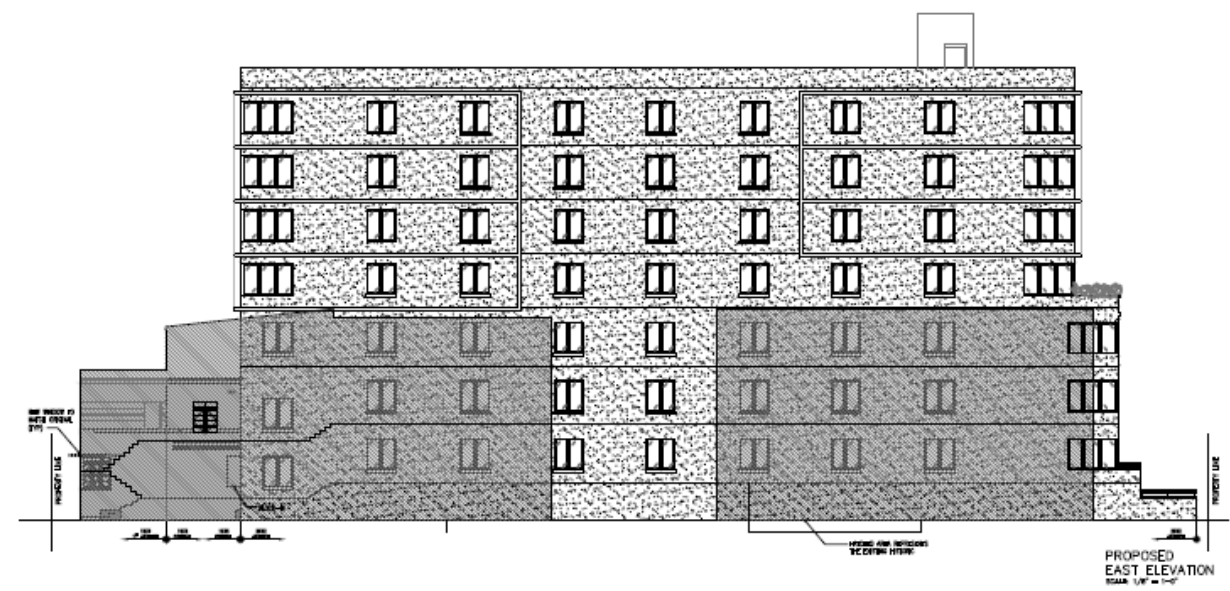
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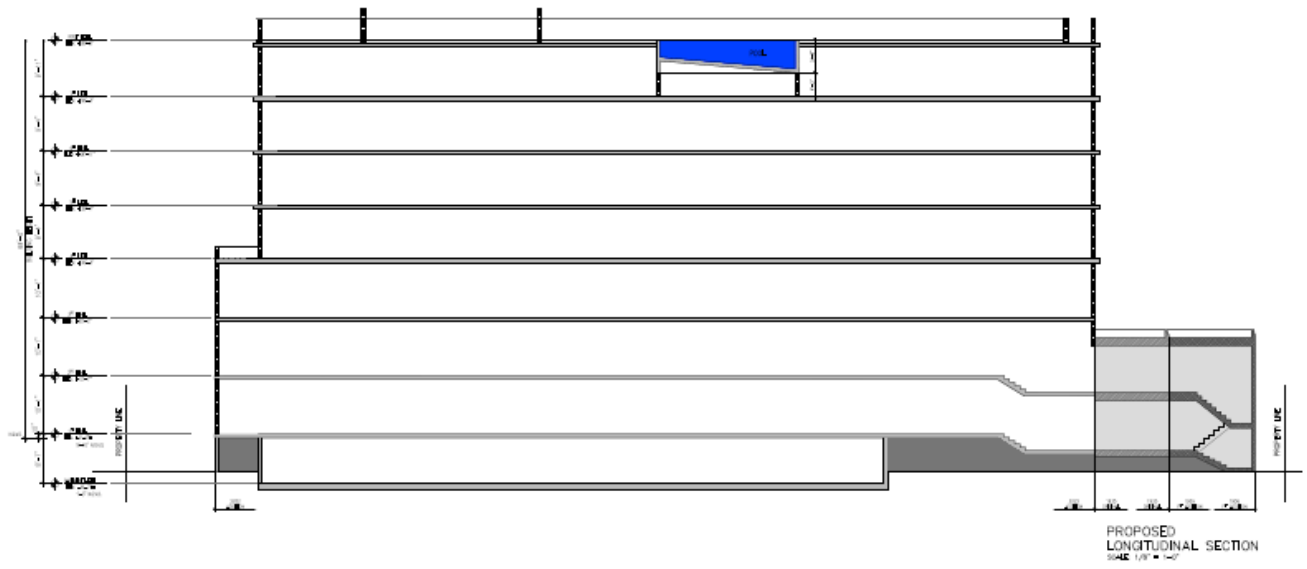
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NEW ADDITION FOR:
INDIAN CREEK HOTEL
 2727 INDIAN CREEK DR. MIAMI BEACH, FL., 33140

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PROJECT NUMBER
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A-10
 OF
 17





PROPOSED CONTEXTUAL
NORTH ELEVATION
SCALE: 3/32" = 1'-0"



PROPOSED CONTEXTUAL
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



PROPOSED CONTEXTUAL
WEST ELEVATION
SCALE: 3/32" = 1'-0"

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ARCHITECTURE LICENSE # AH14052 BOARD CERTIFICATE # 45,138

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A-11
OF
17





RESTORED & REDUCED
NORTH WEST ELEVATION



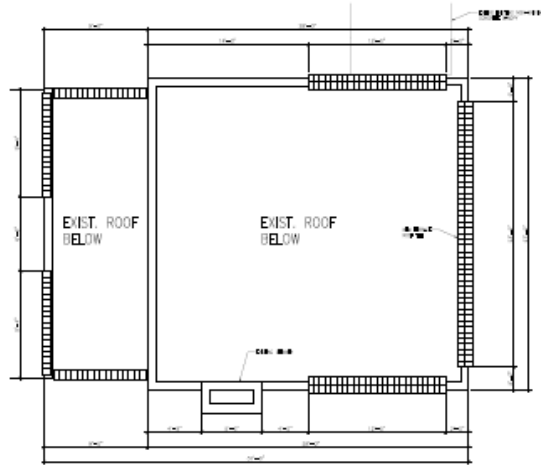
RESTORED & REDUCED
NORTH EAST ELEVATION



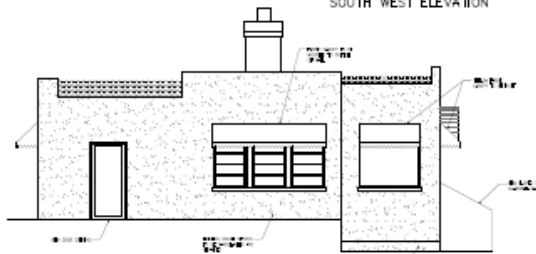
RESTORED
SOUTH WEST ELEVATION



RESTORED
SOUTH EAST ELEVATION



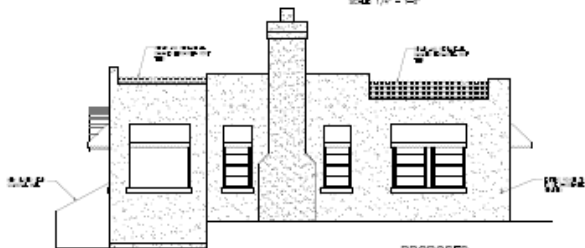
PROPOSED
ROOF PLAN
SCALE 1/4" = 1'-0"



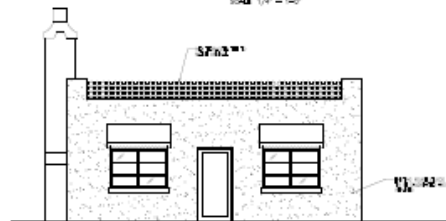
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WEST ELEVATION
SCALE 1/4" = 1'-0"



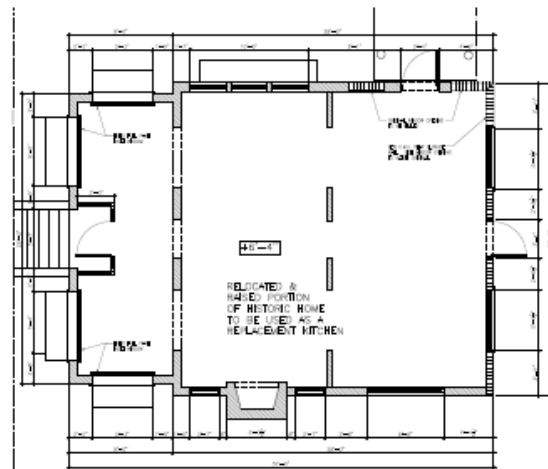
PROPOSED
SOUTH ELEVATION
SCALE 1/4" = 1'-0"



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



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



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

LA CORONA RENOVATION & RESTORATION.

DATE FOR REVIEW
DATE FOR PERMITS
DATE FOR CONSTRUCTION

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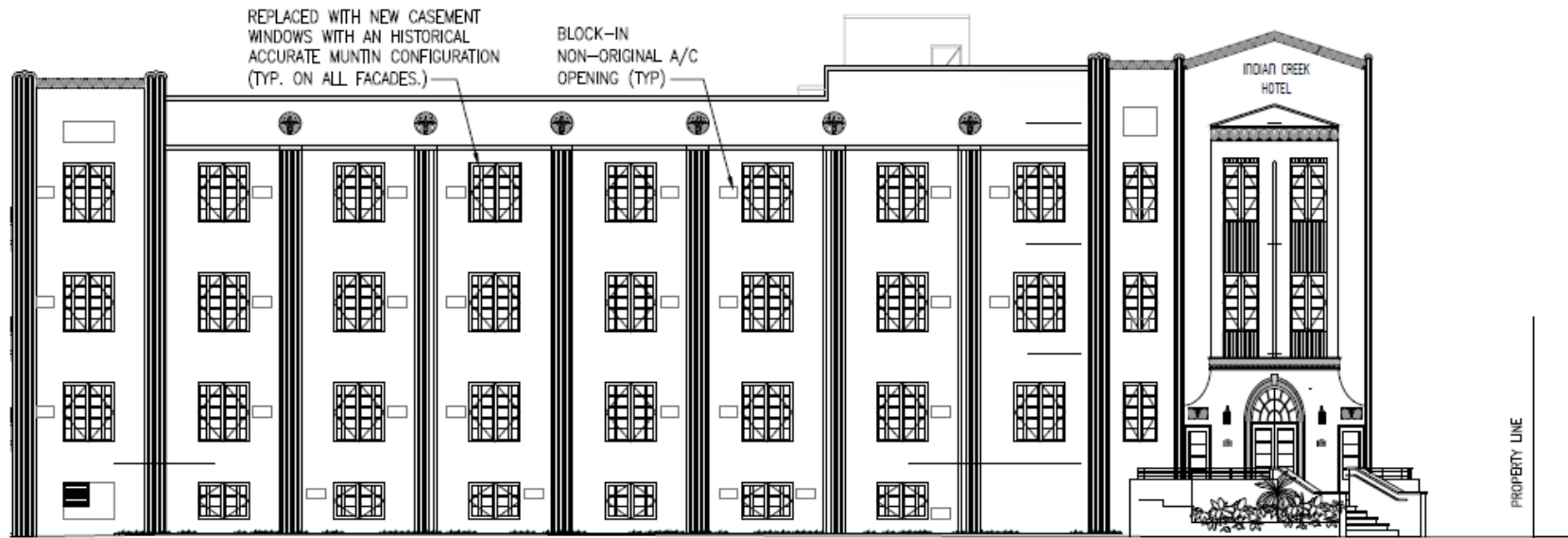
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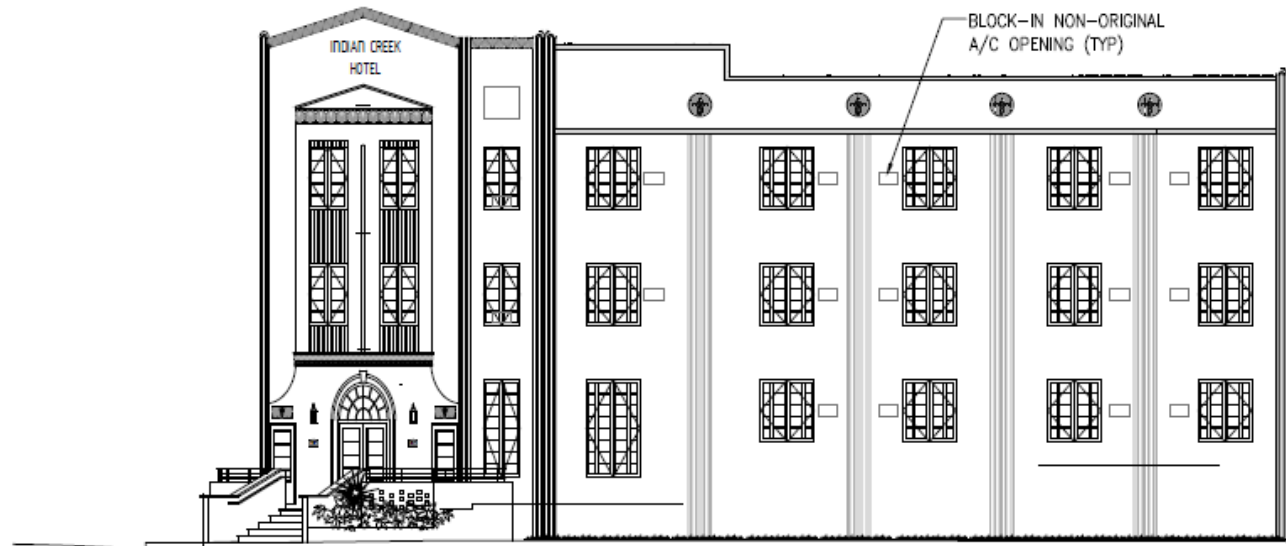
21915

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OF
17





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



PROPOSED
INDIAN CREEK WEST ELEVATION
SCALE 1/4" = 1'-0"

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MAX CAMPBELL

SCALE
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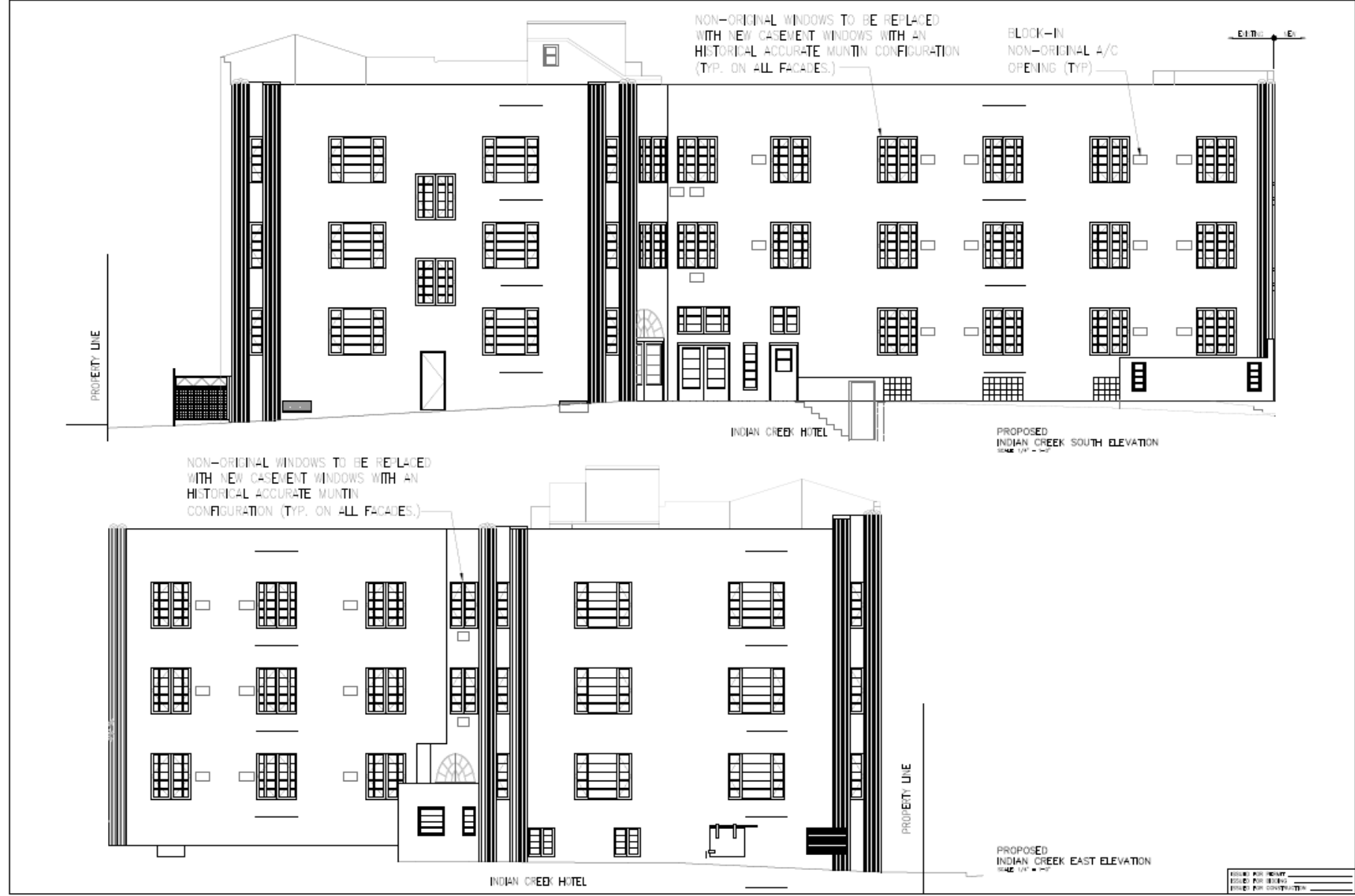
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PROJECT NUMBER

21915

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

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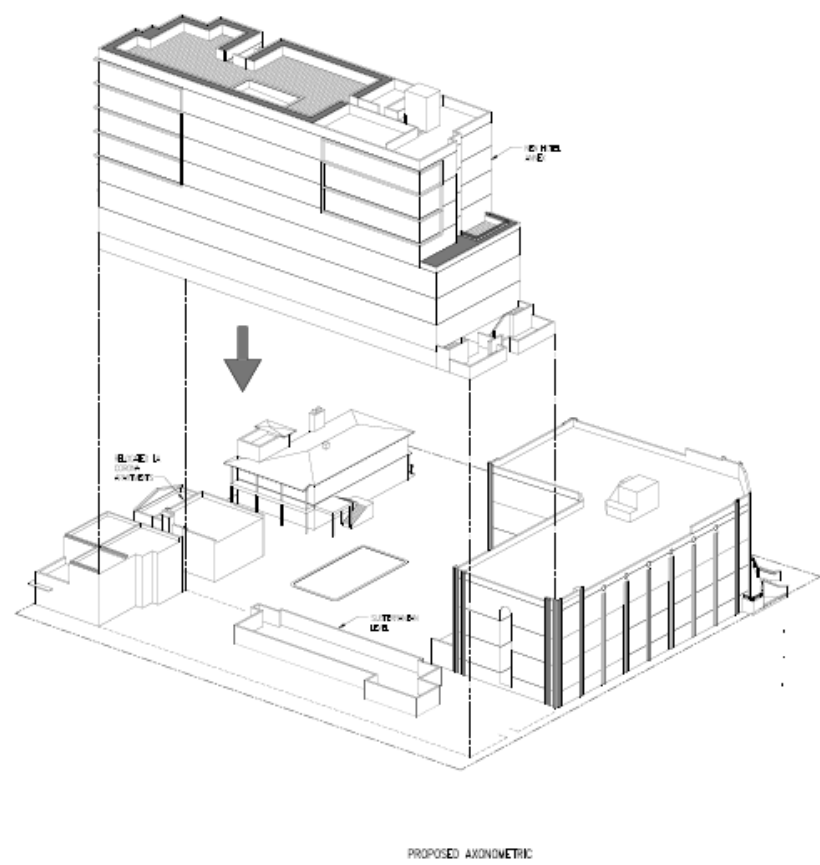
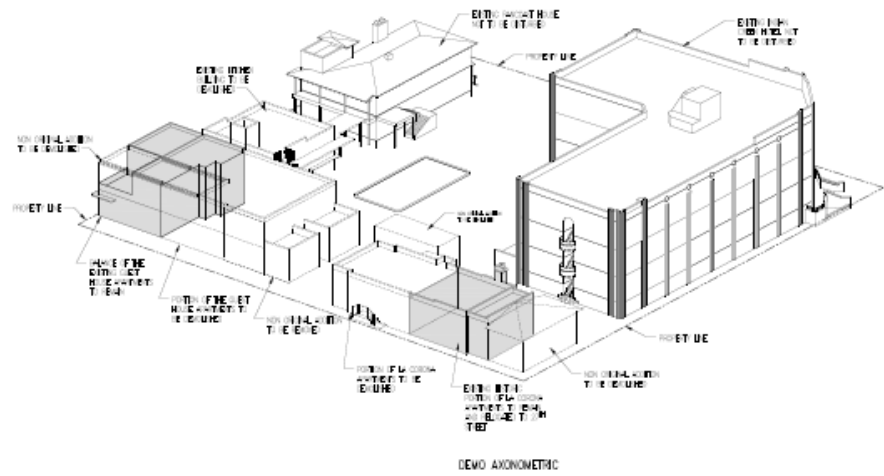
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DATE
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PROJECT NUMBER
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 OF
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NEW ADDITION FOR:
INDIAN CREEK HOTEL
 2727 INDIAN CREEK DR. MIAMI BEACH, FL. 33140

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
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 ARCHITECTS REGISTERED IN FLORIDA LICENSE NO. 10270

DESIGNED BY
 CHARLES H. BENSON
 SCALE
 AS SHOWN

PROJECT NUMBER
 21915

A-15
 OF
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