

December 8, 2017

**VIA HAND DELIVERY**

The Chairperson and Members of the  
Miami Beach Historic Preservation Board  
c/o Ms. Deborah J. Tackett  
City of Miami Beach Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

**Re: HPB17-0177 | Application for a Certificate of Appropriateness for Design & Demolition | CASA CASUARINA | 1116 Ocean Drive, Miami Beach (the "Property")**

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Dear Chairperson and Members of the Historic Preservation Board:

Our firm represents VMSB, LLC (the "Applicant"), in connection with land use and zoning matters relating to the Property. Please accept this Application, on behalf of the Applicant, for a Certificate of Appropriateness for design and demolition ("COA") in connection with the enhancement of the Property (the "Project").

**I. The Property**

The Property is located in the Ocean Drive/Collins Avenue Historic District and the Miami Beach Architectural District. The Property is zoned Mixed Use Entertainment (MXE) on the City of Miami Beach Official Zoning Map and designated Mixed Use Entertainment (MXE) on the City's Future Land Use Map.

The Property contains a 3-story Hotel from 1930 originally called Casa Casuarina designed by Arthur Laidler-Jones for Mr. Alden Freeman. Enclosed please find a copy of the building cards for the Property and a Historic Resource Report ("Historic Report"). After Mr. Freeman's ownership, the property was renamed the Amsterdam Palace for many decades and then in 1992 it became the Gianni Versace Mansion until his murder in 1997. Currently the Property has retained its original name as Casa Casuarina.

## **II. Project**

Applicant is submitting to the Historic Preservation Board ("HPB") for a COA to install 2 retractable canopies', one is located over the interior courtyard of Casa Casuarina and the second over the courtyard and pool area (created by Gianni Versace period) on the southern end of the property.

## **III. Request for Certificate of Appropriateness**

The Applicant is hereby requesting an approval of the COA to permit the addition of the two retractable canopies. With the installation of the two retractable canopies, the property will continue to meet the operation needs of today's market while continuing to be compatible with the surrounding properties and provide.

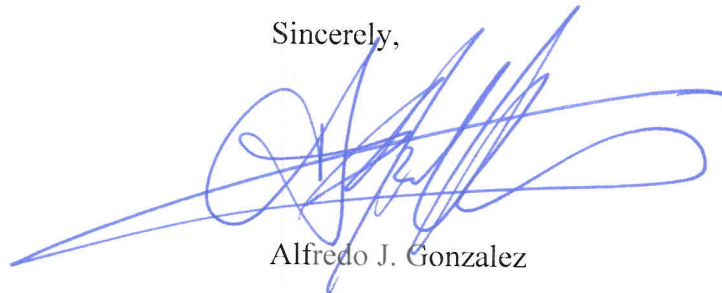
## **IV. Compliance with COA Criteria**

In accordance with Section 118-564 of the Code, the Application complies with the criteria for issuance of a COA. The proposed physical improvements and additions are designed to be compatible with the surrounding properties. The general design, scale and massing of the renovations to the Property are appropriate to the size of the lot and compatible with the surrounding properties.

## **V. Conclusion**

The Applicant is requesting the approval of the COA to approve adding the two retractable canopies within the Property. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,



Alfredo J. Gonzalez