

CASA CASUARINA

RETRACTABLE CANOPIES

1116 OCEAN DRIVE
MIAMI BEACH, FLORIDA 33139

"MODIFY FINAL SUBMITTAL" -- HPB17-0177 -- DATE: 03-19-2018



LEGAL DESCRIPTION:

LOTS 5, 6 AND 7, BLOCK 16 OF OCEAN BEACH ADDITION No. 2,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2,
PAGE 56, OF PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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SCOPE OF WORK

- 1- EXISTING POOL AREA EAST PERIMETER WALL TO BE REBUILT 9'-4" WEST REUSING EXISTING METAL AND STONE DECORATIVE ELEMENTS. NEW WALL HEIGHT TO MATCH EXISTING WEST WALL. UPPER COLUMNS DISTANCE AND ARCH TO MATCH WEST WALL.
- 2- PROVIDE FIRE RESISTANT RETRACTABLE CANOPY ATTACHED TO NEW EAST AND EXISTING WEST WALLS.
- 3- PROVIDE FIRE RESISTANT RETRACTABLE CANOPY AT EXISTING COURTYARD AS SHOWN. EXISTING STRUCTURE TO BE REINFORCED AS REQUIRED.
- 4- RETACTABLE CANOPY MANUFACTURER TO SUBMIT SHOP DRAWING TO A/E FOR APPROVAL.



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HPB17-0177

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DATE: 11/20/2017 PROJECT No.: 562

SCALE: AS SHOWN

REV DATE AND COMMENT

REV	DATE AND COMMENT

COVER, SCOPE OF
WORK & INDEX OF
DRAWINGS

SHEET No.:

A0.0

EARLY DESIGNS



PROPOSED STRUCTURE HEIGHT = 37'-0"



PRESENTATION BY CANOPY MANUFACTURER



PROPOSED STRUCTURE HEIGHT = 29'-0"



ARCHITECT FIRST PRESENTATION

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1110 OCEAN DRIVE
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11/20/2017	562
SCALE:	GAD, DWS, NAME:

SOURCE:	CAD/DWG NAME:
AS SHOWN	

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REV	DATE AND COMMENT
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DESIGN

DEVELOPMENT

DEVELOPMENT PROCESS

PROCESS

SHEET No.:

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DOI: 10.1002/for

A0.1

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EARLY DESIGNS



PROPOSED STRUCTURE HEIGHT = 29'-0"




PROPOSED STRUCTURE HEIGHT = 29'-0"



SECOND PRESENTATION OPTION 2



SECOND PRESENTATION OPTION 1



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REV	DATE	AND COMMENT

DATE: 11/20/2017 PROJECT No.: 562

AS SHOWN

DESIGN DEVELOPMENT PROCESS

SHEET No.: A0.2



OPTION 2



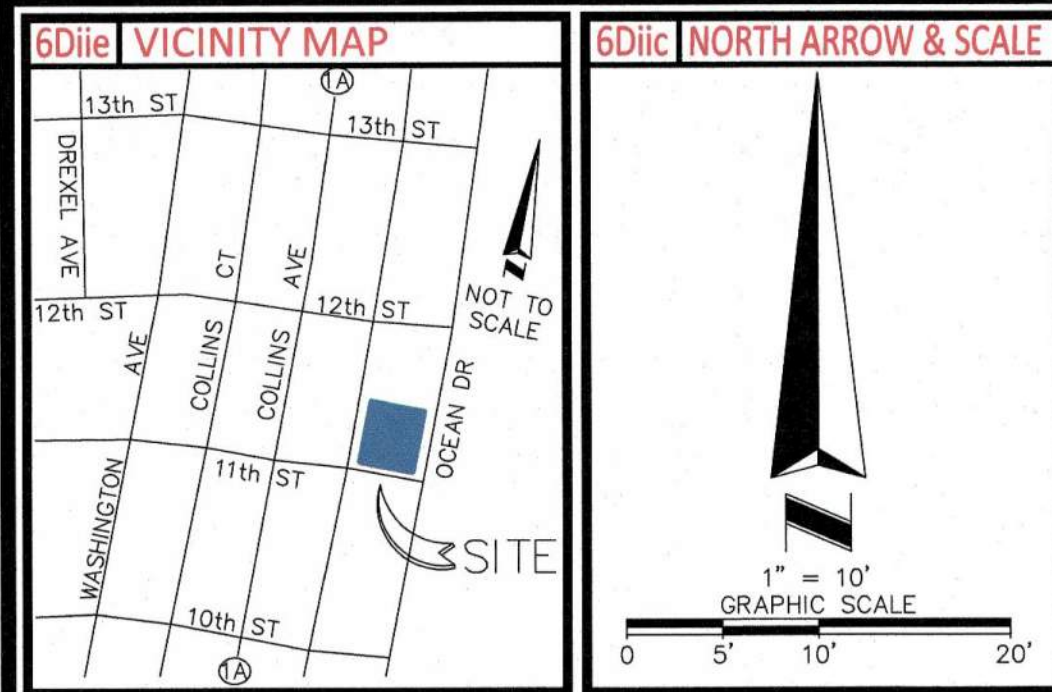
OPTION 3



PROPOSED STRUCTURE HEIGHT = 22'-10"
THIRD PRESENTATION OPTION 2 & 3



DATE	PROJECT No.
11/20/2017	562
AS SHOWN	AS DESIGNED
REV	DATE AND COMMENT



5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

Buildings appear to encroach into building setback lines as shown on the west and north lines.

8" wide concrete wall on north line ownership unknown.

Ramps cross onto public alley.

Iron fence and concrete pad cross onto public right-of-way.

Eave overhang crosses westerly boundary line into right of way by 2.0' at most.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120651 0317 L (MAP NO. 12086C0317L), WHICH BEARS AN EFFECTIVE DATE OF 09/11/2009, AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "AE" DENOTES BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED.

6Diid LEGEND AND ABBREVIATIONS

CONCRETE SURFACE	NO PARKING AREA	HANDICAP PARKING SPACE	RECOVERED MONUMENT AS NOTED	UNDERGROUND WIRE PULL BOX	GENERATOR	WM	AC	GEN	WM	CM	FDC	(R)	(M)	R/W	☆	+
SO.FT. SQUARE FEET	PPB	P	N/S	N/A	TSB	P/V	T/F	TYP	LB	LS						
	PARKING PAY BOX	PLANTER	NOT SPECIFIED	NOT APPLICABLE	TRAFFIC SIGNAL BOX	POST INDICATOR VALVE	TRANSFORMER	TYPICAL	LICENSED BUSINESS	LICENSED SURVEYOR						

6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

5Ei SCHEDULE "B" ITEMS

7 MATTERS ON THE PLAT OF OCEAN BEACH ADDITION NO. 2 RECORDED IN PLAT BOOK 2, PAGE 56. (AFFECTS, NOTHING TO PLOT)

8 COVENANTS, CONDITIONS AND RESTRICTIONS IN ORDER RECORDED IN OFFICIAL RECORDS BOOK 15993, PAGE 743. (AFFECTS, AS SHOWN)

9 UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 16026, PAGE 3304. (AFFECTS, NOTHING TO PLOT)

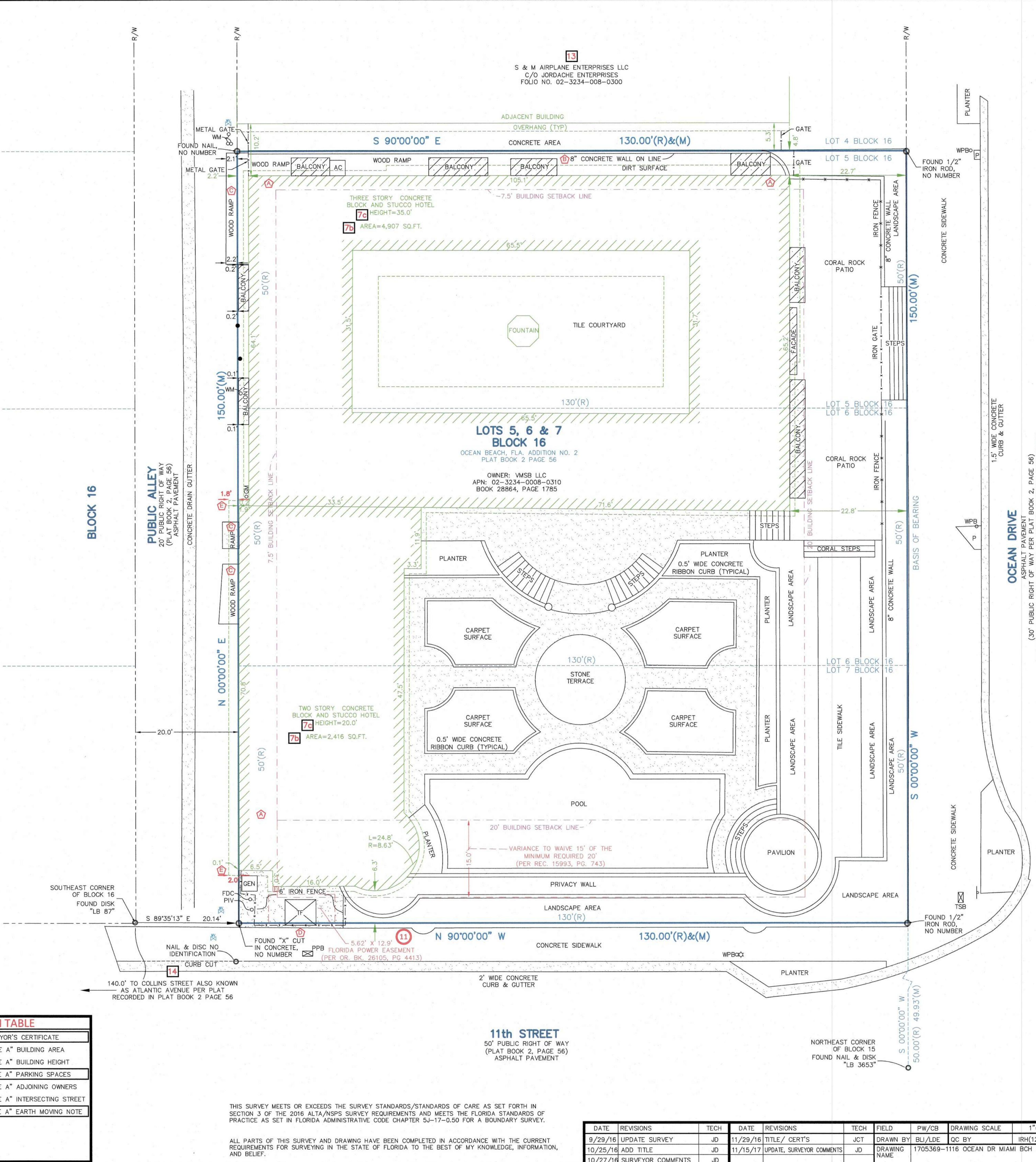
10 COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN WARRANTY DEED IN OFFICIAL RECORDS BOOK 19267, PAGE 2761. (AFFECTS, NOTHING TO PLOT)

11 EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 26105, PAGE 4413. (AFFECTS, AS SHOWN)



ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2 "TABLE A" PROPERTY ADDRESS	6Biv BEARING BASIS	7 SURVEYOR'S CERTIFICATE
3 "TABLE A" FLOOD INFORMATION	6Bvii CONTIGUITY STATEMENT	7b "TABLE A" BUILDING AREA
4 "TABLE A" LAND AREA	6Bxii TITLE COMMITMENT INFORMATION	7c "TABLE A" BUILDING HEIGHT
5Biii ACCESS TO PROPERTY	6Cvi RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	9 "TABLE A" PARKING SPACES
5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS	6Diic NORTH ARROW & SCALE	13 "TABLE A" ADJOINING OWNERS
5Ei SCHEDULE "B" ITEMS	6Diid LEGEND & ABBREVIATIONS	14 "TABLE A" INTERSECTING STREET
5F CEMETERY NOTE	6Diie VICINITY MAP	16 "TABLE A" EARTH MOVING NOTE
6Bi TITLE DESCRIPTION	6Diig SURVEYOR'S NOTES	
	6Dvi TYPE OF SURVEY	



6Bxii TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 5993782, HAVING AN EFFECTIVE DATE OF NOVEMBER 8, 2016, REVISED NOVEMBER 18, 2016-REVISION C

6Bi TITLE DESCRIPTION

LOTS 5, 6 AND 7, BLOCK 16 OF OCEAN BEACH ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

6Diig SURVEYOR'S 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, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY 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 2016 ALTA/NSPS SURVEY REQUIREMENTS.

4 LAND AREA 19,500± SQUARE FEET 0.45± ACRES

6Biv BEARING BASIS BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF BLOCK 16 BEING S 00°00'00" W, AN ASSUMED DATUM.

5F CEMETERY NOTE THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES NO ONSITE PARKING OBSERVED

5Biii ACCESS TO PROPERTY THE SUBJECT PROPERTY HAS DIRECT PHYSICAL PEDESTRIAN ACCESS TO OCEAN DRIVE, 11th STREET, AND PUBLIC ALLEY ALL DEDICATED PUBLIC STREETS OR HIGHWAYS

16 EARTH MOVING NOTE THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii CONTIGUITY STATEMENT THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: GREENBERG TRAURIG, PA, VMSB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, VM SOUTH BEACH, LLC, A NEW YORK LIMITED LIABILITY COMPANY, BANK HAPOLAM, B.M., AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(c), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 3/18/2012, UPDATED 11/15/2017. DATE OF PLAT OR MAP: 3/19/2012, UPDATED 11/15/2017.

THOMAS A. DOWNS

PROFESSIONAL SURVEYOR & MAPPER NO: 4991

STATE OF FLORIDA

PROJECT NO: 1705369 (UPDATE OF 1603274)

SURVEY PREPARED BY: AMERICAN SURVEYING & MAPPING, INC. 3191 MAJURE BLVD., SUITE 200 ORLANDO, FL 32803

CERTIFICATE OF AUTHORIZATION # LB6393

PHONE: (407) 426-9799

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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 OF 1

ALTA/NSPS LAND TITLE SURVEY

BOUNDARY SURVEY OF VESPACE MANSION 1116 OCEAN DRIVE MIAMI BEACH, FLORIDA

6Dvi

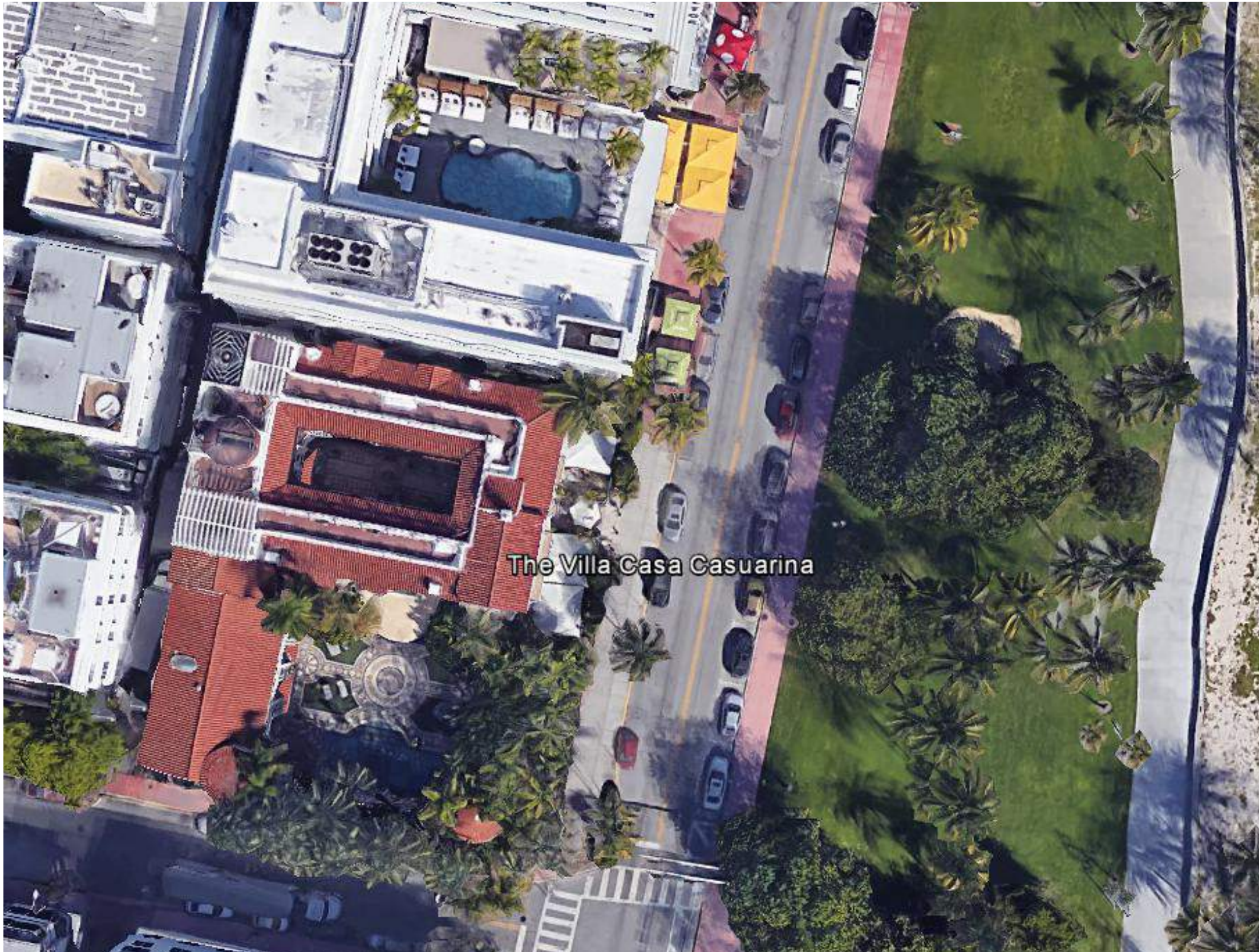
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LATITUDE: 25° 46' 54.8566"
LONGITUDE: -80° 7' 50.2784"

PROJECT DATA:

PROJECT SCOPE: SUPPLY OF RETRACTABLE CANOPY ON ROOFTOP OF THE VILLA CASA CASUARINA IN MIAMI, FLORIDA.
CONSTRUCTION TYPES: TYPE II, FIRE RESISTIVE, (R-1) STRUCTURAL FRAME - 2 HR RATED

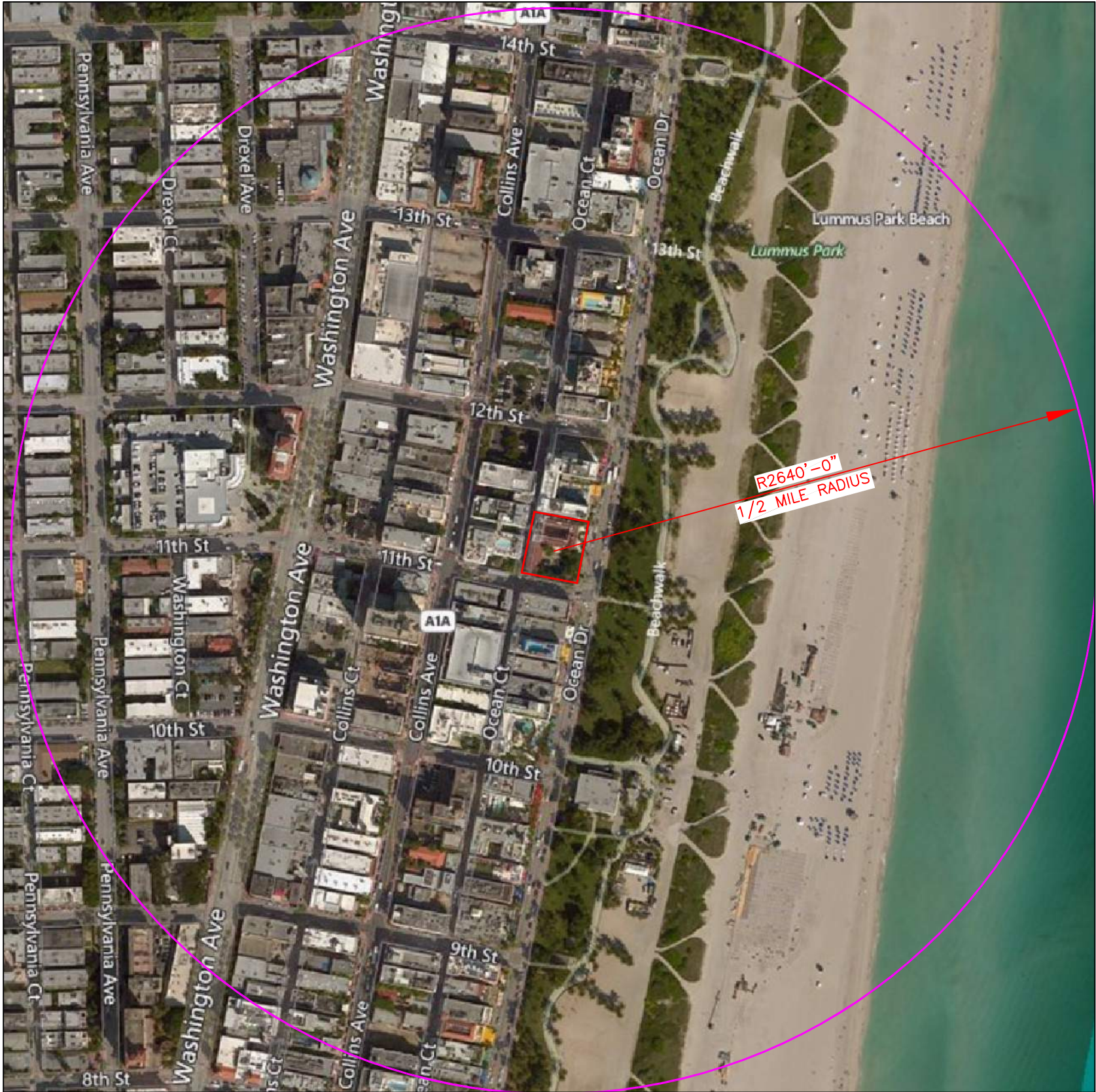
MATERIAL COMPLIANCE: ALL MATERIALS MEET FLORIDA BUILDING CODE SECTION 3105.4 FOR CANOPY MATERIALS.
CANOPY IS TO BE CONSTRUCTED OF A RIGID FRAMEWORK WITH AN APPROVED COVERING THAT MEETS THE FIRE PROPAGATION PERFORMANCE CRITERIA OF NFPA 701, AND IN ACCORDANCE WITH FLAME SPREAD INDEX NOT GREATER THAN 25 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.

POOL
STRUCTURE HEIGHT: 24'-0" APROX.
RETRACTABLE CANOPY AREA: 4,400 SF

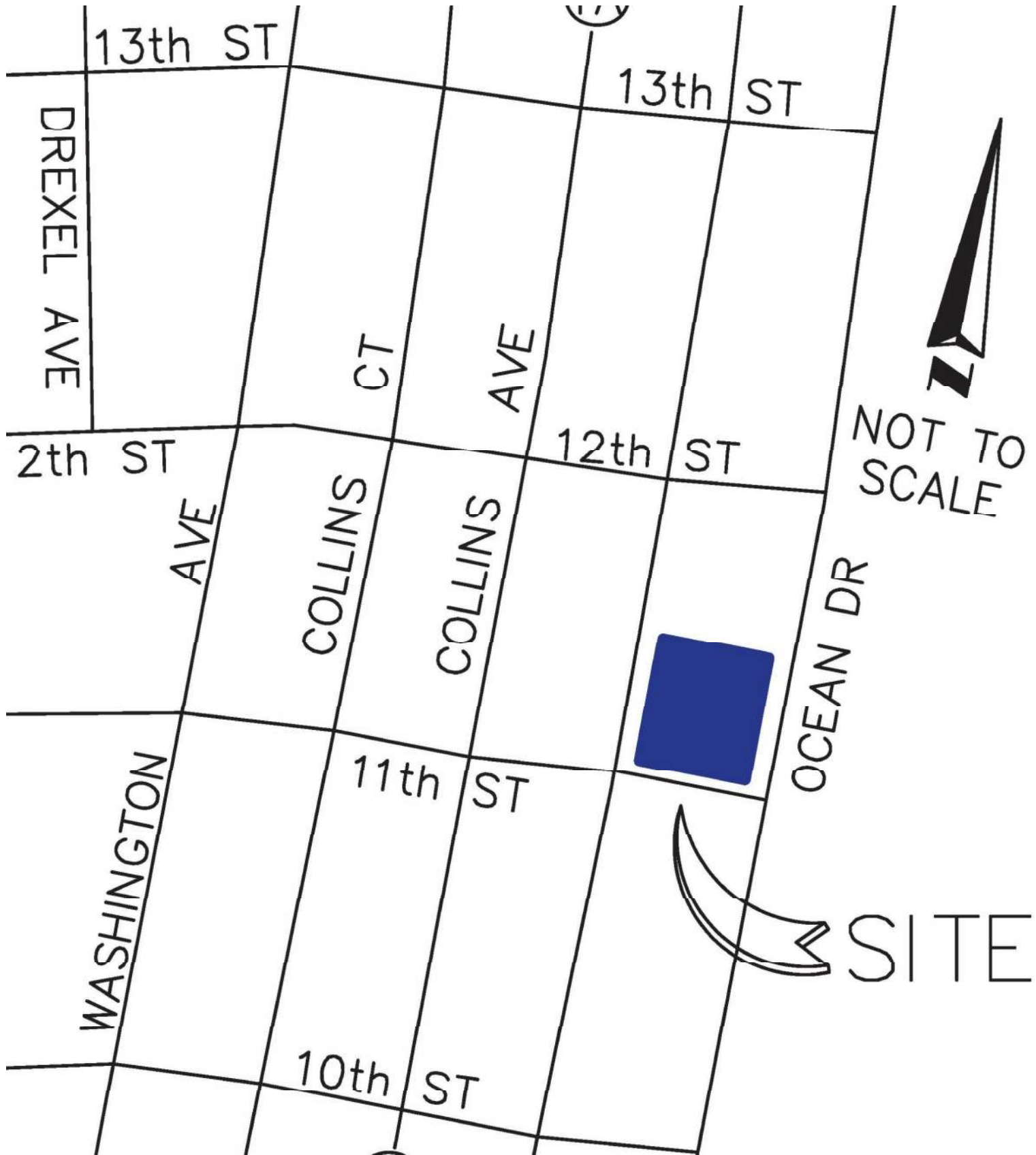
COURTYARD
STRUCTURE HEIGHT: 35'-0" APROX. ABOVE GROUND FINISH FLOOR
RETRACTABLE CANOPY AREA: 1930 SF

ZONING DATA		ZONING: MXE - MIXED USED ENTERTAINMENT			
SITE	REQ'D MAX	PROVIDED	SETBACKS	REQ'D MAX	PROVIDED
LOT AREA	N/A	19,500 S.F. Exist. - Non Affected	FRONT Architectural Distric Non-Ocean Front	20'-0"	22'-8" Exist. - Non Affected
LOT WIDTH	N/A	150'-0" Exist. - Non Affected	SIDE INTERIOR Architectural Distric Non-Ocean Front	5'-0"	4'-8" Exist. - Non Affected
BUILDING HEIGHT Architectural Distric Non-Ocean Front	50'-0"	35'-0" Exist. - Non Affected	SIDE FACING STREET Architectural Distric Non-Ocean Front	20'-0"	8'-0" Exist. - Non Affected
NUMBER OF STORIES Architectural Distric Non-Ocean Front	5'-0"	3 Exist. - Non Affected	REAR ABUTTING AN ALLEY Architectural Distric Non-Ocean Front	0'-0"	0'-0" Exist. - Non Affected
F.A.R.	2.0	Exist. - Non Affected			

NOTE: NO NEW CONSTRUCTION AREA OR INTERIOR REMODELING ADDED.
RETRACTABLE CANOPIES AND NEW FENCE DO NOT AFFECT THE EXISTING FAR OR OCCUPANCY LOAD.



LOCATION MAP



LOCATION MAP

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DATE:	11/20/2017	562
AS SHOWN		
REV	DATE AND COMMENT	

ZONING DATA
LOCATION MAP

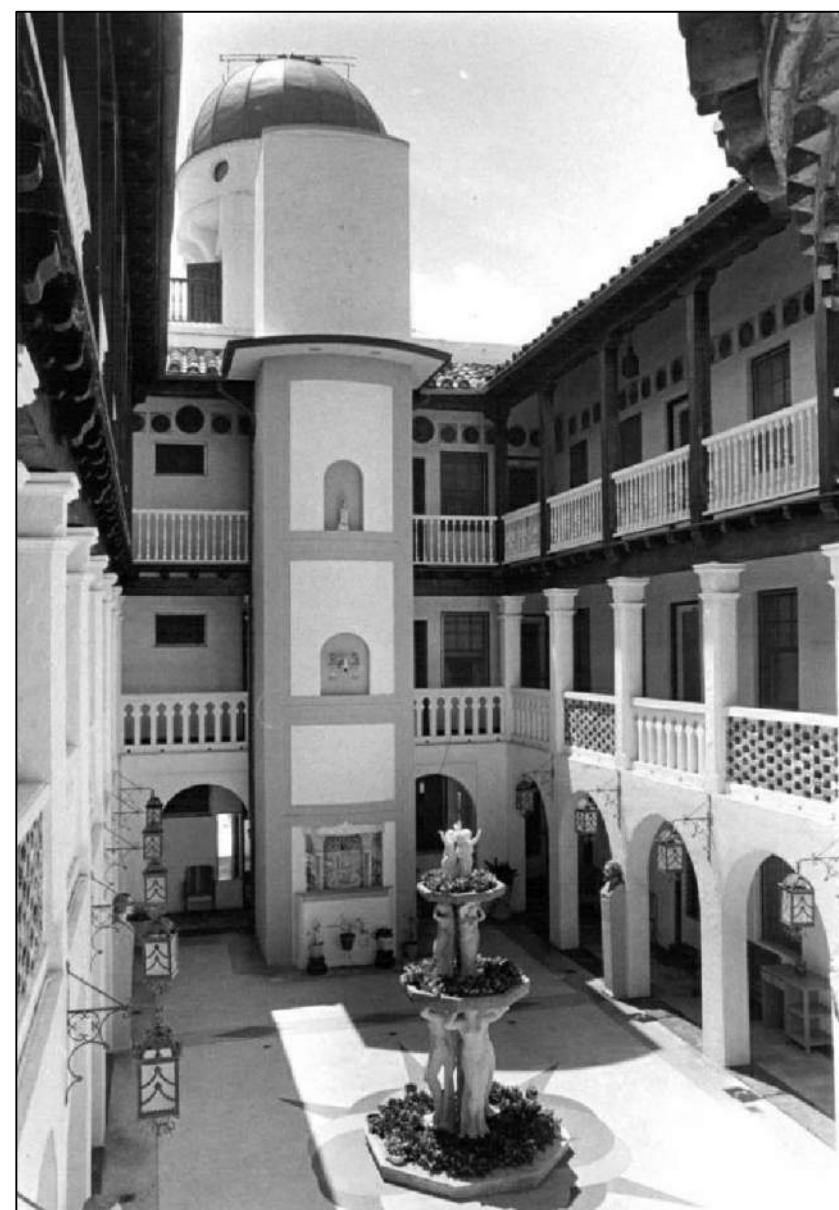
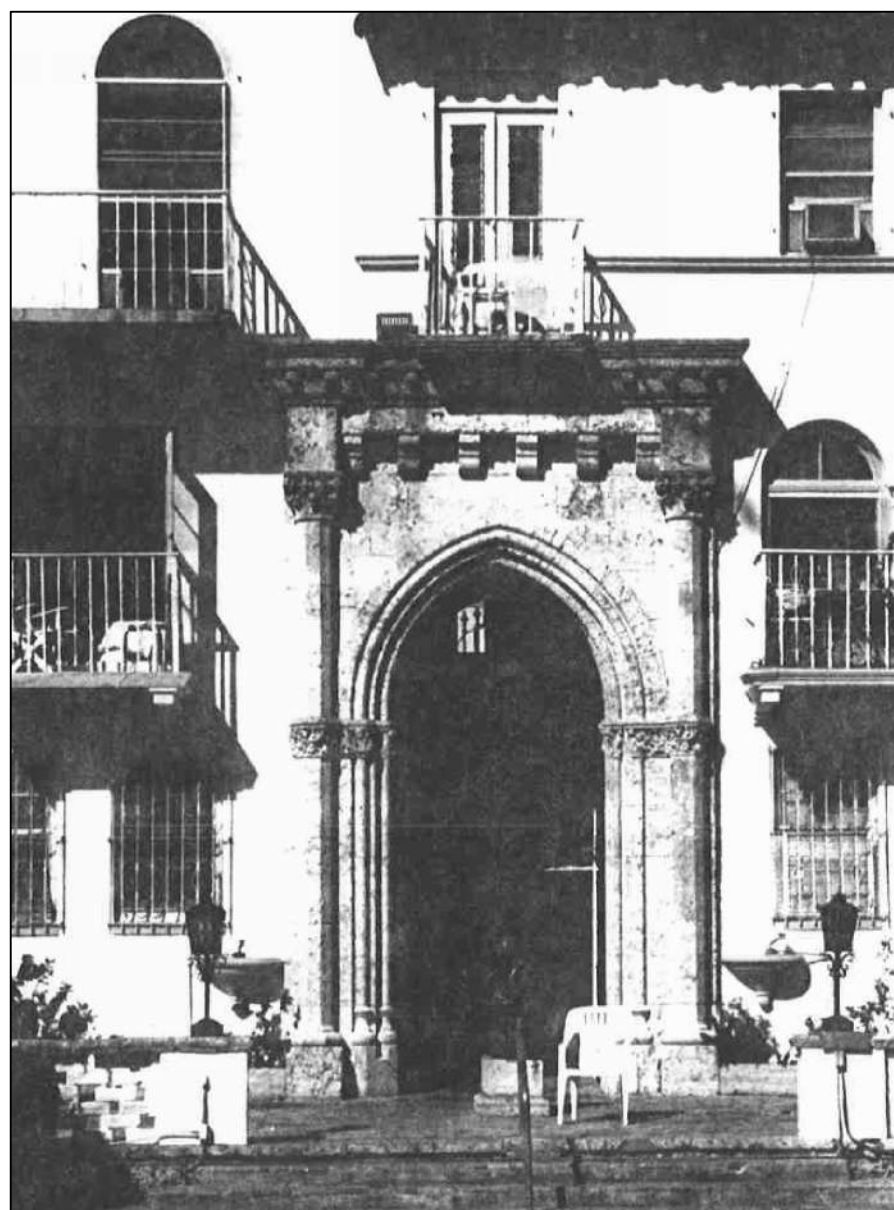
SHEET No.:
A1.0

1930



Casa Casurina (JPEG Image, 110.89 KB)

1980's



HISTORY

ADLEN FREEMAN

Casa Casuarina was built in 1930 by man named Adlen Freeman. Alden Freeman's father, Joel Freeman was Treasurer of The Standard Oil Trust (also known as Rockefeller's Company) and left Alden a fabulous wealth when he passed away.

That gave the young and wealthy Alden the opportunity to retire at the age of 27 from being an architect and travel all over the world. Alden was also a descendant of the Mayflower on his mother's side and felt a very strong tie to history. Freeman, always well-travelled and very intelligent, loved the adventurous spirit of Christopher Columbus and on one of his many trips around the world, went to visit the Alcazar De Colon in Santo Domingo (Dominican Republic) which was built by Diego Columbus (Christopher Columbus's Son) and is known for being the oldest residence in the western hemisphere.

Alden was so inspired by the house that he decided to build his own home in Miami Beach as homage to the Alcazar De Colon and bought back 2 bricks from the house. One sits to the right hand side of the main entrance and one sits in his former house in the city of Santa Barbara, California (named the "Montarioso" estate, which was later donated to the city and was then restored and studied by the Pearl Chase Society of Santa Barbara). Alden dreamed of living in a bohemian society with all of his friends from local areas such as Coconut Grove and Coral Gables. In addition, on his many trips abroad he would meet fascinating people and always invite them to hang out in his beautiful home here in Miami Beach.

The oceanfront house was designed by Arthur Laidler-Jones of Henry La Pointe and Arthur Laidler-Jones Architects.

The Hubbell & Hubbell Company was the contractor responsible for the construction of Casa Casuarina. If you look down, you will see that the ground is original key lime coral, which was part of the original house designed by noted 1920s interior designer Addison Mizner who virtually created West Palm Beach.

The property had a total of 24 apartments. Freeman lived in the top-floor-front apartment on the southeast corner. The remaining 23 apartments in the building were available for rent and to house many of Freeman's friends that visited Miami Beach.

Alden Freeman died at Casa Casuarina on December 29, 1937 following a prolonged illness. The house was then sold to Jacque Amsterdam for \$100k, who continued to run the house as an apartment complex that he named the "Amsterdam Palace. In April 1939, Amsterdam did a small renovation of the house in which he installed an elevator shaft (where the current bell is located), replaced the lily pond in the Courtyard with terrazzo flooring and moved the kneeling Aphrodite statue to the front terrace. Rooms were rented for \$600/month during winter season and \$30/month in the summer.

AMSTERDAM PALACE

In the ensuing years, Amsterdam Palace passed through the hands of several owners and hundreds of tenants. For a short time in the 1980's, the house was called Christopher Columbus Apartments. After a while, the building gradually fell into disrepair, but miraculously, most of the original fittings and artworks survived.

GIANNI VERSACE

In 1992, while on vacation with his family in Miami Beach, Versace took a walk down Ocean Drive and was immediately attracted to the house by the "Kneeling Aphrodite" statue and fell in love with the unique Spanish architecture of the property. Obsessed with Greek and Roman mythology, Versace purchased the original house built by Freeman for \$2.95 million and the lot next door, an old art deco hotel called the Hotel Revere. Although this neighborhood was placed on the National Register of Historic Places in 1979 and despite strong opposition from the Miami Design Preservation League, Versace bought the Revere Hotel next door for \$3.7 million in order to demolish it and put in the Garden, Swimming pool and South Wing.

Versace invested an additional \$32 million in renovations in which he added the south wing, the pool and garden and turned the 24 apartments into 10 large suites in the original house and an additional 2 new suites in the south wing. He also removed the elevator shaft in the Courtyard, replaced the fountain and reconstructed the observatory, including a new copper dome. Versace had planned to buy the then-vacant lot next door to the north in order to put in a second garden, but when his death intervened it became part of the Victor Hotel.

The renovations took almost 3 years to complete and in July 15, 1997, only 5 yrs after purchasing the home, Versace was killed on the front steps of the house on his usual morning walk home from News Cafe.

In addition to Gianni Versace, the house was also used by his many close friends and family members. His brother Santo's bedroom is now called the Venus room, his sister Donatella's bedroom is the Signature suite.

Some contents of when Versace lived here were auctioned in New York City in April of 2001 for a reported \$28 million. What still remains here from the Versace era are the richly decorated walls, floors, ceilings, and windows, as well as the pool, garden, and the entire south wing.

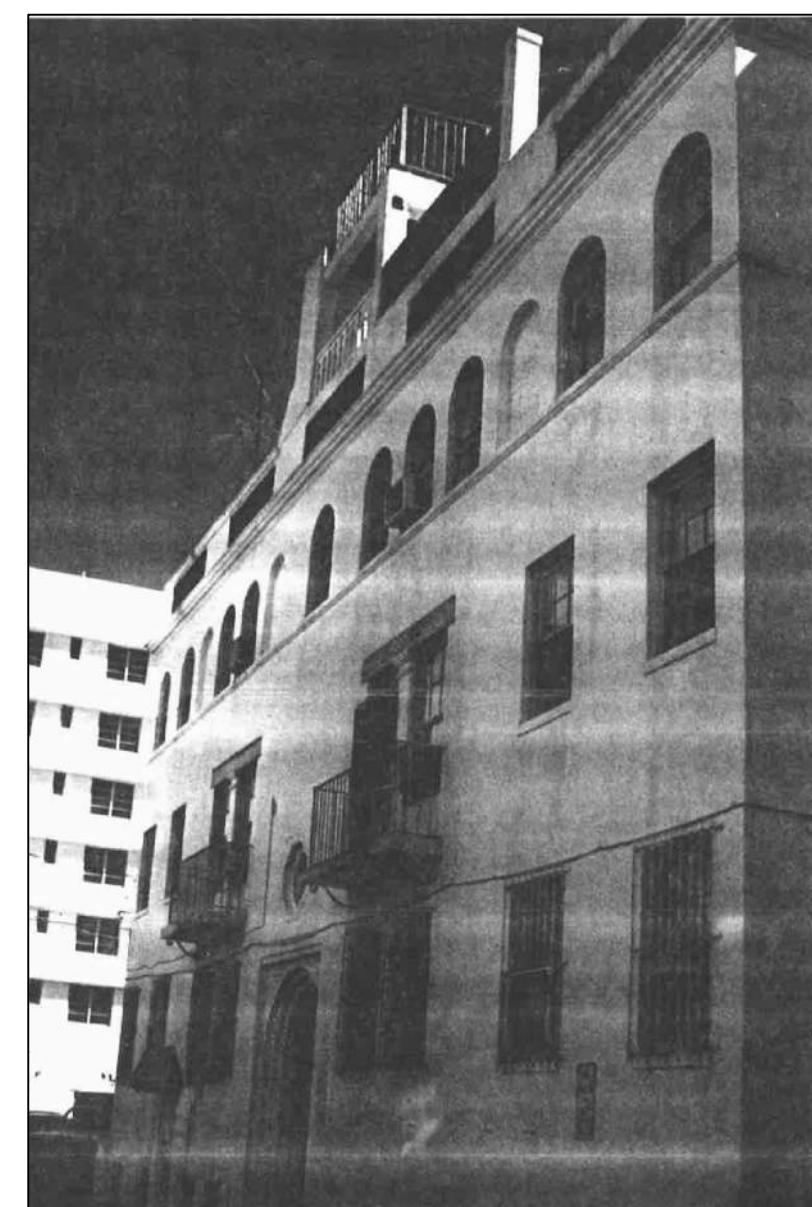
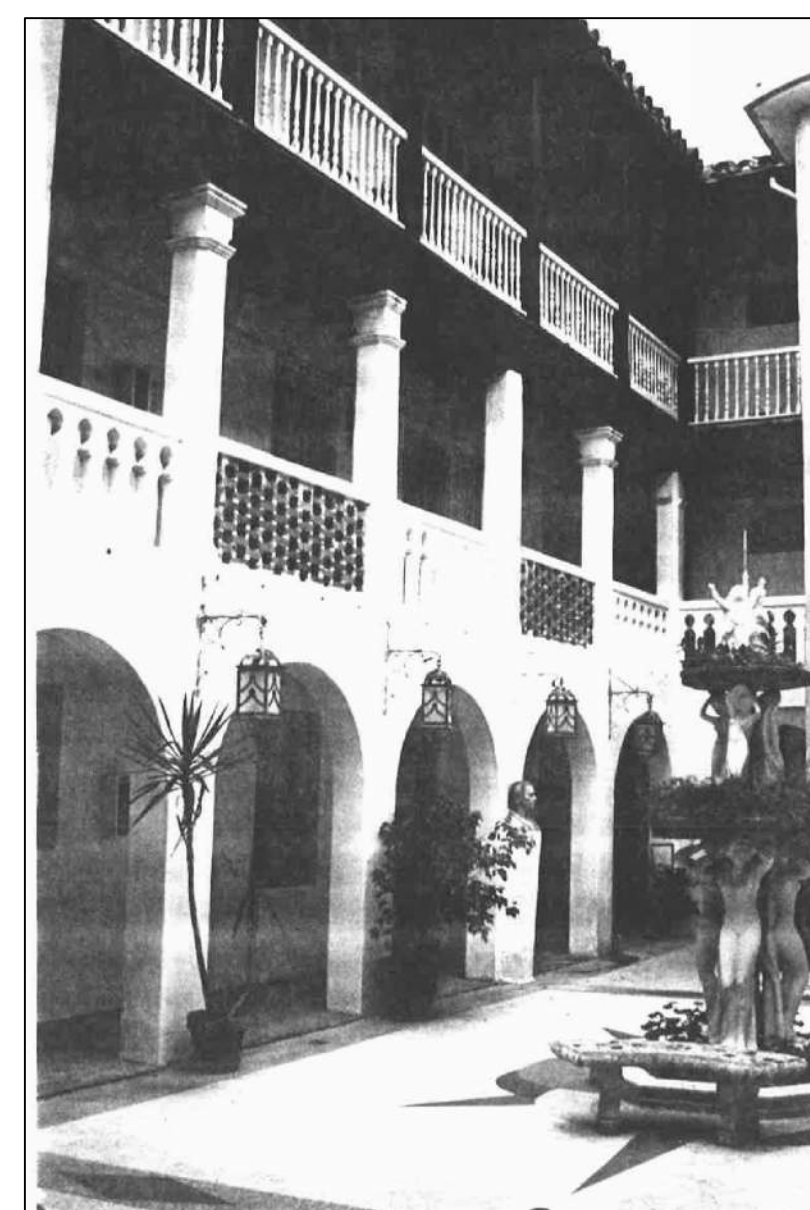
The house sat empty for about 3 years and in September of 2000, Donatella finally sold the property to Peter Loftin, a telecommunications magnate from Raleigh, N.C. for \$19 million. Loftin used this house as a private residence as well as a hotel, membership club and private events venue from 2001 to the end of 2009.

BARTON G. WEISS

In December of 2009, Events impresario and restaurateur Barton G. Weiss leased the property and took over the Mansion, imprinting his own signature style on the storied house and reopened as The Villa by Barton G. In September 2013 Florida business connected to Jordache Enterprises bought the Mansion at auction with a winning bid of \$41.5 million.

Legend maintains that Casa Casuarina was the original name given to the house when it was built in 1930 as homage to the only remaining tree in the lot after the 1926 hurricane that hit South Florida. Freeman was forced to cut down the tree in order to make room for the construction of his new house. Casuarina equisetifolia is the botanical name of the tropical tree popularly known as the "Australian Pine".

1993



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**CASA CASUARINA
RETRACTABLE CANOPIES**

1116 OCEAN DRIVE
MIAMI BEACH, FLORIDA 33139

HPB17-0177

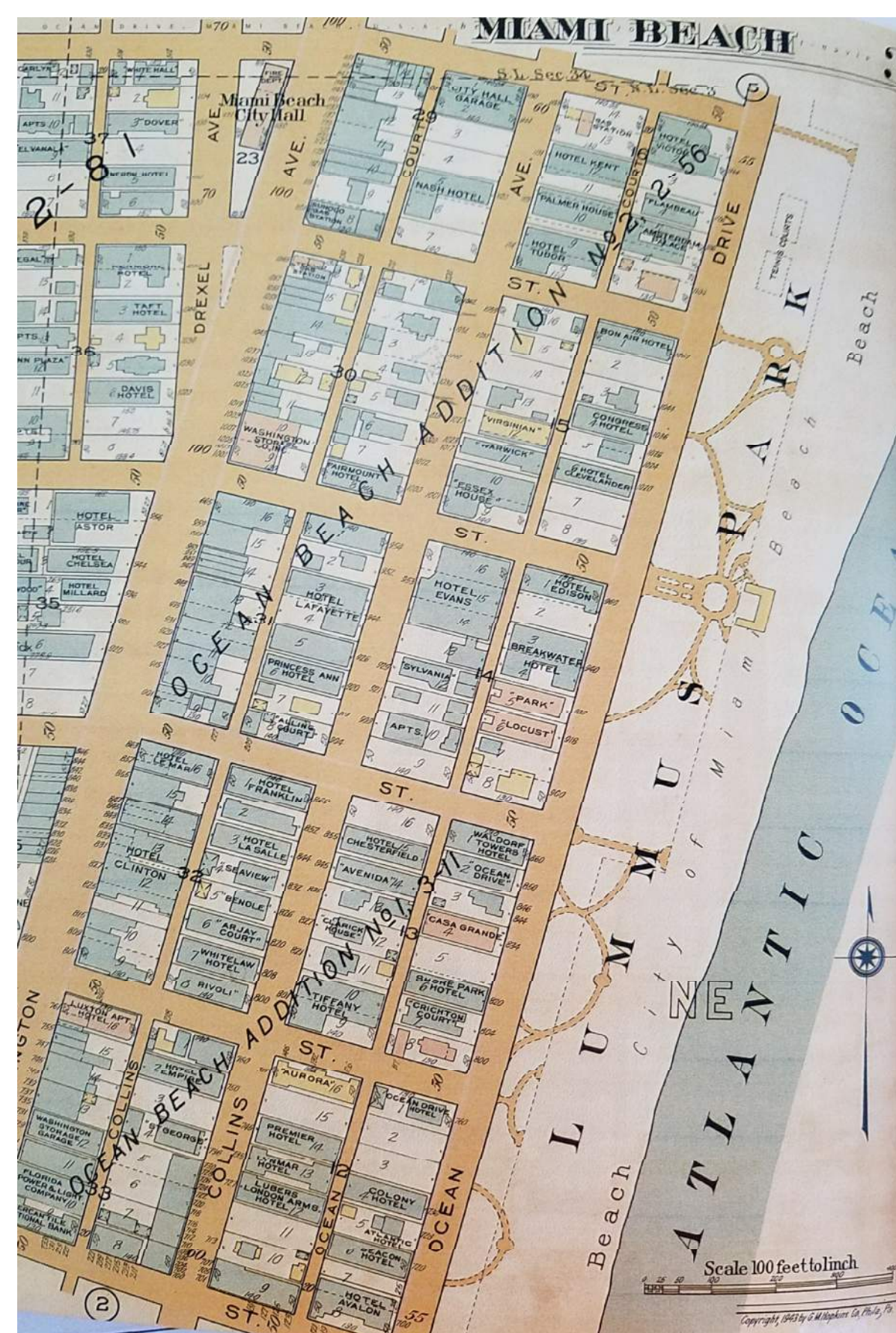
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HISTORIC RESOURCES REPORT

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EXISTING SIDE EXTERIOR PHOTO (11-11-2017)

CASA CASUARINA
RETRACTABLE CANOPIES

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