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March 8, 2021

**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: HPB SUBMITTAL FOR HPB19-0352| Application for a Certificate of Appropriateness for Design & Demolition for installation of Elevator for Accessibility | 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 until 1993 was two separate properties, 1116 Ocean Drive, which has the contributing building and 1100 Ocean Drive, which is the corner lot with non-contributing 2 story rear structure, courtyard and pool areas. The Property currently as unified contains portions which are contributing as well as areas that are not contributing to the Ocean Drive/Collins Avenue Historic District.

The contributing portion of the Property contains a 3-story Hotel from 1930 originally called Casa Casuarina designed by Arthur Laidler-Jones for Mr. Alden Freeman. Mr. Freeman, was inspired by the Alcazar de Colon in Santo Domingo, Christopher Columbus family home designed by his son in 1510. Freeman built Casa Casuarina so when his friends visited Miami Beach they would have a place to stay. Enclosed please find a copy of the building cards for the Property and a Historic Resource Report ("Historic Report"). After Mr. Freeman's ownership it transferred several times and the property were renamed the Amsterdam Palace for many decades becoming a poorly maintained apartment complex. Then in 1992 Gianni Versace purchased the property and fully renovated the contributing building and on second lot expanded the property living there until his murder in 1997. The Applicant has retained its original name as Casa Casuarina to the entire site.

## **II. Project**

This Project is to provide an elevator for the existing Casa Casuarina/Versace Hotel. The elevator design has been painstakingly considered to be as unobtrusive and transparent as possible. As a result, the proposed elevator is located tucked away into a corner that cannot be seen from the courtyard entry, Furthermore, It is glass to be as transparent as possible and it is a round shape so as to be clearly identified as a modern piece of equipment and feature to this beautiful structure.

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

The Applicant is hereby requesting an approval of the COA to permit the addition of an Elevator in the historic courtyard in order for the hotel room to achieve accessibility.

## **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. In addition, the elevator located in the corner area, taking approximately 24 sq. Ft. on the ground.

## **V. Sea Level Rise and Resiliency Review Waiver**

Section 133-50(a) provides review criteria for compliance with the City's recently adopted sea level rise and resiliency criteria.

- (i) *A recycling or salvage plan for partial or total demolition shall be provided.*

The demolition of the Property may require recycling or salvaging. To the extent required, Applicant will comply with this requirement.

- (ii) *Windows that are proposed to be replaced shall be hurricane proof impact windows.*

N/A

- (iii) *Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.*

N/A.

- (iv) *Whether resilient landscaping (salt tolerate, highly water absorbent, native or Florida friendly plants) will be provided.*

Any landscaping will consist of Florida friendly plants.

- (v) *Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change compact, including a study of land elevation and elevation of surrounding properties were considered.*

The elevator is being built on existing contributing structures courtyard.

- (vi) *The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.*

N/A

- (vii) *Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.*

Yes.

- (viii) *Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.*

It is not feasible to raise the portions of the existing building being maintained.

- (ix) *When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter 54 of the City Code.*

N/A

- (x) *Where feasible and appropriate, water retention systems shall be provided.*

N/A

**VI. Conclusion**

The Applicant is requesting the approval of the COA to approve adding an elevator for accessibility within the Property. The elevator will enhance the existing architectural features created by both the Freeman and the Versace ownerships. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,



Alfredo J. Gonzalez

July 22, 1993  
DATE MICROFILMED

COURTHOUSE TOWER  
LOCATION

Chris Charles  
CAMERA OPERATOR  
DEPUTY CLERK, CIRCUIT COURT

OFF. REC: 15993PC0743

93R363155 1993 JUL 22 15:48

BEFORE THE BOARD OF ADJUSTMENT  
OF THE CITY OF MIAMI BEACH, FLORIDA

IN RE: The application of  
JEFFREY E. REICHENBACHER, ESQ.  
1100 & 1116 OCEAN DRIVE  
LEGAL: LOTS 5,6 and 7; BLOCK 16  
OCEAN BEACH ADDITION NO. 2  
PB 2/56, Public Records  
of DADE County, Florida.

MEETING DATE: JUNE 4, 1993  
FILE NO. 2304

Folder No. 02-3234-008-0320

O R D E R

The applicant, Jeffrey E. Reichenbacher, Esq., filed an application with the Planning and Zoning Department for a variance in order to construct a two-story structure and a formal garden and pool. The new structure will be attached to the Casa Casuarina (Amsterdam Palace - 1116 Ocean Drive). The subject property is located in the MXE, Mixed-Use Entertainment District. The applicant requests the following:

1. Applicant wishes to waive 15 ft. of the minimum required 20 ft. south side yard setback in order to construct the two-story structure, pavilion and wall 5 ft. from the south property line.

Notice of the request for variance was given as required by law and mailed to owners of property within a distance of 375 feet of the exterior limits of the property on which application was made. The Board finds that the property in question is located in the MXE/HPD Zoning District. The Board further finds:

That 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;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

continued . . .

July 22, 1993  
DATE MICROFILMED

COURTHOUSE TOWER  
LOCATION

Chris Charles  
CAMERA OPERATOR  
DEPUTY CLERK, CIRCUIT COURT

OFF. REC. 15993P0744

File No. 2304 (continued)  
Jeffrey E. Reichenbacher, Esq.  
1100 & 1116 Ocean Drive

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

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

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

IT IS THEREFORE ORDERED, by the Board, that the variance as requested and set forth above be APPROVED with the following conditions to which the applicant has agreed:

1. The west elevation of the new two-story addition shall be further detailed, by means of banding, indentations, arches and other treatments to provide some visual interest and to break up the mass of this windowless wall; said re-design shall be approved by staff of the Planning, Design and Historic Preservation Division.
2. The applicant shall install a new water line between the water main and the structure in the event that the existing pipe is made of lead.
3. There shall be a Unity of Title filed combining the two properties prior to the issuance of a Building Permit.
4. The applicant shall comply with Coastal Construction Control Line and Federal Flood Hazard Ordinances.
5. On site drainage shall be provided.
6. Utility service connections shall be placed underground.
7. Proper garbage facilities shall be provided.
8. Necessary sections of sidewalk, curb and gutter shall be removed and replaced.

continued . . .



CFN: 20180262776 BOOK 30962 PAGE 1693  
DATE:05/02/2018 11:20:29 AM  
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

**HISTORIC PRESERVATION BOARD  
City of Miami Beach, Florida**

MEETING DATE: April 10, 2018  
FILE NO: HPB17-0177  
PROPERTY: 1116 Ocean Drive  
APPLICANT: VMSB, LLC  
LEGAL: Lots 5, 6 & 7, Block 16 of the 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.  
IN RE: The Application for the installation of canopy structures with retractable fabric at the ground and roof levels. **(Request for the installation of the canopy structure at the ground level and associated demolition has been withdrawn without prejudice.)**

**ORDER**

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

**I. Certificate of Appropriateness**

- A. The subject site is located within the Ocean Drive/Collins Avenue Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
  - 1. Is not consistent with the Certificate of Appropriateness Criteria 'a' in Section 118-564(a)(1) of the Miami Beach Code.
  - 2. Is not consistent with Certificate of Appropriateness Criteria 'a', 'b', 'd', 'e', 'f' & 'h' in Section 118-564(a)(2) of the Miami Beach Code.
  - 3. Is not consistent with Certificate of Appropriateness Criteria 'c', 'd', 'e', 'h', 'j', 'k', 'm' & 'n' in Section 118-564(a)(3) of the Miami Beach Code.
  - 4. Is consistent with Sea Level Rise and Resiliency Review Criteria in Section 133-50(a) of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-564 and 133-50(a) if the following conditions are met:
  - 1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:



Page 2 of 4  
HPB17-0177

Meeting Date: April 10, 2018

- a. Prior to the issuance of a building permit for the canopy above the open courtyard at 1116 Ocean Drive, the dense landscape material located along Ocean Drive shall be removed and the original coral rock stem wall located on the eastern face of the elevated terrace below the existing metal fencing shall be restored in accordance with available historical documentation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- b. The demolition of any architectural element including but not limited to the decorative railings, that may be required in order to construct the roof level canopy above the open courtyard at 1116 Ocean Drive, shall require review and approval by the Historic Preservation Board.
- c. Final details of all surface finishes and materials for the canopy proposed to be installed at the roof level within the building courtyard, including samples, shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- d. Fixtures, including but not limited to lighting, speakers, fans, heaters, misters shall not be permitted to be attached to the canopy structure.
- e. The request for the installation of the canopy structure located at the ground level within the pool deck area has been withdrawn without prejudice.

## II. Variance(s)

- A. No variance(s) were filed as part of this application.

## III. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.

- A. A recycling/salvage plan shall be provided as part of the submittal for a demolition/building permit, in a manner to be reviewed and approved by staff.
- B. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- C. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.
- D. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- E. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

Page 3 of 4  
HPB17-0177  
Meeting Date: April 10, 2018

- F. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- G. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- H. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- I. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
- J. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board, and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "Casa Casuarina Retractable Canopies" as prepared by Schapiro Associates, dated March 19, 2018, and as approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.





**HISTORIC PRESERVATION BOARD**  
City of Miami Beach, Florida

MEETING DATE: September 8, 2020

PROPERTY/FOLIO: 1116 Ocean Drive / 02-3234-008-0310

FILE NO: HPB20-0388

IN RE: An application by VMSB, LLC for an after-the-fact Certificate of Appropriateness for the installation of a canopy structure at the ground level.

LEGAL: Lots 5, 6 & 7, Block 16 of the 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.

**ORDER**

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

**I. Certificate of Appropriateness**

- A. The subject site is located within the Ocean Drive/Collins Avenue Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
  1. Is consistent with Sea Level Rise and Resiliency Review Criteria in Section 133-50(a) of the Miami Beach Code.
  2. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.
  3. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code.
  4. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(3) of the Miami Beach Code.
- C. The project would remain consistent with the criteria and requirements of section 118-564 and 133-50(a) if the following conditions are met:
  1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
    - a. The canopy structure shall be approved for a period not to exceed twenty-four (24) months from September 8, 2020; any extension of this timeframe shall be subject to the review and approval of the Board.

Page 2 of 4  
HPB20-0388  
Meeting Date: September 8, 2020

- b. Final details of all surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.

## II. Variance(s)

- A. No variances have been requested as part of this application.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

## III. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.

- A. The applicant agrees and shall be required to provide access to areas subject to this approval (not including private residences or hotel rooms) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the plans approved by the Board and conditions of this order.
- B. The relocation of any tree shall be subject to the approval of the Environment & Sustainability Director and/or Urban Forester, as applicable.
- C. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.
- D. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- E. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit and shall be located immediately after the front cover page of the permit plans.
- F. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- G. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.

Page 3 of 4  
HPB20-0388  
Meeting Date: September 8, 2020

- H. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- I. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- J. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
- K. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "Retractable Canopy Casa Casuarina", prepared by Imagination Design Group, dated May 11, 2020, as approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not

Page 4 of 4  
HPB20-0388  
Meeting Date: September 8, 2020

commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

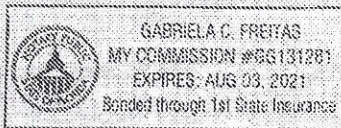
Dated this 30 day of September, 2020

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY [Signature]  
DEBORAH TACKETT  
CHIEF OF HISTORIC PRESERVATION  
FOR THE CHAIR

STATE OF FLORIDA     )  
                                  )SS  
COUNTY OF MIAMI-DADE   )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of SEPTEMBER 2020 by Deborah Tackett, Chief of Historic Preservation, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.



[Signature]  
NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires: Aug 3, 2021

Approved As To Form:  
City Attorney's Office:

DocuSigned by:  
[Signature]  
8D8CB88CCA56460

( 9/29/2020 | 3:44 ) PM EDT

Filed with the Clerk of the Historic Preservation Board on Jessie Guley 10/1/20

[Signature]