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AN ICONIC HOTEL, MIAMI BEACH

1500 COLLINS + 1509-1515 WASHINGTON AVE. MIAMI BEACH, FL 33139
PB Final Submittal, **File No. PB23-0625**
29 September 2024

SCOPE OF WORK

Conditional Use Permit for Neighborhood Impact Structure and
Neighborhood Impact Establishment



SKETCH ALTA\NSPS LAND TITLE SURVEY OF: 1509 & 1515 WASHINGTON AVENUE, MIAMI BEACH, FL.

LEGEND:

M.D.C.R.	MIAMI-DADE COUNTY RECORDS
L.B.	LICENSED BUSINESS
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
P.C.	PAGE
P.O.B.	POINT OF BEGINNING
A/C	AIR CONDITIONING UNIT
I.D.	IDENTIFICATION
(C)	CALCULATED
(P)	DENOTES INFORMATION BASED ON PLATS OF RECORDS
(R)	DENOTES DISTANCE BASED ON RECORD INFORMATION
CL	CENTERLINE
WB	WIRE PULL BOX
CB	CATCH BASIN
DR	DRAIN
MLP	METAL LIGHT POLE
CS	CROSSWALK SIGNAL POLE
MB	METAL BOLLARD
WM	WATER METER
SN	SIGN
WV	WATER VALVE
TB	TRASH BIN
SB	SEWER BOX
PM	PARKING METER
ML	METAL LID
TSP	TRAFFIC SIGNAL POLE
CN	CLEANOUT
ACU	AIR CONDITIONING UNIT
GM	GAS METER
FH	FIRE HYDRANT
SDM	STORM DRAIN MANHOLE
UM	UTILITY MANHOLE
FPLM	FLORIDA POWER & LIGHT MANHOLE
BR	BIKE RACK
BS	BREAK IN SCALE
VS	VIEW 1



VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE

PARKING SPACES:

THE PROPERTY SHOWN HEREON CONTAINS EIGHT (8) OFF-SITE PARKING SPACES.

STATEMENT OF APPARENT ENCROACHMENTS:

NONE.

SURVEYOR'S REFERENCES:

- PLAT OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- MIAMI-DADE COUNTY OFFICIAL RECORDS SEARCH WEBSITE.
- MIAMI-DADE COUNTY PROPERTY APPRAISER'S NETWORK.
- COMMITMENT FOR TITLE INSURANCE ISSUED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES, LLC AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 5134619-O-FL-CP-EVB, EFFECTIVE DATE: NOVEMBER 29, 2022 AT 8:00 A.M.

ZONING INFORMATION:

A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT.

TITLE COMMITMENT NOTES:

THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY ECS LAND SURVEYORS, INC. EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE, COMMITMENT SCHEDULE B-SECTION II, ISSUED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES, LLC AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 5134619-O-FL-CP-EVB, EFFECTIVE DATE: NOVEMBER 29, 2022 AT 8:00 A.M.

ITEMS 1 THROUGH 6. NOT A MATTER OF SURVEY.

ITEM 7. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE DEDICATIONS CONTAINED ON THE PLAT OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 8. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENT SET FORTH AND FURTHER DESCRIBED IN THAT CERTAIN DEED RECORDED IN DEED BOOK 3809, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

ITEM 9. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE UNRECORDED LEASE AGREEMENT BY AND BETWEEN FIRST AMERICAN TELECOMMUNICATIONS CORPORATION (LESSEE) AND WASHINGTON GARDENS, INC. (LESSOR) AS EVIDENCED BY THE NOTICE OF FILING LEASE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 18274, PAGE 4145, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

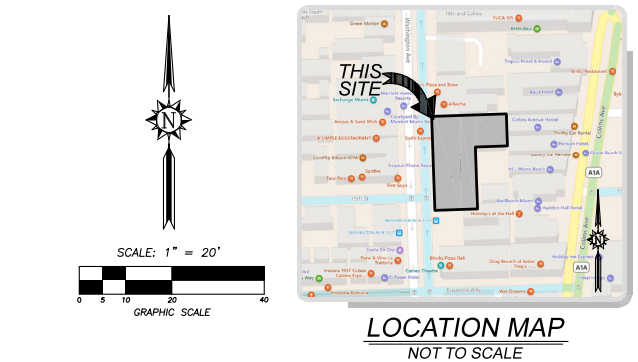
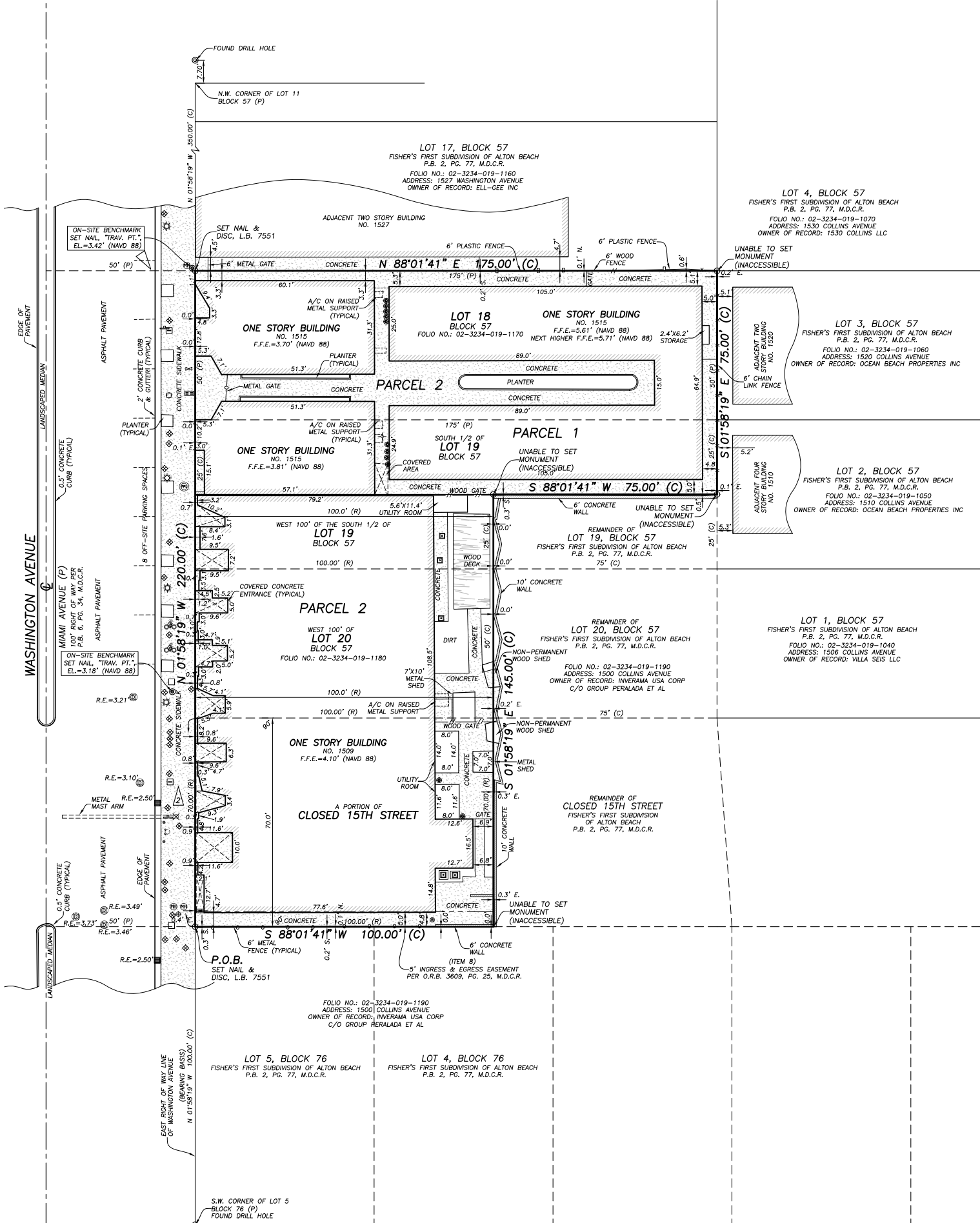
ITEM 10. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENT FOR LIGHT AND AIR IN FAVOR OF HADSON HALL HOTEL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 30019, PAGE 3898, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AS TO PARCEL 2). THE EASEMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 11. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 30519, PAGE 3952, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 12. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE PROPERTY OWNER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 30519, PAGE 3933, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SUCH AGREEMENT ESTABLISHES AND PROVIDES FOR COVENANTS, CONDITIONS, TERMS, RESTRICTIONS, FEES AND OBLIGATIONS. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 13. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE COVENANT IN LIEU OF UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 30519, PAGE 3915. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEMS 14 AND 15. NOT A MATTER OF SURVEY.



LEGAL DESCRIPTION:

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE ISSUED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES, LLC AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 5134619-O-FL-CP-EVB, EFFECTIVE DATE: NOVEMBER 29, 2022 AT 8:00 A.M.

PARCEL 1:

LOT 18 AND THE NORTH ONE-HALF OF LOT 19, BLOCK 57, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

THE WEST 100 FEET OF LOT 20 AND THE WEST 100 FEET OF THE SOUTH 1/2 OF LOT 19, BLOCK 57, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH THAT PORTION OF CLOSED 15TH STREET LYING TO THE SOUTH AND ADJACENT THERETO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 5, BLOCK 76, OF THE FOREMENTIONED SUBDIVISION; THENCE RUN NORTH, ALONG THE EAST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE; THENCE RUN EAST 100.00 FEET, ALONG THE SOUTH LINE OF LOT 20; THENCE RUN SOUTH 70.00 FEET, 100.00 FEET EAST OF AND PARALLEL TO THE EAST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE; THENCE RUN WEST 100.00 FEET, ALONG THE NORTH LINE OF LOTS 4 AND 5, BLOCK 76, OF THE FOREMENTIONED SUBDIVISION TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF CLOSED 15TH STREET SET FORTH AND FURTHER DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 30834, PAGE 3786, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEY NOTES:

- THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF N.01°58'19\"W, ALONG THE EAST RIGHT OF WAY LINE OF WASHINGTON AVENUE AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=8' (NGVD 29), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0317 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, MAP EFFECTIVE DATE: SEPTEMBER 11, 2009.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
- OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
- SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND UTILITIES, BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
- THE PROPERTY SHOWN HEREON CONTAINS 0.63 ACRES (27,625 SQUARE FEET), MORE OR LESS.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
- BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK \"W 16\" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS LOCATED AT THE NORTHEAST INTERSECTION OF WASHINGTON AVENUE AND 16TH STREET. ELEVATION=4.00' (NAVD 88).
- THE CONVERSION FACTOR FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) IS 1.55'.
- THE SURVEYOR WAS UNABLE TO OBTAIN INVERT AS-BUILT INFORMATION FOR THE DRAINAGE STRUCTURES DUE TO HEAVY TRAFFIC AND PARKED CARS COVERING THE STRUCTURES.

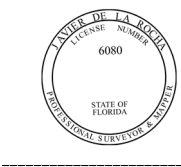
SURVEYOR'S CERTIFICATE:

TO: XK CAPPELLI VENTURES, LLC; OLD REPUBLIC NATIONAL 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA\NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 14, 16, AND 17, OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 31, 2023.

DATE OF PLAT OR MAP: AUGUST 31, 2023.



Digitally signed by
Javier De La Rocha
Date: 2023.08.31
09:50:03 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
ECS LAND SURVEYORS, INC. L.B. 7551
EMAIL: JAVIER@ECSURVEYORS.COM

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770



ALTA\NSPS LAND TITLE SURVEY
LOT 18 & A PORTION OF
LOT 19 & 20, BLOCK 57
TOGETHER WITH A PORTION OF
CLOSED 15TH STREET OF FISHER'S FIRST
SUBDIVISION OF ALTON BEACH
PLAT BOOK 2, PAGE 77, M.D.C.R.

CLIENT: XK DEVELOPMENT HOLDINGS LLC
DATE: 08/31/23
DRAWN BY: J.E.C.
CHKD BY: JDLR
LAST FIELD DATE: 08/31/23
REVISIONS:
JOB NO.: ECS3455
SHEET NO.: 01 OF 01

PROPERTY RENDERINGS + CONCEPTS



NR
architect

**NORBERTO ROSENSTEIN
ARCHITECT, INC.**

ARCHITECTURE - INTERIOR DESIGN - PLANNING

126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

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DESIGNED	DRAWN	CHECKED

I HEREBY CERTIFY THAT THESE
PLANS WERE PREPARED BY ME
OR UNDER
MY SUPERVISION, AND TO THE
BEST OF MY KNOWLEDGE,
COMPLY WITH ALL APPLICABLE
CODES.

REVISIONS	
COMM.	DATE

**TREEHOUSE HOTEL,
MIAMI BEACH**

**1500 COLLINS +
1509-1515 WASHINGTON
AVE, MIAMI BEACH, FL,
33139**

RENDERINGS
R0-01



NR
architect

NORBERTO ROSENSTEIN
ARCHITECT, INC.

ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
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DESIGNED	DRAWN	CHECKED

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OR UNDER
MY SUPERVISION, AND TO THE
BEST OF MY KNOWLEDGE,
COMPLY WITH ALL APPLICABLE
CODES.

REVISIONS

COMM.	DATE

TREEHOUSE HOTEL,
MIAMI BEACH

1500 COLLINS +
1509-1515 WASHINGTON
AVE, MIAMI BEACH, FL,
33139

RENDERINGS

R0-02



NR
architect

**NORBERTO ROSENSTEIN
ARCHITECT, INC.**

ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

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COMM.	DATE

**TREEHOUSE HOTEL,
MIAMI BEACH**

**1500 COLLINS +
1509-1515 WASHINGTON
AVE, MIAMI BEACH, FL,
33139**

RENDERINGS

R0-03



NR
architect

**NORBERTO ROSENSTEIN
ARCHITECT, INC.**

ARCHITECTURE - INTERIOR DESIGN - PLANNING
126 S. FEDERAL HIGHWAY SUITE #202
DANIA BEACH, FLORIDA 33004
P: (954) 922-6551
NROSENSTEIN@ROSENSTEINARCHITECT.COM
WWW.ROSENSTEINARCHITECT.COM

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RENDERINGS

R0-04



Design Narrative

Haddon Hall design in 1939 by Lawrence Murray Dixon is a premium example of Streamline Moderne highlighted by profiles of clean contours and horizontal planes and colorful terrazzo flooring. This stunning example is nestled inside a city and neighborhood layered with a foundation of Spanish Mediterranean architecture like the charming and historic Espanola Way. This new hotel, built in the frame work of the existing Streamline Moderne, will connect and bridge those two worlds in a modern way. Starting with a site foundation that echoes the Spanish foundations of the region, mosaics and colorful patterns layered with the beautiful Terrazzo floors of the existing lobbies. Growing out of this foundation of color and detail a new modern adaptation of Streamline Moderne will extend and link the individual historic buildings and the new hotel building. This new Streamline Moderne, will reflect the horizontal planes and clean curves of the historic with a nod to the present. Similar but new and distinct. Subtle arches provide depth and anchor the project with similar details to the facades of Espanola Way.



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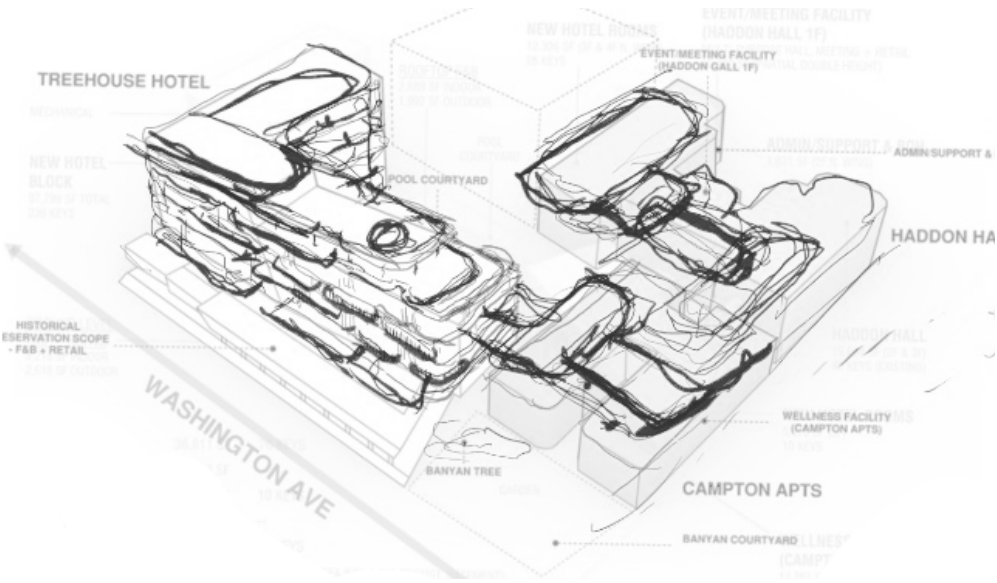
DESIGN NARRATIVE

R0-05



The Banyan Tree

The Banyan tree, the ancient symbol for growth, strength, and enlightenment is rooted in religion and mythology. This unique flora, grows and expands as new trunks develop from roots that drop down from the branches above. This connection and expansion creates a dense connecting canopy for ideas and contemplation to flourish. Our courtyard is anchored by a beautiful and mature Banyon along Washington Ave in front of the historic Campton Apartments. This tree has long anchored this site and has inspired the design for the new Hotel that much like the Banyan tree is a connection and expansion of the original Haddon Hall Hotel on Collins Avenue. Vertical details with horizontal plans branch out and connect the two historic buildings along with the new Guestroom tower. Vast terraces and roof decks extend amenities and activities up into the canopy for activation and views to the ocean. This architecture bridges, both figuratively and literally, to unify the unique collection of structures into a singular establishment to house new growth for the surrounding community.



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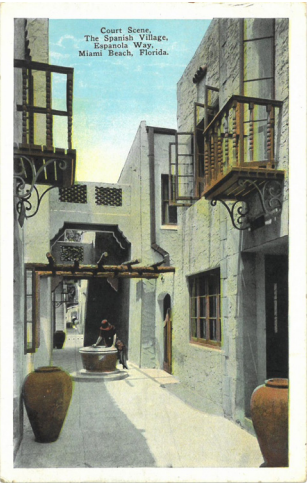
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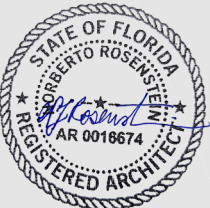
ARCHITECTURAL
INSPIRATION

R0-06



The Spanish Foundation

The Spanish influence of Miami is reflected in the area's culture, food, music and architecture. Due to Miami Beach becoming a hub for those who sought refuge from the Cuban Exile in 1933, it is no surprise that over 70% of the area's residents are Hispanic. Tiled roofs, Spanish baroque decoration, wrought iron balconies, stucco finished walls and arched opens lines the streets of Miami Beach serving as an attraction to tourist and drawing in those most appreciative of the culture and architecture.



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HISTORIC
INFLUENCES

R0-07



Streamline Moderne

Inspired by the Art Deco Movement around the 1930s and 1940s, Streamline Moderne made its way to Miami Beach in such a way as to repeat similar characteristics of the Art Deco style but in a more horizontal fashion. The styles' key features include: rounded corners, curved glass, ribbon windows flat roofs, pastel colors and smooth wall finishes.



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HISTORIC
INFLUENCES

R0-08



MiMo Miami Modern

Originated in Miami in the 1940s and 1950s as a local adaptation of the modern architectural movement that was popular around the world at the time. MiMo buildings were designed to respond to the subtropical climate and the booming resort economy of the time. Known for their playful and whimsical style, which contrasted with the more minimalist styles that were popular after World War II. The style often features: Acute angles, delta wings, sweeping curved walls, metal louvers, sunshades, open balconies, transparent building facades, angled roofs, curved stairways and winding catwalks.



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HISTORIC
INFLUENCES

R0-09



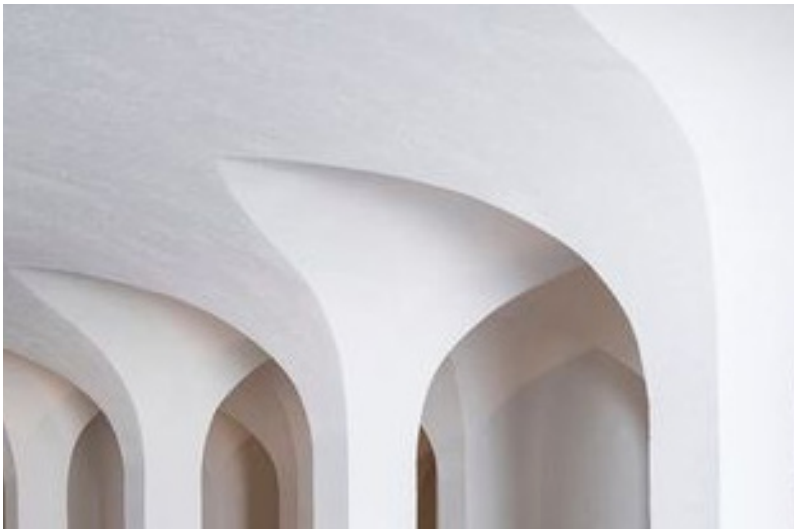
A. CURVED MODERN BANDING



B. RIBBED PLASTER
D. PAINT AT UNDERSIDE OF HISTORIC EYEBROWS
E. WHITE PLASTER



F. DECORATIVE TILE



H. RIBBON GLASS



G. DECORATIVE MOSAIC



I. CLEAR GLASS



J. NATURAL STONE



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MATERIAL BOARD

R0-10