

## **ITALIA VILLA HOTEL**

**Issue:** Vertical accessibility to the second floor of a historic building undergoing an alteration.

**Analysis:** The applicant is requesting a waiver from providing vertical accessibility to the portion of the building containing a second floor. The oldest portion of the structure was originally built in the early 1900's, with an addition in the 1930's and a second addition provided during the 1960's. The project is undergoing a \$750,000 alteration and documentation has been provided by the local historic preservation officer that it would be structurally infeasible to install an elevator and would damage the historic significance of the building if one were provided. There are 13 rooms in the hotel and all facilities available on the second floor are also provided on the accessible first floor. The alteration also includes installation of a sloped walkway to access the hotel entrance.

### **Project Progress:**

The project is in plan review.

### **Items to be Waived:**

Vertical accessibility to the second floor, as required by Section 553.509, Florida Statutes.

553.509 **Vertical accessibility.** Nothing in Sections 553.501-553.513 or the guidelines shall be construed to relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the guidelines require an elevator to be installed in such building, structure or facility, except for:

- (1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
- (2) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas; and
- (3) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.

**Waiver Criteria:** There is no specific guidance for a waiver of this requirement in the code. The Commission's current rule, authorized in Section 553.512, Florida Statutes, provides criteria for granting waivers and allows consideration of unnecessary or extreme hardship to the applicant if the specific requirements were imposed.

This application is available in alternate formats upon request.

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS  
OF CHAPTER 553, PART V, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

**1. Name and address of project for which the waiver is requested.**

Name: ITALIA VILLA HOTEL

Address: 354 WASHINGTON AVE. MIAMI BEACH, FL

**2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:**

Applicant's Name: PABLO CORAZZINI FOR VC ARCHITECTS, PA

Applicant's Address: 300 ARAGON AVE SUITE 330 CORAL GABLES FL 33134

Applicant's Telephone: 305 5670602 <sup>x102</sup> FAX: 305 446 3197

Applicant's E-mail Address: PCORAZZINI@VCMIAAMI.COM

Relationship to Owner: OWNER'S ARCHITECT

Owner's Name: GREGORY GERASIMOV FOR GG REALTY, INC

Owner's Address: 16711 COLLINS AVE SUITE 2501 SUNNY ISLES BEACH, FL

Owner's Telephone: 305 778-4428 FAX 33100

Owner's E-mail Address: ggerasimov@aol.com

Signature of Owner: 

Contact Person: PABLO CORAZZINI

Contact Person's Telephone: 305 5670602 E-mail Address: PCORAZZINI@VCMIAAMI.COM

This application is available in alternate formats upon request.  
Form No. 2001-01

**3. Please check one of the following:**

- New construction.
- Addition to a building or facility.
- Alteration to an existing building or facility.
- Historical preservation (addition).
- Historical preservation (alteration).

**4. Type of facility.** Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

A 6781 SF 2-STORY HOTEL COMPRISED OF AN ORIGINAL 2-STORY WOOD FRAME BUNGALOW BUILT IN THE 1910'S AND 2 ADDITIONS BUILT DURING THE 1930'S, PLUS 1 - 1STORY ROOM BUILT PROBABLY IN THE 1960'S

**5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):**

\$ 750,000

**6. Project Status:** Please check the phase of construction that best describes your project at the time of this application. Describe status.

Under Design  Under Construction\*

In Plan Review  Completed\*

\* Briefly explain why the request has now been referred to the Commission.

COMMENTS BY THE BUILDING DEPARTMENT OF THE CITY OF MIAMI BEACH REFERRED THIS ACCESSIBILITY ISSUE TO THE FLORIDA BUILDING COMMISSION.

7. **Requirements requested to be waived.** Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

**Issue**

1: VERTICAL ACCESSIBILITY TO ALL LEVELS ABOVE AND BELOW  
THE OCCUPIABLE GRADE LEVEL, FBC 11-4.1.3

**Issue**

2: \_\_\_\_\_

**Issue**

3: \_\_\_\_\_

8. **Reason(s) for Waiver Request:** The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

THIS IS A HISTORICAL DESIGNATED PROPERTY COMPRISED BY A  
1910'S WOOD FRAME BUNGALOW AND 2 1930'S DECO STYLE ADDITIONS.

Substantial financial costs will be incurred by the owner if the waiver is denied.

The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

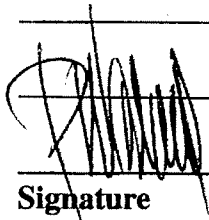
9. Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates. For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

a. \_\_\_\_\_

b. \_\_\_\_\_

c. \_\_\_\_\_

10. Licensed Design Professional. Where a licensed design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.



PABLO CORAZZINI  
Printed Name

Phone number 305 567 0602 x 102

(SEAL)

IN THIS REMODELING WE ARE PROVIDING VERTICAL ACCESSIBILITY WHERE THERE WASN'T, VIA A SLOPED PATH FROM THE PUBLIC RIGHT OF WAY TO THE GROUND LEVEL OF THE MAIN BUILDINGS. THERE ARE SIGNIFICANT DIFFICULTIES IN PROVIDING AN ELEVATOR TO MEET THE VERTICAL ACCESSIBILITY REQUIREMENTS FOR THE SECOND FLOOR OF THE 1910'S WOOD FRAME BUNGALOW WHICH WOULD ADVERSELY ALTER THE HISTORICAL CHARACTER OF THE BUILDING.



**REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.**

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

a. Florida statutes 553.509 Vertical Accessibility to all levels requirement. / 2004 FBC 11-4.1.3(5)

b. \_\_\_\_\_

c. \_\_\_\_\_

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

Yes  No Cost of Construction: \_\_\_\_\_

**Comments/Recommendation** The project is in plan review stage in the City of Miami Beach. During the review we found that providing vertical accessibility to the 2<sup>nd</sup> floor will be technically infeasible due to the structural work extend required to install an elevator. In addition, the intense interior and exterior work require to provide vertical accessibility to each level will destroy the historical significance of building according with Letter from Thomas Mooney, CMB Design & Preservation Manager. To comply with the Florida Building Code the applicant is proposing new ramp that will provide accessibility to the court yard, reception office, public bathroom, accessible units and most of the 1<sup>st</sup> floor areas.

Jurisdiction City Of Miami Beach

Building Official or Designee Gladys N. Salas, PE (B.O. Designee)  
Signature

Gladys N. Salas, PE  
Printed Name

PX0001401  
Certification Number

305-673-7610 ext. 6888/ 786-394-4087  
Telephone/FAX

Address: 1700 Convention Center Dr. Miami Beach, FL 33139, 2<sup>ND</sup> Floor.

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# MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139. [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

PLANNING DEPARTMENT

Tel: 305-673-7550, Fax: 305-673-7559

June 10, 2009

Members of the Florida Building Commission & Accessibility Advisory Council  
c/o Mary-Kathryn Smith  
Office of Codes and Standards  
Florida Department of Community Affairs  
2555 Shumard Oaks Boulevard  
Tallahassee, Florida 32399-2100

*Re: The Italia Villa, 354 Washington Avenue, Miami Beach: Application for waiver of accessibility requirements*

Dear Ms. Smith and Members of the Commission and Council:

I am writing to you in support of the accessibility waiver application for the Italia Villa at 354 Washington Avenue, which consists of an existing two (2) story structure located in south Miami Beach, Florida. The subject structure is classified as a 'Contributing' building in the Miami Beach Historic Properties Database and is located within the Ocean Beach Local Historic District. The subject structure is a qualified historic building under the Title III of the Americans with Disabilities Act ("ADA") regulations, 28 C.F.R. § 36.405, Section 4.1.7 of the ADA Accessibility Guidelines ("ADAAG"), and Section 11-4.1.7 of the Florida Building Code ("FBC").

Because it would take a significant reconfiguration of the interior and exterior of the structure to provide vertical accessibility to the second floor, we support the applicant's request that you waive the requirement to provide vertical accessibility to the second floor level.

If you should have any additional questions regarding the historic characteristics and attributes of the property, please do not hesitate to contact me.

Sincerely

Thomas R. Mooney, AICP  
Design & Preservation Manager

TRM:tm

F:\PLANIS\ALLIGEN\_CORRIACCESSIBILITY WAIVERS\TM-FBC 354 WASHINGTON AVE.DOCX



Existing Front Elevation of Bungalow  
Photo 1



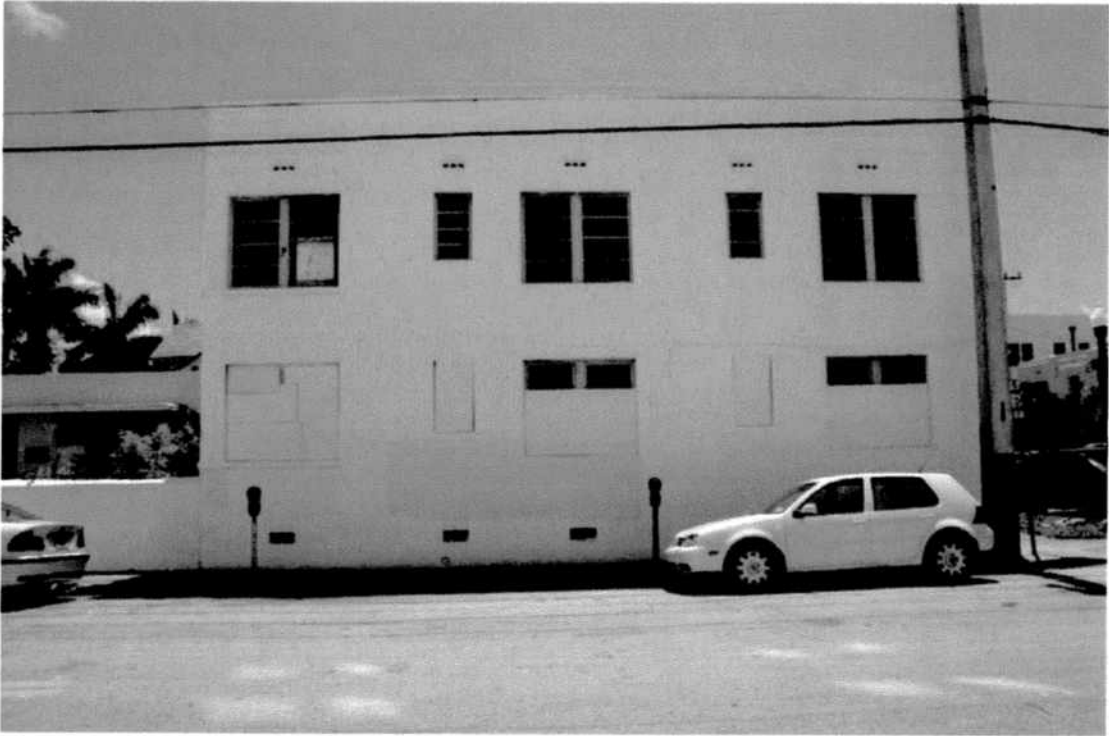
Existing TV Room on Front Elevation  
Photo 2



Existing Elevation of 2 Story Hotel  
Photo 3



Corner Elevation of 4<sup>th</sup> Street and Washington Ave  
Photo 4



Façade on 4<sup>th</sup> Street  
Photo 5



Rear Façade on Euclid Ave  
Photo 6

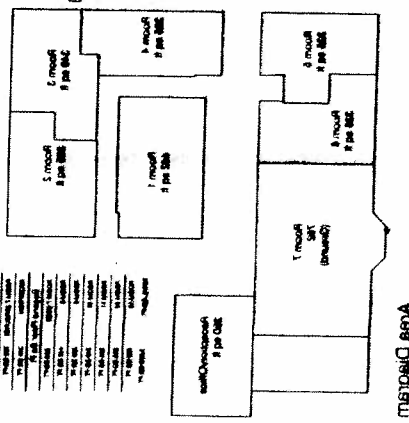
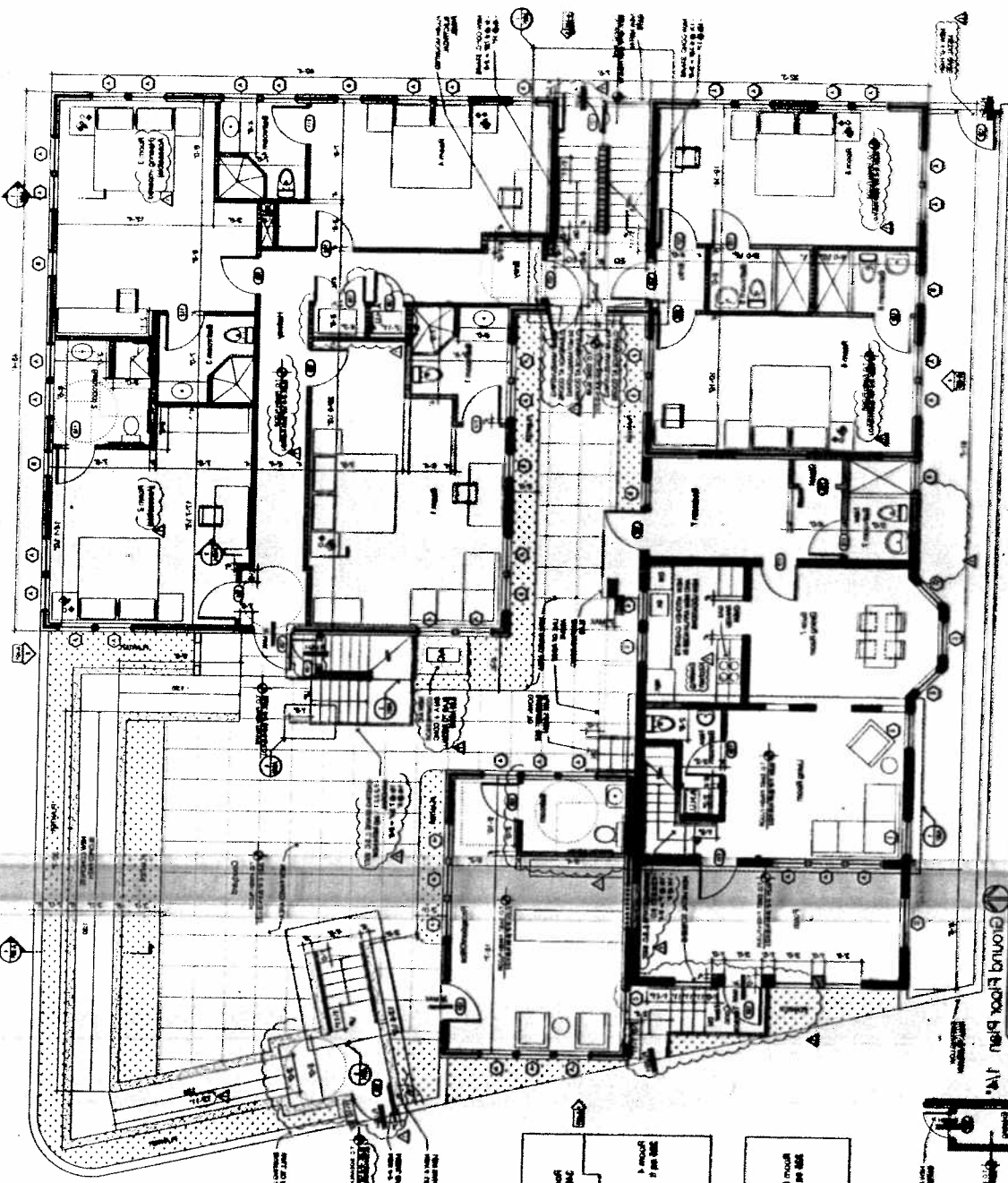
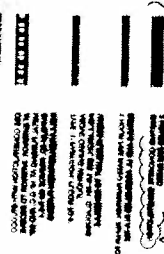
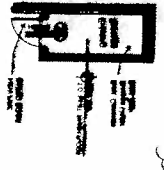
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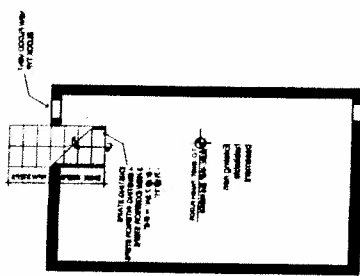
**Grundriss Erdgeschoss**  
**First Floor Plan**

**Grundriss Erdgeschoss**  
**First Floor Plan**



Room No.	Room Name	Area (m²)	Volume (m³)
101	Reception	120	120
102	Office	150	150
103	Office	150	150
104	Office	150	150
105	Office	150	150
106	Office	150	150
107	Office	150	150
108	Office	150	150
109	Office	150	150
110	Office	150	150
111	Office	150	150
112	Office	150	150
113	Office	150	150
114	Office	150	150
115	Office	150	150
116	Office	150	150
117	Office	150	150
118	Office	150	150
119	Office	150	150
120	Office	150	150
121	Office	150	150
122	Office	150	150
123	Office	150	150
124	Office	150	150
125	Office	150	150
126	Office	150	150
127	Office	150	150
128	Office	150	150
129	Office	150	150
130	Office	150	150
131	Office	150	150
132	Office	150	150
133	Office	150	150
134	Office	150	150
135	Office	150	150
136	Office	150	150
137	Office	150	150
138	Office	150	150
139	Office	150	150
140	Office	150	150
141	Office	150	150
142	Office	150	150
143	Office	150	150
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149	Office	150	150
150	Office	150	150

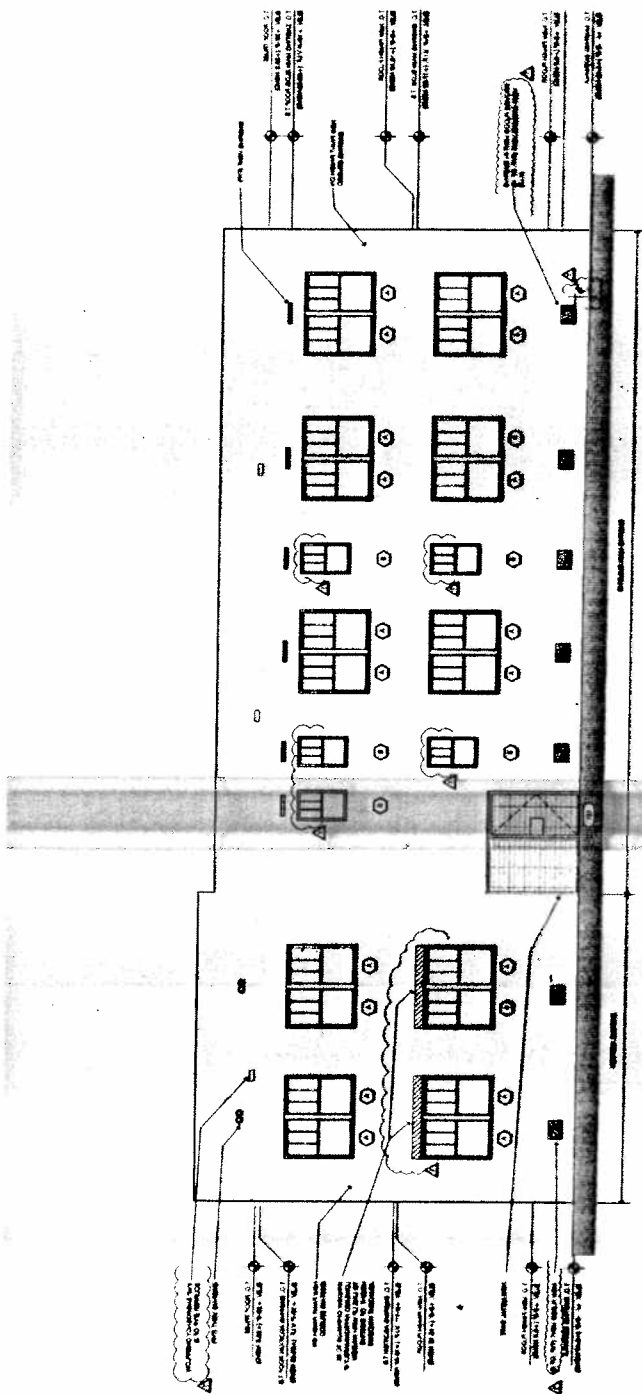
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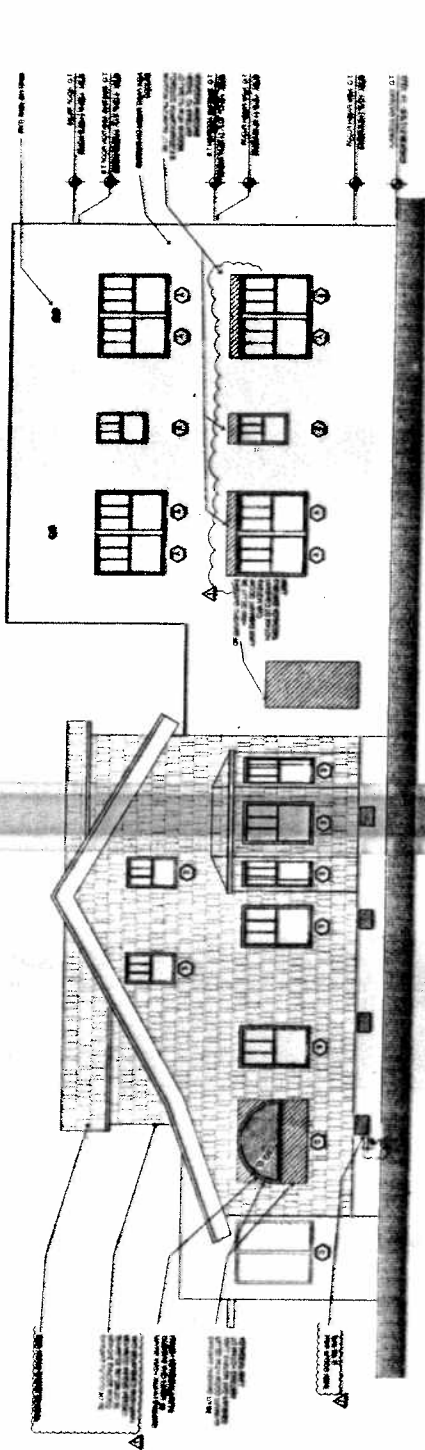
A-501

**AC**  
**ARCHITECTURA**  
**CONSULTING**

**Historic Preservation**  
**Historic Preservation**  
**Historic Preservation**



② West Elevation 1/4"



③ South Elevation 1/4"

PROJECT:	Historic Preservation
CLIENT:	DC Family, Inc.
DATE:	1/15/2014
SCALE:	AS SHOWN
DESIGNER:	NC ARCHITECTS
DATE:	1/15/2014
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CLIENT:	DC Family, Inc.
DATE:	1/15/2014
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DESIGNER:	NC ARCHITECTS
DATE:	1/15/2014

NC ARCHITECTS  
 1000 14th Street, N.W.  
 Washington, D.C. 20004  
 Phone: 202.331.1111  
 Fax: 202.331.1112  
 www.ncarchitects.com

S04 - A













T R A N S M I T T A L  
L E T T E R

Date: 06-18-09

Re: Italia Villa Hotel vertical  
Accessibility Waiver application

Job Number: 08006

From: Pablo Corazzini

To: Members of the  
Florida Building Commission  
& Accessibility Council  
c/o Mary- Kathy Smith

Phone:

Sent Via: FedEx

We deliver herewith the following:

- 1 Waiver Application with color copies
- (1) 24"x36" Set of Drawings
- (1) 11"x17" reduced set of drawings
- (1) 8-1/2"x11" reduced set of Transparencies

Comments:

300 Aragon Avenue, Suite 330

Coral Gables, FL 33134

tel: 305.567.0602

fax: 305.446.3197

www.vcmiami.com

FL Registration AA26001654