

ORANGE BOWL FIELD AT MONROE PARK

Issue: Vertical accessibility to all rows of seats in two bleacher systems.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to all rows of seats in two sets of bleachers in a public park. There will be 750 seats in each set of bleachers, with 10 accessible seating areas, with companion seats in each. The accessible seats are located in the lower levels of the bleachers, accessed by ramps. The project will cost \$5,650,000, which includes installation of a synthetic turf field and resurfacing the existing track. An adjacent two story building has a press box on the second level, which is accessible by an elevator as well as stairs.

Project Progress:

The project is under design.

Items to be Waived:

Vertical accessibility to all rows of seats in bleachers, 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.

**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: ORANGE BOWL FIELD AT MOORE PARK

Address: 765 NW 36TH STREET

MIAMI, FLORIDA 33127

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: BORRELLI + PARTNERS

Applicant's Address: 4960 SW 72 AVE, SUITE 408, MIAMI, FLORIDA 33155

Applicant's Telephone: 305-665-8852 **FAX:** 305-665-9972

Applicant's E-mail Address: jcarty@borrelliarchitects.com


Relationship to Owner: ARCHITECT

Owner's Name: ORANGE BOWL COMMITTEE & CITY OF MIAMI C/O O.F. GIBSON

Owner's Address: 14360 NW 77 COURT, MIAMI LAKES, FLORIDA 33016

Owner's Telephone: 786-260-2225 **FAX** 305-374-3899

Owner's E-mail Address: fgibson@gibsondev.com

Signature of Owner: 

Contact Person: JEFF WILLIAMSON / O.F. GIBSON *o.f. gibson*

Contact Person's Telephone: 305-794-6839 **E-mail Address:** jwilliamson@hbre.net

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.)

THE FACILITY IS A NEW SPORTS STADIUM IN AN EXISTING CITY OF MIAMI PUBLIC PARK. ALUMINUM BLEACHERS OF 1,500 SEATS ARE PROVIDED (750 SEATS FOR THE HOME TEAM AND 750 SEATS FOR THE VISITING TEAM), WHICH INCLUDE 20 ACCESSIBLE SPACES AND COMPANION SEATS. HOME SIDE BLEACHERS ARE SEPARATED FROM VISITOR SIDE BLEACHERS BY AN ENTRYWAY. ACCESSIBLE SPACES ARE EQUALLY DISPERSED AT THE LOWEST LEVEL OF THE SEATING, WHICH IS ACCESSIBLE VIA STAIRS AND RAMPS. ADMISSION TO THE STADIUM WILL BE ONE PRICE ONLY FOR ALL SEATS. ADJACENT BUT NOT ATTACHED TO THE BLEACHERS IS A 2-STORY ACCESSORY BUILDING, CONSISTING OF PRESS BOX, RESTROOMS AND OTHER ACCESSORY SPACES. TOTAL BUILDING AREA IS APPROXIMATELY 5,480SF. ONLY THE PRESS BOX IS ON THE 2ND FLOOR AND IS ACCESSIBLE BY STAIRS AND AN ELEVATOR.

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

\$5,650,000.00 BUDGET (INCLUDING COST TO INSTALL A SYNTHETIC TURF FIELD AND TO RESURFACE THE EXISTING TRACK)

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.

NOT APPLICABLE

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 ROWS OF THE BLEACHERS; FLORIDA STATUTE
SECTION 553.509

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.

A WAIVER FROM PROVISION OF VERTICAL ACCESSIBILITY TO ALL ROWS OF BLEACHER SEATING IS NECESSARY. IT IS TECHNICALLY UNFEASIBLE TO PROVIDE ACCESSIBILITY TO ALL LEVELS DUE TO THE NATURE OF THE ALUMINUM BLEACHER CONSTRUCTION. IT WOULD CAUSE THE OWNER UNNECESSARY HARDSHIP TO PROVIDE VERTICAL ACCESSIBILITY TO ALL ROWS OF SEATING. PROPOSED LAYOUT PROVIDES ACCESSIBLE SEATING SPACES AT THE LOWEST LEVEL OF THE BLEACHERS THAT IS ACCESSIBLE BY RAMPS AND THESE SPACES ARE EQUALLY DISPERSED ACROSS THE FRONT OF THE BLEACHERS TO ALLOW DIFFERENT VIEWING ANGLES COMPARABLE TO THOSE OF THE REST OF THE SEATS. THIS ARRANGEMENT IS ALLOWED BY EXCEPTION TO 11-4.33.3 OF FLORIDA BLDG CODE AND 4.33.3 OF AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES.

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

NOT APPLICABLE

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.

NOT APPLICABLE

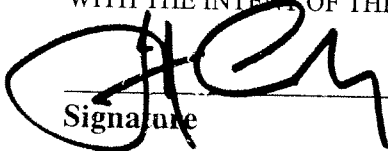
9. **Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates.** For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility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

a. NOT APPLICABLE

b. NOT APPLICABLE

c. NOT APPLICABLE

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. THE PROPOSED BLEACHER SEATING ARRANGEMENT PROVIDES ADEQUATE NUMBER OF ACCESSIBLE SPACES AND COMPANION SEATS AT THE LOWEST LEVEL (FRONT ROW) OF THE BLEACHERS WHICH IS ACCESSIBLE BY RAMPS. THE ACCESSIBLE SPACES ARE DISPERSED ALONG THE EXTENT OF THE FRONT ROW TO ALLOW DIFFERENT VIEWING ANGLES COMPARABLE TO THOSE OF THE REST OF THE BLEACHER SEATS. BECAUSE THERE WILL BE ONE PRICE OF ADMISSION FOR ALL SEATS, PEOPLE WITH PHYSICAL DISABILITIES WILL BE PROVIDED WITH A CHOICE OF ADMISSION PRICES AND LINES OF SIGHT COMPARABLE TO OTHER MEMBERS OF THE GENERAL PUBLIC AS REQUIRED BY CODE. IT IS OUR UNDERSTANDING THAT THIS ARRANGEMENT IS A STANDARD PRACTICE AND MEETS THE REQUIREMENTS OF FLORIDA BUILDING CODE 11-4.33.3 AND AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES 4.33.3, BOTH READ "ACCESSIBLE VIEWING POSITIONS MAY BE CLUSTERED FOR BLEACHERS, BALCONIES, AND OTHER AREAS HAVING SIGHT LINES THAT REQUIRE SLOPE OF GREATER THAN 5 PERCENT. EQUIVALENT ACCESSIBLE VIEWING POSITIONS MAY BE LOCATED ON LEVELS HAVING ACCESSIBLE EGRESS." WE BELIEVE THAT GRANTING THIS WAIVER WILL NOT CONFLICT WITH THE INTENT OF THE STATUTES OR THE ACCESSIBILITY CODES.



Signature

JUDY A. CARTY

Printed Name

Phone number 305-665-8852

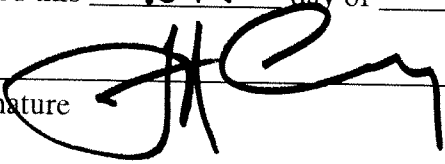
(SEAL)

CERTIFICATION OF APPLICANT:

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 10th day of August, 2009

Signature



JUDY A. CARTY

Printed Name

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

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. VERTICAL ACCESSIBILITY TO EACH LEVEL.
- 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 APPROVAL AS PRESENTED

Jurisdiction CITY OF MIAMI

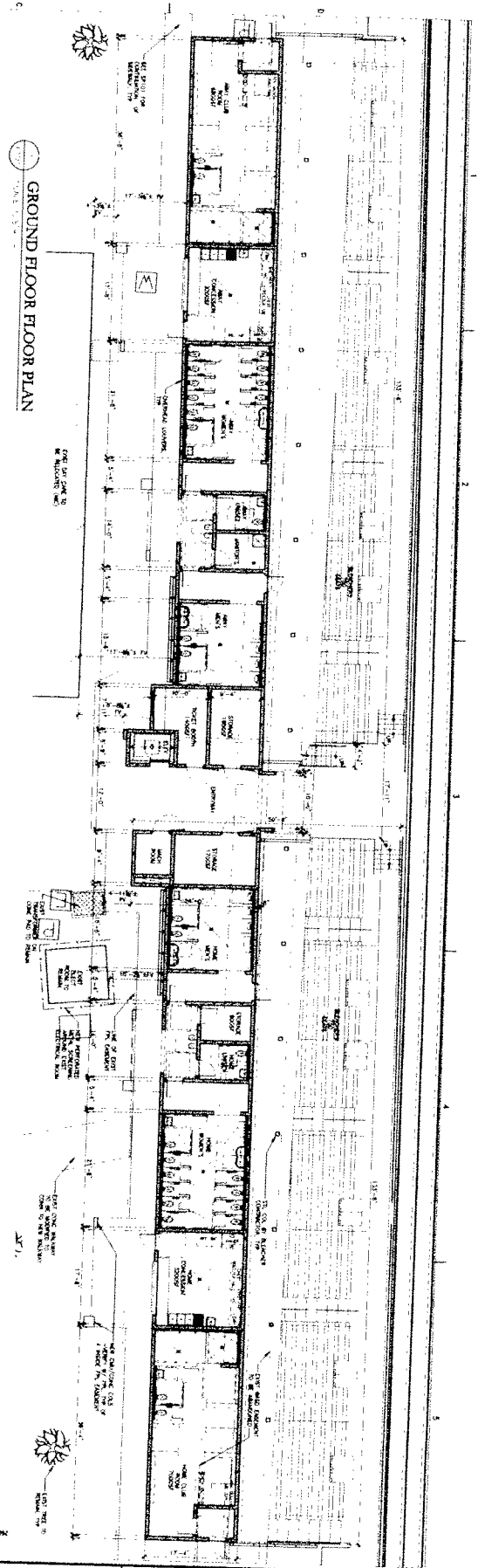
Building Official or Designee _____
Signature 

MARIANDO V. FERNANDEZ
Printed Name

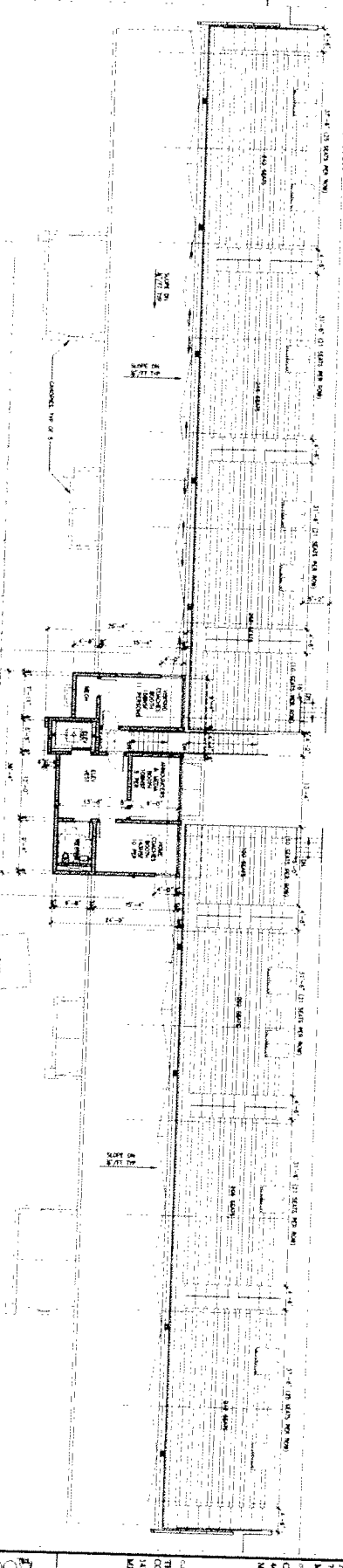
B4-689
Certification Number

(305) 416 1107 (305) 416 1060
Telephone/FAX

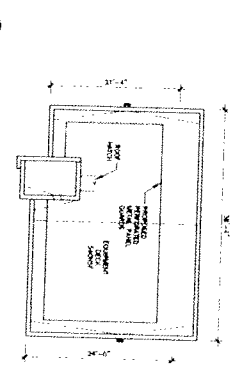
Address: 444 SW 2 AVE
MIAMI, FL 33170



GROUND FLOOR FLOOR PLAN



PRESS BOX FLOOR PLAN & LOW ROOF PLAN



PRESS BOX ROOF PLAN

GROUND FLOOR AREA - 1st FLOOR
 1.000 sq. ft. (93.00 sq. m)
GROUND FLOOR AREA - 2nd FLOOR
 1.000 sq. ft. (93.00 sq. m)
GROUND FLOOR AREA - 3rd FLOOR
 1.000 sq. ft. (93.00 sq. m)

SIGNATURES OF APPROVAL

City of Miami	Signature	Date
City of Miami	Signature	Date

ORANGE BOWL FIELD AT MOORE PARK
 765 NW 87th AVENUE
 MIAMI, FL 33172

CITY OF MIAMI
 444 SW 2nd AVENUE
 MIAMI, FL 33135

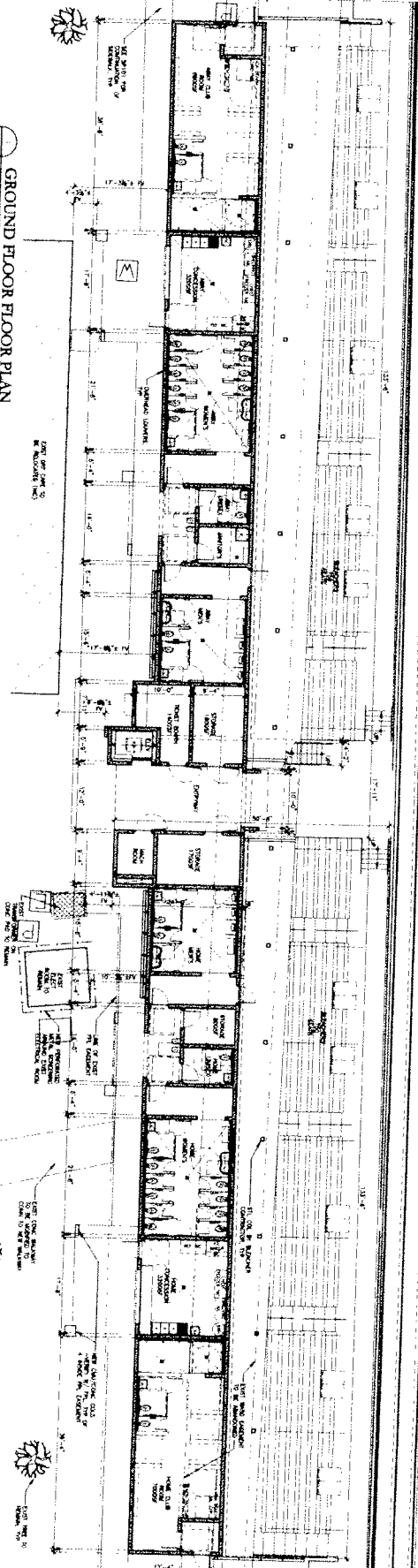
THE ORANGE BOWL CONSULTING
 13500 SW 7th COURT
 MIAMI LAKES, FL 33183

ARCHITECT
 PROJECT NO. 100000000
 DRAWING NO. 100000000
 DATE: 10/11/2009

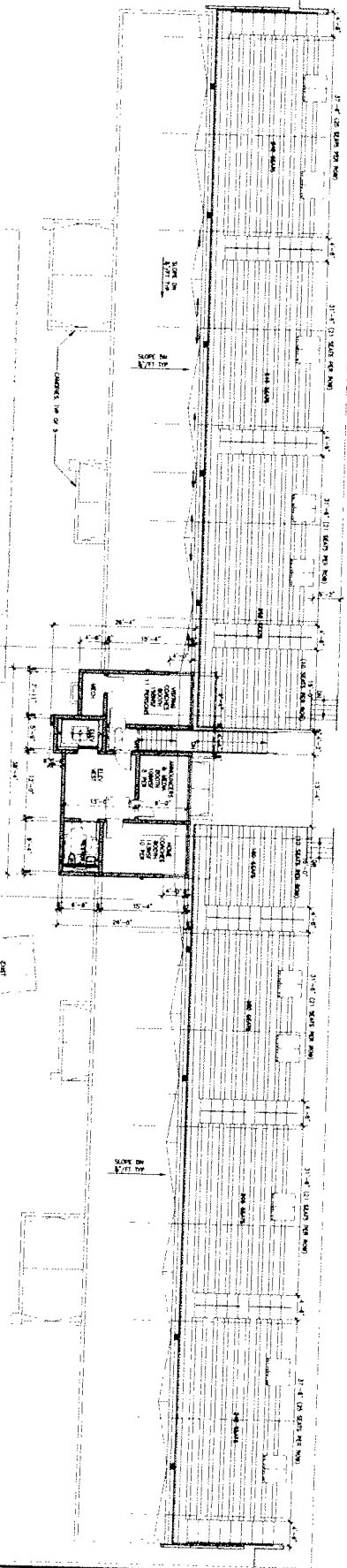
FLOOR PLANS & ROOF PLAN

A101

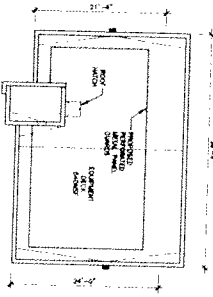
GROUND FLOOR FLOOR PLAN



PRESS BOX FLOOR PLAN & LOW ROOF PLAN



PRESS BOX ROOF PLAN



GROUND FLOOR AREA - 1ST FLOOR
 TOTAL AREA: 10,000 SQ. FT.
 TOTAL AREA: 10,000 SQ. FT.
 TOTAL AREA: 10,000 SQ. FT.

SIGNATURES OF APPROVAL

DATE	DESIGNED BY	CHECKED BY	DATE

FLOOR PLANS & ROOF PLAN

A101

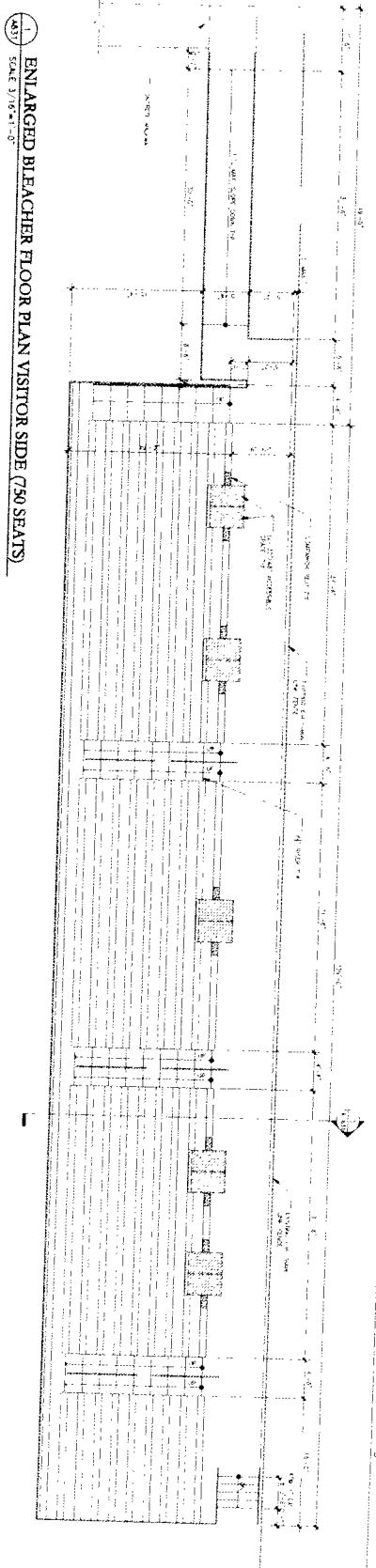
DONNELLY PARTNERS
 ARCHITECTS
 1000 N. GULF BLVD. SUITE 100
 TAMPA, FL 33602
 TEL: 813.288.1111
 FAX: 813.288.1112
 WWW.DONNELLYPARTNERS.COM

ORANGE BOWL FIELD AT MOORE PARK
 1000 N.W. 70TH AVENUE
 MIAMI, FL 33130

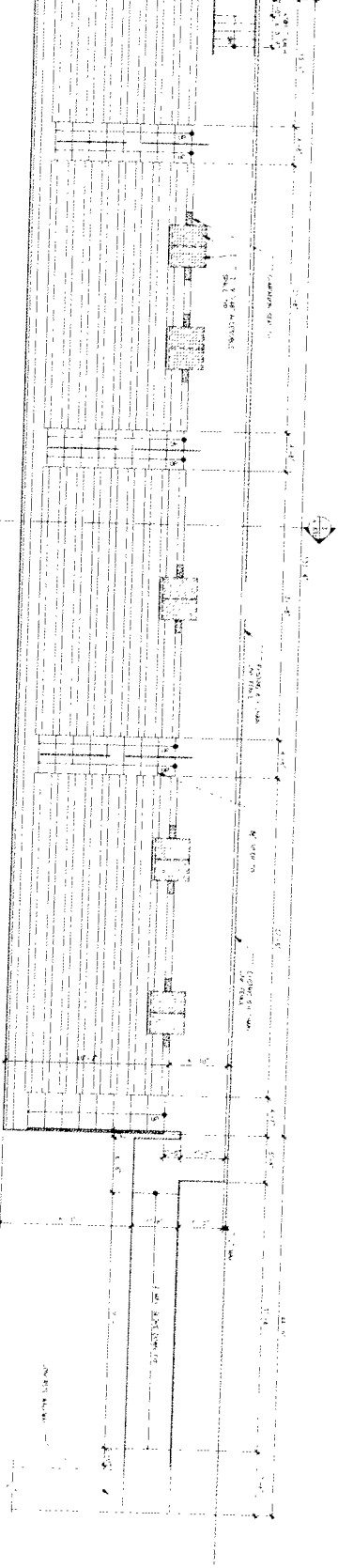


THE ORANGE BOWL
 1000 N.W. 70TH AVENUE
 MIAMI, FL 33130

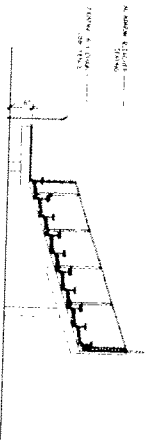




1 ENLARGED BLEACHER FLOOR PLAN VISITOR SIDE (750 SEATS)
SCALE 3/16" = 1'-0"





2 ENLARGED BLEACHER FLOOR PLAN HOME SIDE (750 SEATS)
SCALE 3/16" = 1'-0"

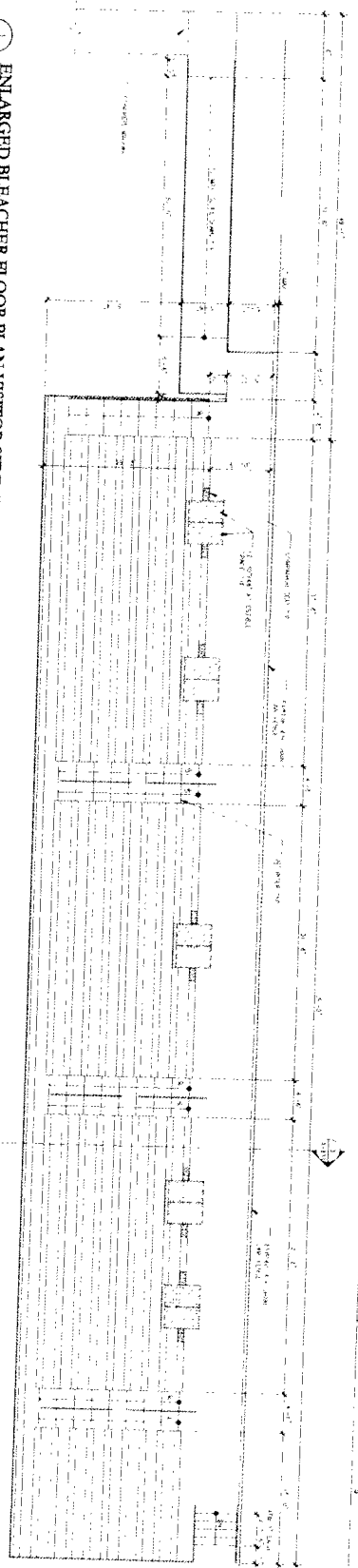


3 BLEACHER DETAIL SECTION
SCALE 3/16" = 1'-0"

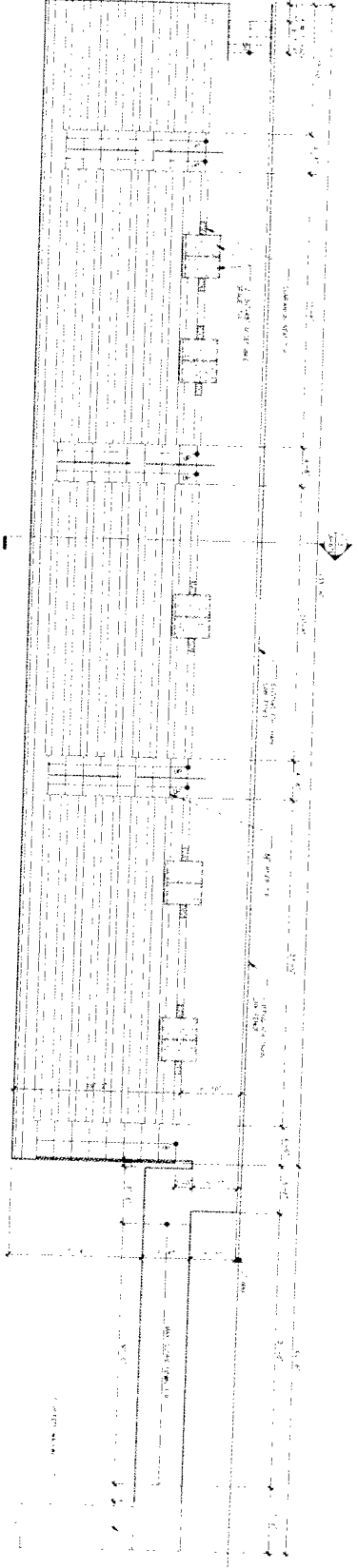
11.15.2018 10:30 AM
BLEACHER DETAIL SECTION
SCALE 3/16" = 1'-0"

 <p>ROBERT H. PATTERSON & ASSOCIATES, INC. ARCHITECTS</p> <p>1000 N. UNIVERSITY AVENUE, SUITE 100 ANN ARBOR, MI 48106 TEL: 734.769.1200 WWW.RHPAT.COM</p>	<p>PROJECT INFORMATION</p> <p>ORANGE BOWL FIELD AT JOCKEY PARK 765 NW 54 STREET MIAMI, FL 33127</p> <p>CITY OF MIAMI 444 NW 22ND AVENUE MIAMI, FL 33135</p>	<p>DATE</p> <p>THE ORANGE BOWL CONSULTING 1800 NW 77 COURT MIAMI LAKES, FL 33066</p>	 <p>Orange Bowl</p>	<p>PROJECT NO. 10000000000000000000</p> <p>DATE 10/15/18</p> <p>SCALE 3/16" = 1'-0"</p> <p>DATE 10/15/18</p>	<p>PROJECT NO. 10000000000000000000</p> <p>DATE 10/15/18</p> <p>SCALE 3/16" = 1'-0"</p> <p>DATE 10/15/18</p>
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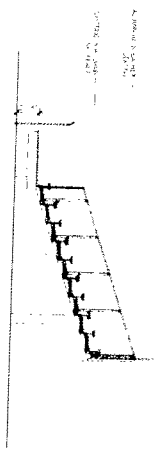
1 ENLARGED BLEACHER FLOOR PLAN VISITOR SIDE (750 SEATS)
SCALE 3/16"=1'-0"



2 ENLARGED BLEACHER FLOOR PLAN HOME SIDE (750 SEATS)
SCALE 3/16"=1'-0"



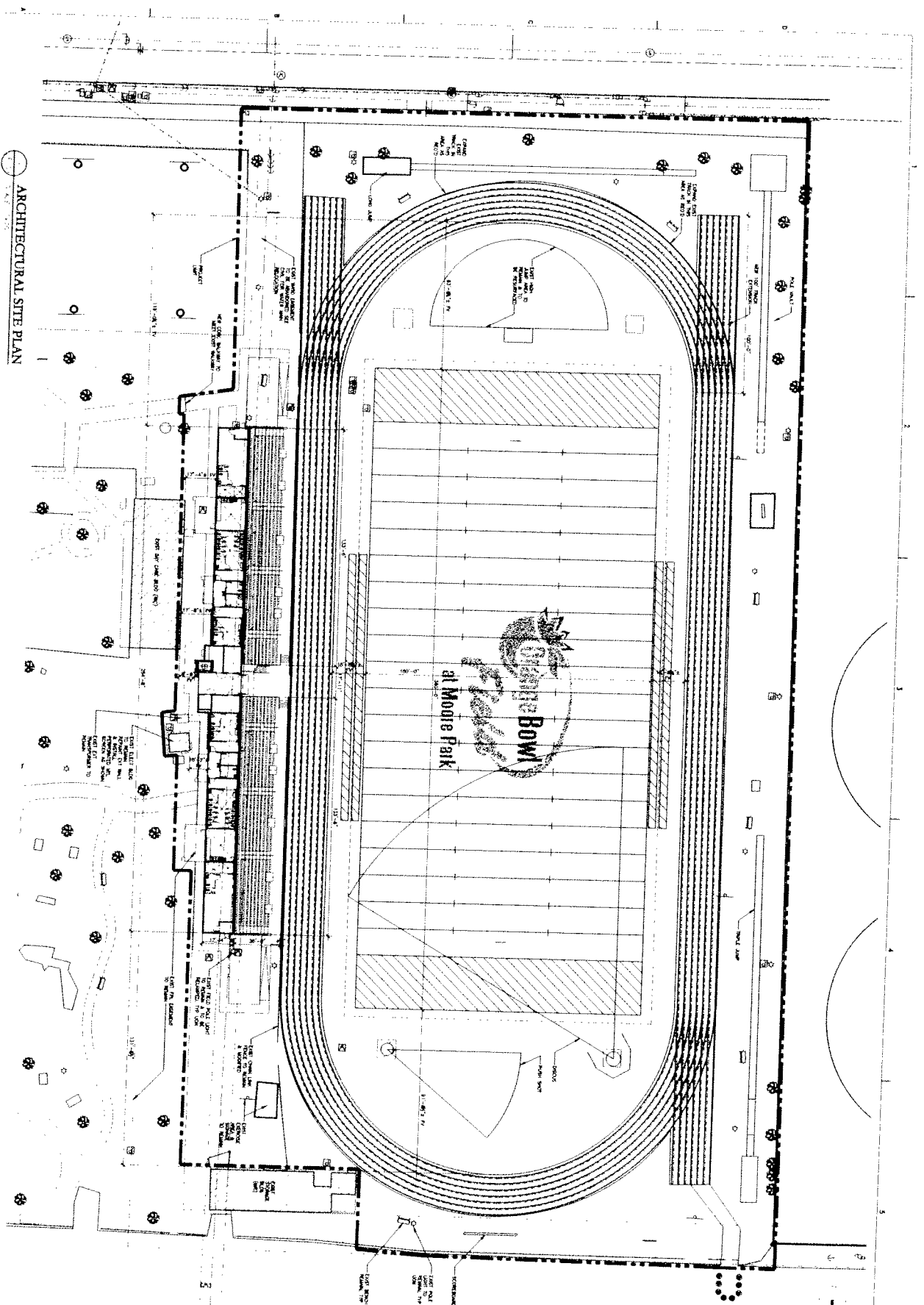
3 BLEACHER DETAIL SECTION
SCALE 3/16"=1'-0"





PROJECT: ORANGE BOWL STADIUM
 ARCHITECT: HOK ARCHITECTS
 DATE: 11/15/05

<p>DONNELL PARTNERS ARCHITECTS 1000 N. W. 10th Street, Suite 100 Fort Lauderdale, FL 33304 Phone: (954) 573-1100 Fax: (954) 573-1101 www.donnellpartners.com</p>	<p>ORANGE BOWL FIELD AT MOORE PARK 1600 NW 70th Street Miami, FL 33142</p>	<p>CITY OF MIAMI 1000 Biscayne Blvd., Suite 100 Miami, FL 33132</p>	<p>THE ORANGE BOWL COMMITTEE 1500 NW 70th Street Miami Lakes, FL 33066</p>		DATE: 11/15/05 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO.: [Number] SHEET NO.: [Number]
					TITLE: ENLARGED BLEACHER FLOOR PLAN VISITOR SIDE (750 SEATS) SCALE: 3/16"=1'-0"

ARCHITECTURAL SITE PLAN



SIGNATURES OF APPROVAL		
DATE	APPROVAL	DATE

 <p>ORANGE BOWL AT MOVIE PARK 7345 W. PALM BLVD. MIAMI, FL 33157</p>	 <p>CITY OF MIAMI 400 W. BAY AVENUE MIAMI, FL 33133</p>	<p>CLIENT THE ORANGE BOWL COMMITTEE 1400 NW 77 COURT MIAMI GARDENS, FL 33166</p>	<p>PROJECT NO. 100000 DATE: 11/11/06 SCALE: 1/8" = 1'-0" DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN DATE: 11/11/06</p>	<p>ARCHITECTURAL SITE PLAN</p>	<p>SP101</p>