

February 26, 2020

Members of the Florida Building Commission & Accessibility Advisory Council
c/o Chip Sellers
Office of Codes & Standard, Florida Department of Community Affairs
2601 Blair Stone Road
Tallahassee, Florida 32399

RE: 334 Ocean Drive, Miami Beach, Florida – Villa Cuatro, LLC

Dear Mr. Sellers and Members of the Commission and Council:

Based on the existing conditions of the hotel located at 334 Ocean Drive, Miami Beach, it is technically infeasible to provide vertical accessibility to the first and second floor hotel units. The owner, Villa Cuatro, LLC, has purchased this property and asked our firm to prepare plans to renovate the hotel and restore many of its original characteristics. We have submitted a design review application to the City of Miami Beach Historic Preservation Board for the partial interior demolition, renovation, and extensive restoration of the historically designated hotel. Restoration of the existing hotel requires compliance with ADA accessibility regulations. However, due to the existing layout it is technically infeasible to provide vertical access to the first and second floor hotel units. Please allow this letter to serve as the Licensed Design Professional's comments for the accompanying ADA Waiver request.

The historic "Ocean Blue Hotel" is a modestly sized hotel. It was originally designed with a front porch area, and lobby on the ground floor, with two small office rooms on the north side. There is an initial threshold to enter the front porch area, and no ramping or lifts. Central steps lead up to the twelve (12) double-loaded first floor rooms and two stairways, one behind the reception desk and one at the west end of the building, lead up to the sixteen (16) second floor double-loaded rooms. The area between the steps and height of the thresholds is extremely narrow.

The ground floor will be reconfigured to introduce a café and convert the offices to an ADA compliant room and a back-of-house kitchen for the café. Currently, no portion of the structure is handicap accessible. Vertical accessibility will be provided to the ground floor lobby, café, ADA hotel room via a new, exterior ramp within the south side setback of the building.

We extensively reviewed and analyzed potential options to add a ramp to the first-floor rooms, but deemed it technically unfeasible because the ramps and/or lifts would not fit within the existing doorways and staircases, and would be in direct conflict with required life-safety egress.

Please do not hesitate to contact me if you need additional information on the matter.

Respectfully Submitted,

Thomas Weber, RA Lic. #

A handwritten signature in blue ink, appearing to read "T. Weber", is written over a faint circular official seal of the State of Florida. The seal contains the text "STATE OF FLORIDA" and "REGISTERED ARCHITECT".