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AA#26002467

September 20, 2019

Chair & Members of the Florida Building Commission
Chair & Members of the & Accessibility Advisory Council
c/o Chip Sellers
Florida Department of Business & Professional Regulation
1940 North Monroe Street
Tallahassee, Florida 32399

RE: 1313 15th Street, Miami Beach, FL 33139
Accessibility Waiver Request from Accessibility Requirements
Chapter 552, Part II, Florida Statutes
Waiver WAV#415-R0

Dear Chairs and Members of the Florida Building Commission and Accessibility Advisory Council:

We are respectfully requesting you consider and grant the request for the ADA Waiver submitted. The waiver we are requesting is to provide the Vertical Accessibility to the existing two (2)-story building.

The site is comprised of a two-story non-contributing building on a single parcel (folio 02-3233-016-0140). The building is design as a Post-War architectural style 2-story building built in 1950. The building is currently used a Residential – Multi-Family Apartment Use (R-2). The client is requesting to change the use into a Residential – Multifamily “Suite Hotel” Use (R-1). There are eight (8) units in total. Each comprised of 2 bedrooms/2 or 1 bathrooms. Four (4) of the units are on the ground and the four (4) stacked the same on the second floor. The main walkways are “open-air” to the exterior as catwalks that allow access into each unit. Each unit has an internal stair as a second means of egress to the west side on the ground floor. The building is elevated four (4) steps. The ground floor units have an addition 6” step up into the unit.

The building is good condition and the owner is upgrading the units internally for the proposed use. Each unit will have a modern style kitchenette with upgrades to the A/C. The building is efficiently designed.

ADA Unit:

Within the renovation process, a unit on the first floor will comply with Accessibility requirements and two with Communications requirements. Considering the raised building, a new accessibly ramp (1:12 slope) will be proposed to access the check-in reception office and the unit.

During the review process to it was researched that the vertical accessibility to the second floor would not be feasible. Proposing a new elevator would require the compromise of the existing structure. The efficiently designed building will not allow for the elevator without conflict to the life-safety egress. The existing structure will not be able to support the elevator due to the structural requirements for the new installation.

We believe the installation of an elevator would greatly compromise the structure without threatening or destroying its' structural integrity and architectural defining features.

We appreciate the opportunity in providing you with this letter. Feel free to contact me at 786.218.5335 for any additional information.

Sincerely,



Wesley A. Castellanos, Registered Architect #96133
Principal Architect

