

**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: Haddon Hall Hotel and the Campton Apartments

Address: 1500 Collins Avenue and 1455 Washington Avenue, Miami Beach, FL 33139,
respectively.

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: Haddon Hall Hotel Owner, LLC

Applicant's Address: 10 Bank Street #1190, White Plains, NY 10606

Applicant's Telephone: (914) 287-8850 FAX: 914-761-3100

Applicant's E-mail Address: c/o Larry Mango – Lmango@rockwoodcap.com

Relationship to Owner: Applicant

Owner's Name: 10 Bank Street #1190, White Plains, NY 10606

Owner's Address: 236 21st Street, Miami Beach, FL 33139

Owner's Telephone: (914) 287-8850 FAX: 914-761-3100

Owner's E-mail Address: c/o Larry Mango – Lmango@rockwoodcap.com

Signature of Owner: _____

3. Please check one of the following:

☐ New construction.

☐ Addition to a building or facility.

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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 property consists of three structures, two of which are historic in nature. Haddon Hall, located at 1500 Collins Avenue, is a 3-story hotel that was designed by L. Murray Dixon, constructed in 1941 as a 116 unit hotel and comprised of approximately 31,570 square feet. The building is U-shaped with an open courtyard facing the street. The historic lobby and the courtyard will contain a small restaurant, library and lounge, all of which will be ADA-compliant. The historic lobby provides access to the front desk, the first floor units in the north and south wings via stairs and the undersized elevator provides access from the lobby to the second and third floors. Reasonable accommodations are being made in throughout Haddon Hall, including strobes, grab bars, audible and visual alarms, hand-rails, foot lighting. Campton Apartments is located at 1455 Washington Avenue and was constructed in 1940 as a 2-story, 16 apartment/24 unit hotel building consisting of approximately 18,000 square feet. It was designed by another recognizable architect, Henry Hohauser. Campton Apartments is comprised of 2-wings, which are connected by a 1-story structure housing the lobby, on the east end, which creates an open courtyard between the structures. The owner is proposing to make accessible bathrooms and a gymnasium facility along the north side of the Campton Apartment building, these new areas would be ADA accessible. Similarly, the main lobby building located in the easternmost corner of Campton will also be accessible, for the first time in its history, through the courtyard area. The final structure is generally known as the Cabana structure and is situated between both of the historic buildings. The original structure housed 7 hotel units. However the new proposed structure will house 12 units, 9 of which will be fully ADA-compliant. The three structures are currently connected by a series of paths and stairs, which create numerous different elevations throughout the combined properties. The Applicant is proposing to unify the areas by leveling off much of the differences and creating ramps when possible to grant access throughout the combined properties. The result is more access to persons with disabilities than presently exists today.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration): The Applicant is renovating the historic hotels and constructing a new cabana structure at a cost of approximately \$11,691,750.00

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.

The City of Miami Beach Building Department requests vertical accessibility to all floors of the hotel unless a waiver is obtained from the Florida Building Commission. Haddon Hall provides access from the street, through the lobby, and through an undersized elevator, which takes guests to the second and third floors. While reasonable accommodations have been made to rooms throughout Haddon Hall and Campton Apartments, such as grab bars, visual and audible devices, none is fully ADA-compliant. Due to the historic nature of Haddon Hall and Campton Apartments, the lobbies render many of the ADA-accommodations, such as elevators and/or lifts to the upper floors, structurally infeasible, due to the locations of structural columns, size of the existing units, entries, etc. While the Applicant will make reasonable accommodations within both the historic structures and will make all the public interior spaces and the pool area ADA-compliant, the Applicant is proposing to have 9 ADA-accessible rooms within the cabana structure which is located centrally between Haddon Hall and Campton Apartments.

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

Issue

1: Requirement pursuant to Section 553.509, Florida Statutes, and Section 201.1, Florida Administrative Code, for vertical accessibility to all hotel rooms in the Haddon Hall and Campton Apartment sites.

Issue

2: Requirement pursuant to Section 553.504, Florida Statutes, and Section A06.4 of the Florida Building Code, for accessibility to hotel rooms in the Haddon Hall and Campton Apartments sites.

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.

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

The unique layout of the historic lobby at Haddon Hall prohibits implementation of vertical accessibility compliance to the first floor hotel rooms at both the south and north corridors. It is structurally impractical and technically infeasible to place either chair lift conveyance systems or ramps to these specific rooms. There is insufficient staging area at the bottom and top of the steps for chair lifts. The lift apparatus would impede access to the sole elevator that provides

access to the second floor and third floors on the south end of the lobby. Further, the lift, even when not in use, would obstruct the movement of hotel guests on the stairs and in the corridor.

Likewise, the unique historic configuration of the Campton Apartment buildings would render the use of elevators and lifts not only financially impractical, but would also be structurally infeasible. Both the north and south wings of the Campton Apartments contain several apertures to access the interior units. These openings are elevated and are quite narrow. In order to access units in the buildings a series of 6 elevators would need to be incorporated, which would impede access throughout the multiple stairs and limited landing space in front of the general entries. As with Haddon Hall, creating the vertical access would not resolve access to the units due to the size of the corridors and openings.

The addition of elevators or retrofitting the undersized elevator in Haddon Hall and creation of accessible rooms within the historic structures would significantly and negatively impact the historic layout and appearance, and quite possibly the structural integrity of the buildings.

Nevertheless, the owner is proposing to provide access to all of the public amenities, by leveling off the areas surrounding the buildings and creating a series of ramps that would allow the flow to each structure. In addition, the new Cabana structure, which sits centrally on the property, between Haddon Hall, the Campton Apartments and the property pool, will have 9 fully accessible rooms. This would provide equivalent facilitation.

[X] Substantial financial costs will be incurred by the owner if the waivers are denied.

The Applicant obtained two estimates for ADA-compliant access to hotel rooms at costs ranging from \$243,257 – \$285,683 at Haddon Hall, including the demolition and construction and \$538,696 – \$706,456 for the demolition, construction and implementation of six (6) elevators at Campton Apartments. In addition, already included in the value of the project the Applicant is renovating and providing additional ADA features, including ramps throughout the property, wheelchair lift in the pool, grab bars throughout the bathrooms, and the like, the cost of which further increases these cost percentages. Pursuant to 28 CFR Section 36.403(f)(1), compliance with Section 553.509, Florida Statutes, exceeds 20% of the total value of construction and represents a disproportionate cost on the Applicant.

[X] 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.

See response to subsection on Substantial financial costs immediately above. Cost estimates and photos are provided with this application.

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. See proposals for cost for ADA compliance included with this application.

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.

Providing appropriate ADA elements to allow access and creating complete ADA accessible hotel rooms in Haddon Hall and Campton Apartments is structurally impractical and will be an unfair burden and disproportionate cost of over 26% of the total value of the project on the Applicant. Also, creating accessible ramps, and or elevators in Haddon Hall will inhibit access to the hotel lounge, library, lobby restrooms and other areas. These ADA elements will negatively impact the historic layout of the lobby and restrict the vertical clearance for the entrances to the corridors leading to the elevator. In sum, creating vertical accessibility and ADA accessible rooms in either Haddon Hall or Campton Apartments will destroy much of the historic buildings. However, among other accommodations, the Applicant is providing ADA access to all public amenities and 9 hotel units in the cabana structure to provide appropriate accessibility at the Hotel.


Signature

Phone number 305. 482, 8713

(SEAL)

Jonathan Cardello

~~Christina Wilk~~ Architect

Printed Name

Add, Inc.

One Biscayne Tower

2 South Biscayne Blvd., Suite 1670

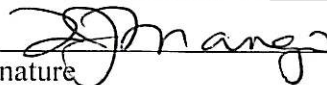
Miami, FL 33131

(305) 482-8713

CERTIFICATION OF APPLICANT:

I hereby declare 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 26 day of December, 2013


Signature

Printed Name

Larry Mango

for Haddon Hall Hotel Owner, LLC

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. / 2010 FBC, Accessibility Code (FAC), 202 Requirements for existing buildings.

b. Florida Statutes 553.504, for Accessibility to hotel rooms / 2010 FBC Accessibility Code, 202 Requirements for existing buildings.

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 [x] No Cost of Construction \$11,691,750.00 (For the proposed project).

Comments/Recommendation: Provide vertical accessibility to all levels in The Haddon Hall (1500 Collins Av) and Campton Apartments (1455 Washington Av) will be disproportionate to the cost of construction according with FAC section 202.3 Exception 1 and the information provided by the applicant. In addition, according with the information provided by the applicant; providing fully accessible units to this two buildings is technically infeasible due to existing constraints and the historical significance of the building. In lieu of providing vertical accessibility to all levels and fully accessible units to this two building the applicant is proposing to make all public and common used areas accessible and to provide fully accessible units in the cabana building, these units will be in compliance with all the requirements of the FAC.

Jurisdiction City of Miami Beach

Building Official or Designee

Signature

Mariano Fernandez for M. Fernandez

Mariano Fernandez, PE.

Printed Name

BU689

Certification Number

305-673-7610 ext. 6288/ 305-535-7513

Telephone/FAX

marianofernandez@miamibeachfl.gov

Email Address

Address: 1700 Convention Center Dr. Miami Beach, FL 33139, 2ND Floor, Miami Beach, FL

Project Construction Cost (preliminary estimate including general conditions, insurance, contingency, etc.)

ADA Upgrade Costs - to be implemented in the project (approximate)

14 / Conveying Systems				
Elevator	1	\$65,000	\$65,000	3 stop elevator at pool suites
ADA Pool Lift	1	\$5,800	\$5,800	At swimming pool / pool deck
			\$70,800.00	
15 / Mechanical				
Plumbing	1 Allow.	\$1,900	\$1,900	
Plumbing fixtures	19	\$450	\$8,550	At Campton ADA public restrooms & Haddon Hall public restrooms
HVAC system	1 Allow.	\$1,000	\$1,000	At Campton ADA public restrooms
			\$11,450.00	
16 / Electrical				
Electrical	1 Allow.	\$2,200	\$2,200	
Fire alarm devices / hearing impaired communications system	9	\$2,000	\$18,000	
Lighting	20	\$350	\$7,000	At ADA walkways
			\$27,200.00	
17 / Other - New Pool Suites Building				
	1 Job			New building; 9 ADA required suites at 12 suites total - Std. rooms not included in amount; elevator equipment listed separately in item 14 above.
			\$952,825	
ADA Upgrades to be included in project Subtotal			\$1,321,505	Item Nos. 2 through 17
ADA Upgrades to be included in project Total			\$1,506,516	Including overhead & mark-up

Potential ADA Upgrade Costs - not to be implemented in the project (approximate)

Includes 6 new ADA elevators at Campton Apts. Building; existing elevator/shaft replacement at Haddon Hall; vertical platform lift at Haddon Hall; reconstructing 8 rooms/restrooms/entryways for 4 ADA rooms - involving enlarging questroom entry & restroom doors, enlarging corridor width, new finishes, fire alarm upgrades, etc.

Division / Description	Qty.	Cost / Unit	Totals	
1 / Overhead and Markup	0.14	\$1,386,700	\$194,138	Approximate % OH&P
2 / Site Work				
Demolition / Site clearing	1	\$18,000	\$18,000	Elevator pits, enlarge elevator shaft at each floor level; Haddon-Campton & Campton-Pool suites, walkway wall removal, etc.
Soil Stabilization				
Excavation / Grading	6	\$1,200	\$7,200.00	
Shoring / Sheet Piling	1	\$4,000	\$4,000.00	
Fill at walkways & ramps	1	\$2,000	\$2,000.00	
Fill at basement light wells				
Paving at walkways				
Drainage				
Retaining walls				
Unforeseen earthwork / debris removal	1	\$800	\$800.00	
			\$32,000.00	
3 / Concrete				
Cast-in-place concrete	1	\$13,000	\$13,000.00	
Welded wire fabric reinforcing				
Concrete forming	1	\$2,500	\$2,500.00	
Galvanized reinforcing steel	1	\$3,000	\$3,000.00	At elevator shaft
			\$18,500.00	
4 / Masonry & Stone assemblies				
Exterior stone cladding				
8" to 12" CMU blocking at walkway light well openings				
8" to 12" CMU walls	1	\$15,000	\$15,000.00	Haddon - enlarged elevator shaft
			\$15,000.00	
5 / Metals				
Metal Fabrications				
Metal Railings - exterior				
Floor support columns / shoring /	1	\$22,000	\$22,000.00	
			\$22,000.00	
6 / Wood and Plastic				
Furring/blocking/buckling				
Rough carpentry/framing/shoring	1	\$62,000	\$62,000.00	
Wood decking	1	\$5,000	\$5,000.00	
Wood sheathing / underlayment				
Structural wood	1	\$14,000	\$14,000.00	
Millwork				
			\$81,000.00	
7 / Thermal & Moisture Protection				
Vapor barriers (slab on grade)	6	\$100	\$600.00	
			\$600.00	
8 / Doors, frames, windows				
Wood doors & metal frames	6	\$1,700	\$10,200.00	
Hollow metal doors & frames				
Entrances / Storefront system (Impact glass)				
Door Hardware				
(Closers, levers, automatic push buttons, etc.)				
			\$10,200.00	
9 / Finishes				
Plaster & Gypsum wallboard	6	\$3,200	\$19,200.00	Including elevator lobby walls
Ceramic wall tile				
Ceramic floor tile				
Paint	6	\$250	\$1,500.00	
Hard soffit / Drop ceiling				
Acoustical ceiling tile				
Miscellaneous	1	\$500	\$500.00	
			\$21,200.00	
10 / Specialties				
Exterior signage	7	\$100	\$700.00	
Toilet room partitions - metal				
Toilet room partitions - plastic laminate				
Toilet Accessories - grab bars, etc.				
			\$700.00	

11 / Equipment	Vertical Platform Lift			\$0.00	
12 / Furnishings	Bedroom - accessible bed frames			\$0.00	
13 / Special Construction	Allowance	1	\$3,000	\$3,000.00	
				\$3,000.00	
14 / Conveying Systems	Elevator (exterior)	6	\$40,000	\$240,000.00	At Campton Apts. - entrances one level
	Elevator (platform lift)	1	\$33,000	\$33,000.00	At Haddon Hall - one level lobby to rooms
	Elevator (Replacement)	1	\$112,000	\$112,000.00	At Haddon Hall - existing historic hoistway 5 stops
				\$385,000.00	
15 / Mechanical	Plumbing				
	Plumbing fixtures				
	HVAC system				
				\$0.00	Included in Item No. 17 below
16 / Electrical	Electrical (exterior)	6	\$2,800	\$16,800.00	For elevator installation
	Elevator (platform lift)	1	\$1,200	\$1,200.00	At Haddon Hall - one level lobby to rooms
	Elevator (Replacement)	1	\$10,000	\$10,000.00	At Haddon Hall - existing historic hoistway 5 stops
	Fire alarm devices / hearing impaired	4	\$2,000	\$8,000	
	Lighting	6	\$250	\$1,500	
					All floors triggered beyond level 1 & 2
	Unforeseen / Contingency fire protection				alterations/renovations at Haddon Hall due to
		3	\$130,000	\$390,000.00	historic elevator shaft and room reconstructions for
					ADA upgrade work; does not include unforeseen
				\$427,500.00	conditions work
17 / Reconstruction work for 4 ADA rooms at Haddon		1 Job		\$370,000.00	Scope of work including all divisions
Potential ADA Upgrades not to be included in project Subtotal				\$1,386,700.00	Item Nos. 2 through 17
ADA Upgrades not to be included in project Total				\$1,580,838.00	Including overhead & mark-up
Grand Total ADA Upgrades -To be implemented & potentially / not implemented in project				\$3,087,353.70	Over 26%; Including overhead & mark-up



BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6237
E-Mail: MEntin@BRZoningLaw.com

VIA Federal Express

December 27, 2013

Mary-Kathryn Smith
Department of Business and Professional Regulations
Codes & Standards Section
Florida Building Commission
1940 N. Monroe Street
Tallahassee, FL 32399-2100

Re: Accessibility Waivers for the Properties Located at 1500 Collins Avenue
and 1455 Washington Avenue, Miami Beach, Haddon Hall and Campton
Apartments, respectively

Dear Ms. Smith:

Please be advised that our office represents Haddon Hall Hotel Owner, LLC (the "Applicant"), the owner of the above-referenced properties (collectively the "Property"). Please allow this correspondence to serve as a summary of the requests attached hereto.

Description of the Property. Three parcels, comprising approximately 60,445 square feet, make-up the Property. They are identified by the Miami-Dade County Property Appraiser by folio numbers: 02-3234-019-1190 (1500 Collins Avenue - Haddon Hall); 02-3234-019-1191 (1500 Collins Avenue - Haddon Hall Cabana Building) and 02-3234-019-1200 (for 1455 Washington Avenue - Campton Apartments). The Property is located within the Collins Waterfront Local Historic District. Haddon Hall is also part of the City's Historic Database.

Haddon Hall was designed by L. Murray Dixon in 1941 as a three (3) story hotel with one hundred sixteen (116) units. It is lauded to be one of his finest works. The original design of the building remains largely intact, inside and out. There are two (2) rooms in either side of the lobby which allude to being the

coffee shop and lounge, as is reflected by the green martini glass in the terrazzo flooring.

The Campton Apartments were constructed in 1940 with twenty-four (24) hotel rooms and sixteen (16) apartments units. It was designed by prominent Miami Beach architect Henry Hohauser. It consists of two (2) parallel two (2) story wings that form a narrow courtyard between them and are joined at the far east end by one-story lobby. The one-story lobby section has a stepped-up parapet in zigurat form, a vertical bas-relief panel, and eyebrows over the door and flanking windows.

The third structure, the Cabana Building, was constructed much later, in 1975. It is comprised of two (2) stories and seven (7) hotel units.

Description of the Development Program. The Applicant wishes to renovate the Property while maintaining its unique historic character. The proposed plan would maintain the room counts on both Haddon Hall and the Campton Apartments, as well as the exterior designs of both structures. However, if the Property is to function as a single cohesive unit, then certain alterations need to be made for accessibility. While Haddon Hall will see only minor restorative work, it will be made more accessible by means of opening up the window curtain wall on the rear of the structure, which will facilitate access to the different buildings. It will also see the inclusion audible and visual alarms, hand-rails, foot lighting.

The Campton Apartments will also see only minor restorative work, and the opening of the northeastern elevation to create fluidity within the newly constructed courtyard. As with Haddon Hall, the Campton Apartments will also see the incorporation of inclusion audible and visual alarms, hand-rails, foot lighting. However, Campton Apartments will see more accessibility construction by the addition of ramping along the northern façade, which will allow access into the new fully ADA accessible gymnasium and bathroom facilities.

Most of the renovations will come by way of the new Cabana Building and unifying the various levels throughout the Property. The properties currently are divided by a slew of walkways and steps which are at different elevations and grades, rendering the buildings inaccessible.

The proposed plan would level off the areas between the structures, including the creation of a fully accessible courtyard, and through a series of ramps. The new design will allow anyone to use of all of the public amenities located either with Haddon Hall, the Campton Apartments or the Cabana Building.

The Cabana Building will be a newly constructed, 3-story structure, housing twelve (12) units. Of the proposed twelve (12) units, nine (9) will be fully ADA accessible. The units will be one and two beds and will be located throughout the building; three (3) units on every level two (2) on the easternmost end of the property one every level and one (1) along the westernmost edge of the structure. The disbursement of the rooms will allow for different views and accommodations.

The proposed developments program will allow for accessibility into properties, which were before inaccessible. Now, any individual will be able to traverse from Haddon Hall through to Campton Apartments or the Cabana Building in a wheelchair and have accessibility to the newly proposed restaurant, lounge, juice bar, library or gymnasium. Also, the pool is being retrofitted in order to ensure that anyone needing assistance will have full access to the amenity.

The Request. Due to the historic nature of Haddon Hall and Campton Apartments, the Applicant is requesting a waiver from the requirements of Section 553.509, Florida Statutes, and Section 201.1, Florida Administrative Code, for vertical accessibility to all hotel rooms in the Haddon Hall and Campton Apartment sites and the requirements of Section 553.504, Florida Statutes for accessibility to hotel rooms in the Haddon Hall and Campton Apartments sites, as well as the 2010 FBC, Accessibility Code (FAC), 202 Requirements for existing buildings.

The existing lobbies render many of the ADA-accommodations, such as elevators and/or lifts to the upper floors of Haddon Hall, structurally infeasible, due to the locations of structural columns, size of the existing units, entries, etc. Likewise, the unique historic configuration of the Campton Apartment buildings would render the use of elevators and lifts not only financially impractical, but would also be structurally infeasible. Both the north and south wings of the

Ms. Mary Kathryn Smith
December 27, 2013
Re: Haddon Hall and
Campton Apartments
Page 4 of 4

Campton Apartments contain several apertures to access the interior units. These openings are elevated and are quite narrow. In order to access units in the buildings a series of six (6) elevators would need to be incorporated, which would impede access throughout the multiple stairs and limited landing space in front of the general entries. As with Haddon Hall, creating the vertical access would not resolve access to the units due to the size of the corridors and openings.

The addition of elevators or retrofitting the undersized elevator in Haddon Hall and creation of accessible rooms within the historic structures would significantly and negatively impact the historic layout and appearance, and quite possibly the structural integrity of the buildings.

While the Applicant will make reasonable accommodations within both the historic structures and will make all the public interior spaces and the pool area ADA-compliant, the Applicant is proposing to have nine (9) ADA-accessible rooms within the Cabana Building which is located centrally between Haddon Hall and Campton Apartments.

The Applicant is desirous of maintaining the historical character of the Property, while creating accessibility to the amenities. This proposal does both those things.

Conclusion: This Property will greatly benefit from the renovation. The renovation will also create a much more accessible property in the heart of Miami Beach, within walking distance to many of the Miami Beach amenities. We respectfully request your recommendation of approval of the Applicant's request. If you have any questions or comments with regard to the application, please give me a call at 305-377-6237.

Sincerely,



Monika H. Entin

Enc.

cc: Mr. Larry Mango
Michael W. Larkin, Esq.

ESTIMATE SUMMARY

PROJECT: Haddon Hall - ADA Compliance Costs

LOCATION: Miami Beach, FL

DATE: December 16, 2013

Using Thyssen Krupp



			Haddon Hall 117 units 47,684 SF			Campton Apts 34 units 16,938 SF		Pool Suites 15 Units 4,575 SF		
Item No.	Item of Work	Raw Cost Budget	Current Pricing	Cost/unit	Potential V.E.	Current Pricing	Cost/unit	Current Pricing	Cost/unit	Remarks
	Extended GC's		\$ 26,329			\$ 26,329				
	Demolition		\$ 8,738			\$ 7,689				
	Shoring/ Structural improvement		\$ 37,280			\$ 46,973				
	Foundation / Pit construction		\$ 8,738			\$ 17,475				
	Shaft Construction		\$ 13,980			\$ 33,552				
	New Shaft Roof		\$ 2,237			\$ 7,549				
	Plaster to match existing		\$ 8,388			\$ 25,164				
	Elevator Equipment		\$ 105,529			\$ 321,540		\$ 63,318		
	Wheel Chair Lifts		\$ 26,795			\$ -				
	Power to equipment		\$ 1,748			\$ 52,425				
	Sump Pumps		\$ 3,495			\$ -				
	Subtotal		\$ 243,257			\$ 538,696		\$ 63,318		
TOTAL BUILDING COST									\$ 845,271.00	

ESTIMATE SUMMARY

PROJECT: Haddon Hall - ADA Compliance Costs
LOCATION: Miami Beach, FL
DATE: December 16, 2013
Using Kone



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	Shoring/ Structural improvement		\$ 37,280			\$ 46,973				
	Foundation / Pit construction		\$ 8,738			\$ 17,475				
	Shaft Construction		\$ 13,980			\$ 33,552				
	New Shaft Roof		\$ 2,237			\$ 7,549				
	Plaster to match existing		\$ 8,388			\$ 25,164				
	Elevator Equipment		\$ 116,500			\$ 489,300		\$ 116,500		
	Wheel Chair Lifts		\$ 58,250			\$ -				
	Power to equipment		\$ 1,748			\$ 52,425				
	Sump Pumps		\$ 3,495			\$ -				
	Subtotal		\$ 285,683			\$ 706,456		\$ 116,500		
TOTAL BUILDING COST									\$ 1,108,639.00	



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139. www.miamibeachfl.gov

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

December 23, 2013

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: 1500 Collins Avenue & 1455 Washington Avenue

Dear Mary-Kathryn and Members of the Commission and Council:

I am writing in reference to the above noted structures, and the request for an accessibility waiver.

The Haddon Hall Hotel, located at 1500 Collins Avenue was constructed in 1941 and designed by architect L. Murray Dixon in the Streamline Moderne style of architecture. This structure is designated "Contributing" in the Miami Beach Historic Properties Database, and is located within the Ocean Drive/Collins Avenue Local Historic District as well as the National Register Architectural District.

The Campton Apartments, located at 1455 Washington Avenue was constructed in 1940 and designed by architect Henry Hohauser in the Art Deco/Streamline style of architecture. This structure is designated "Contributing" in the Miami Beach Historic Properties Database, and is located within the Flamingo Park Local Historic District as well as the National Register Architectural District.

The subject structures retain an extraordinary degree of historic and architectural integrity and are representative of the rich diversity of architectural styles that have evolved within the City's Historic Districts. The current proposal to retain, preserve and restore these buildings is essential to the future understanding of the development of architecture in Miami Beach.

The subject structures are qualified historic buildings under the federal ADA regulations, the ADA Accessibility Guidelines (ADAAG) and Chapter 11 of the Florida Building Code. The requested waivers pertaining to the vertical accessibility are critical to the restoration plan for the buildings. In order to accommodate vertical accessibility, substantial modifications to the historic structures would be required. Such an intervention would irreparably harm the very significant exterior design, scale and massing of the subject structures.

December 23, 2013
Page 2 of 2
1500 Collins Av & 1455 Washington Av

The Planning Department, on behalf of the Historic Preservation Board, strongly supports the subject waiver request. If you have any questions relative to the historic significance of the existing structure, or you need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Debbie Tackett', with a stylized, cursive script.

Debbie Tackett
Principal Planner

DJT:dt

F:\PLAN\GALLIGEN_CORR\ACCESSIBILITY WAIVERS\2013\DT-FBC 1500 COLLINS AV-1455 WASHINGTON AV.DOCX



1 | COLLINS AVE & 15TH STREET



2 | CORNER OF COLLINS & 15TH STREET



3 | COLLINS & 15TH STREET



4 | HADDON HALL MAIN ENTRANCE



5 | HADDON HALL PATIO AREA ENTRANCE



6 | HADDON HALL POOL SUITES



7 | HADDON HALL POOL DECK



8 | HADDON HALL POOL SUITES



9 | POOL SUITES - 2ND LEVEL



10 | CAMPTON APARTMENTS



11 | CAMPTON APARTMENTS GARDEN AREA



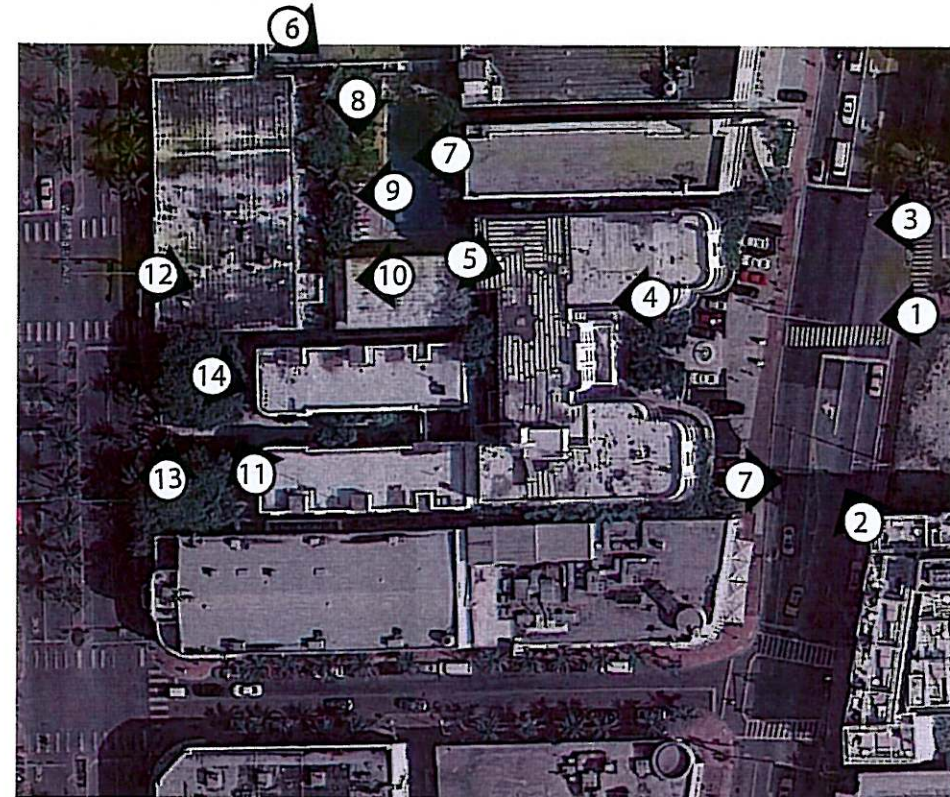
12 | CAMPTON APARTMENTS FRONT FACADE



13 | CAMPTON APARTMENTS ENTRANCE



14 | CAMPTON APARTMENTS



KEY PLAN
SCALE: NONE

1500 COLLINS AVE

EXISTING SITE
PHOTOGRAPHS

12.16.2013

1500 Collins Avenue
MIAMI BEACH, FL 33139

ADD Inc

One Biscayne Tower
Suite 1670
Two South Biscayne Blvd
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T: 305.482.8700
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www.addinc.com
Lic: AA26001507

Jonathan Cardello
Lic: AR93391

ARCHITECTURE + DESIGN



1 | CAMPTON APARTMENTS
SIDE ENTRANCE



2 | CAMPTON APARTMENTS
MAIN ENTRANCE



3 | CAMPTON APARTMENTS MAIN
ENTRANCE (INSIDE)



4 | STAIR TO APARTMENTS



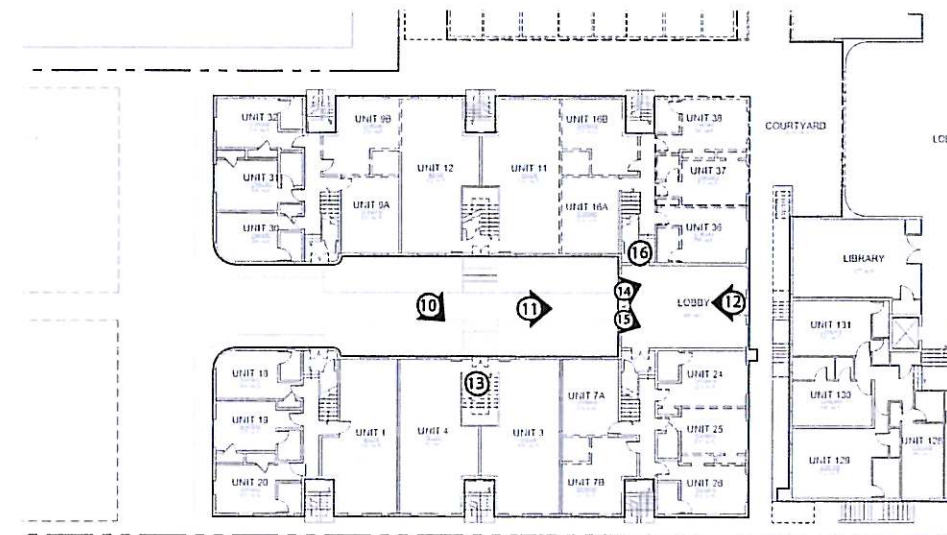
5 | CAMPTON APARTMENTS
LOBBY AREA



6 | CAMPTON APARTMENTS
LOBBY AREA



7 | CAMPTON APARTMENTS MAIL-
BOXES



⊕ KEY PLAN
SCALE: NONE

1500 COLLINS AVE

EXISTING CAMPTON APARTMENTS PHOTOGRAPHS

12.16.2013

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ARCHITECTURE + DESIGN



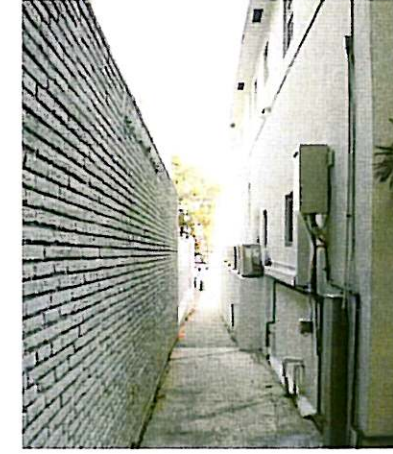
1 | HADDON HALL COURTYARD



2 | POOL SUITES SIDE ALLEY



3 | HADDON HALL BACK ALLEY



4 | HADDON HALL SIDE ALLEY

1500 COLLINS AVE

EXISTING COURTYARD PHOTOGRAPHS

12.16.2013



5 | CAMPTON APARTMENTS LOBBY AREA



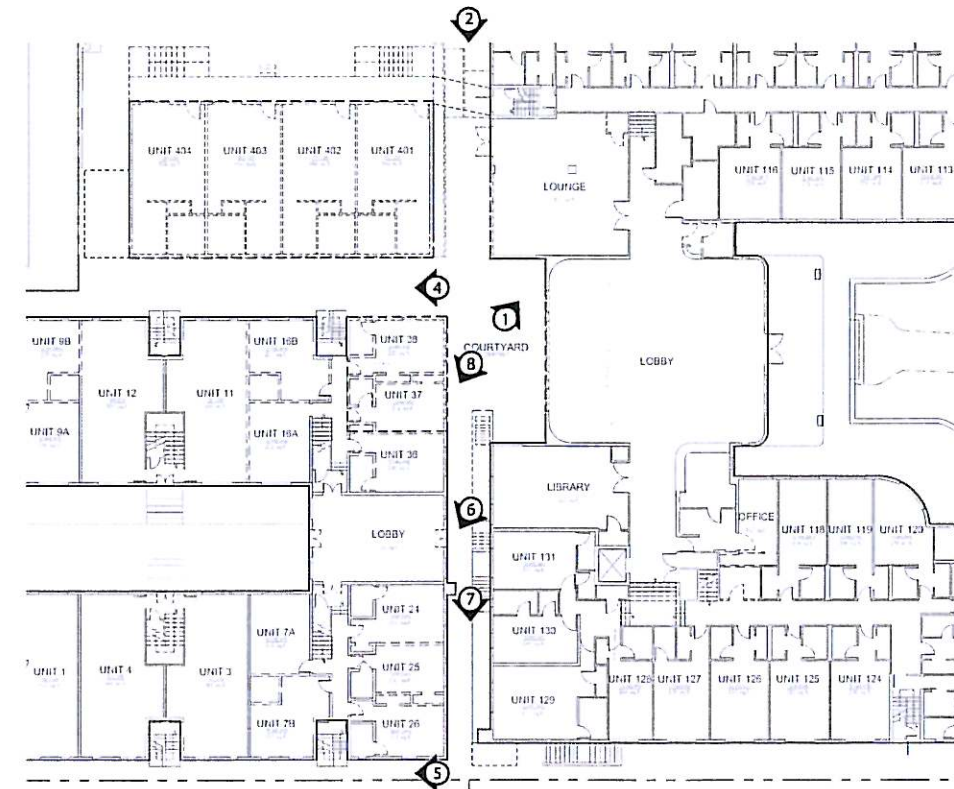
6 | CAMPTON APARTMENTS



7 | CAMPTON APARTMENTS



8 | CAMPTON APARTMENTS



KEY PLAN
SCALE: NONE

1500 Collins Avenue
MIAMI BEACH, FL 33139

ADD Inc

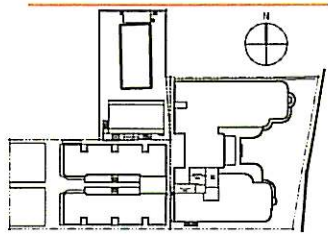
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www.addinc.com
Lic: AA25001507

Jonathan Cardello
Lic: AR93391

ARCHITECTURE + DESIGN

- ADA ROOM ACCESS CHANGES THAT WILL BE DONE IN ORDER TO MEET ACCESS TO 9 ROOMS AND DO NOT REQUIRE SUBSTANTIAL MODIFICATION TO HISTORIC BLDGS.
- ADA ROOM ACCESS CHANGES THAT WILL NOT BE DONE DUE TO SUBSTANTIAL FINANCIAL COST AND MODIFICATION TO HISTORIC BLDG.

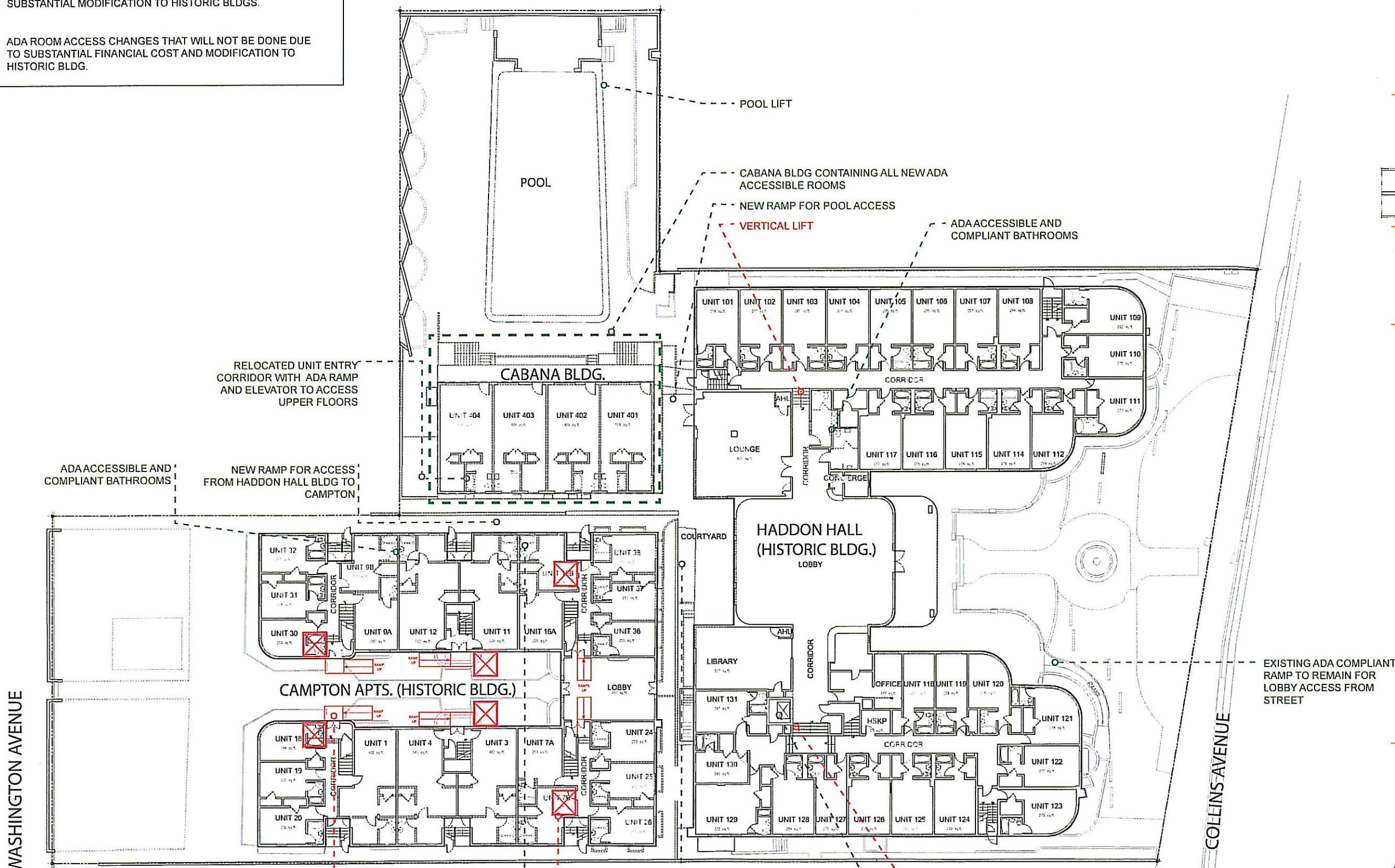
1500 COLLINS AVE



ADA ACCESS TO HOTEL ROOM DIAGRAM EXISTING GROUND FLOOR PLAN

12.26.2013

1500 Collins Avenue
MIAMI BEACH, FL 33139



0' 16' 48'
SCALE: 1/16" = 1'-0"
PROJECT #: 13036.00



EXISTING GROUND PLAN - ADA DIAGRAM

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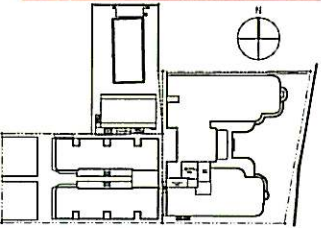
Jonathan Cardello
Lic#: AR93391

ARCHITECTURE + DESIGN

C-1E

- ADA ROOM ACCESS CHANGES THAT WILL BE DONE IN ORDER TO MEET ACCESS TO 9 ROOMS AND DO NOT REQUIRE SUBSTANTIAL MODIFICATION TO HISTORIC BLDGS.
- ADA ROOM ACCESS CHANGES THAT WILL NOT BE DONE DUE TO SUBSTANTIAL FINANCIAL COST AND MODIFICATION TO HISTORIC BLDG.

1500 COLLINS AVE



ADA ACCESS TO HOTEL
ROOM DIAGRAM
EXISTING 2ND & 3RD
FLOOR PLAN

12.26.2013

1500 Collins Avenue
MIAMI BEACH, FL 33139

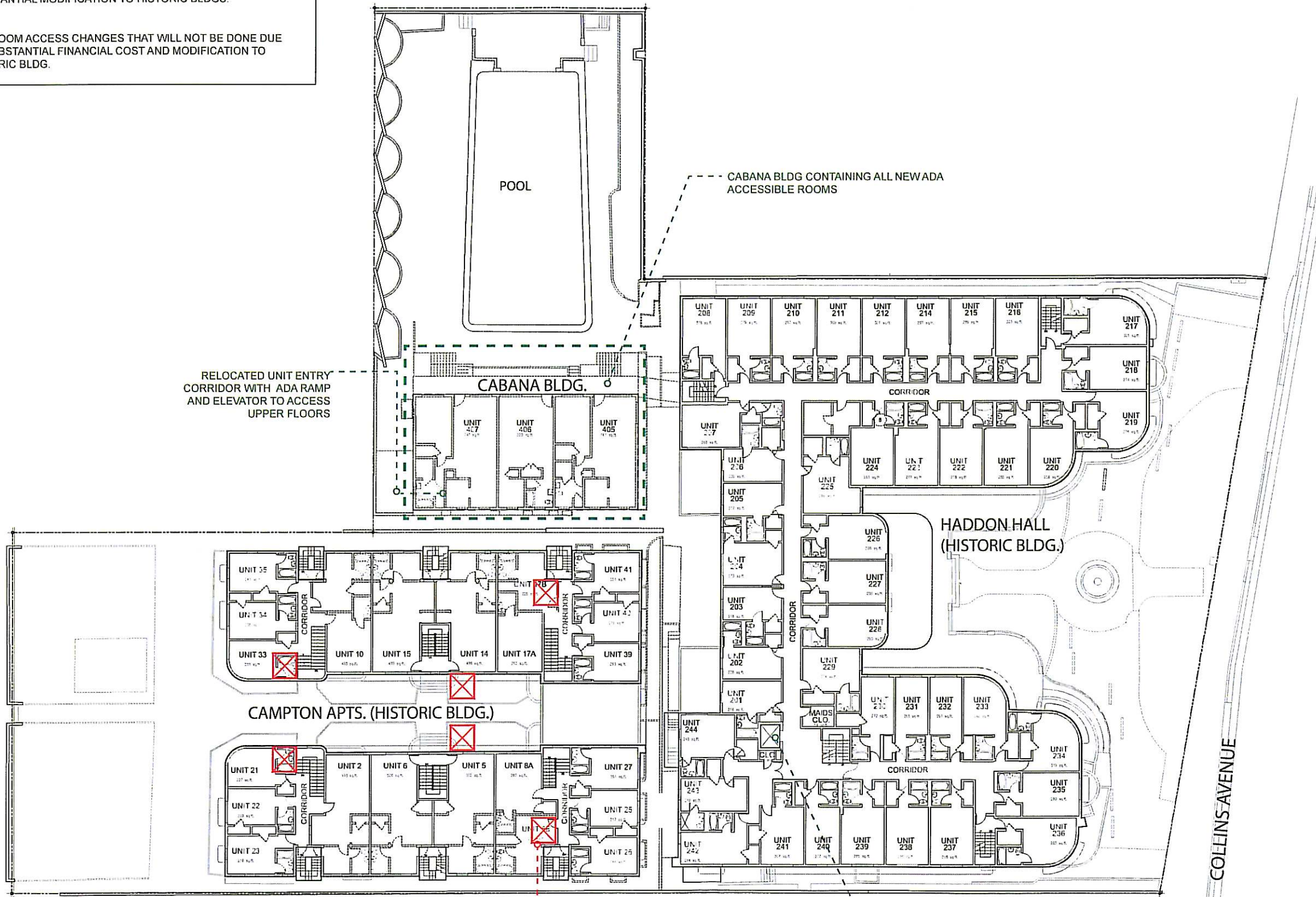
ADD Inc

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www.addinc.com
Lic#: AA26001507

Jonathan Cardello
Lic#: AR93391

ARCHITECTURE + DESIGN

C-2E



0' 16' 48'
SCALE: 1/16" = 1'-0"
PROJECT #: 13036.00



EXISTING 2ND & 3RD FLOOR PLAN - ADA DIAGRAM
(CAMPTON BLDG ONLY HAS 2 FLOORS)

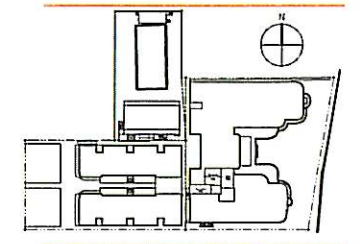
SIX NEW ELEVATORS FOR ACCESS
TO EXISTING SECOND LEVEL
ROOMS

EXISTING ELEVATOR TO REMAIN
EXISTING ELEVATOR REPLACEMENT

- ADA ROOM ACCESS CHANGES THAT WILL BE DONE IN ORDER TO MEET ACCESS TO 9 ROOMS AND DO NOT REQUIRE SUBSTANTIAL MODIFICATION TO HISTORIC BLDGS.
- ADA ROOM ACCESS CHANGES THAT WILL NOT BE DONE DUE TO SUBSTANTIAL FINANCIAL COST AND MODIFICATION TO HISTORIC BLDG.

- COMMON AREAS
- STANDARD ROOMS
- ADA ROOMS
- INTERIOR CORRIDORS/VERTICAL CIRCULATION
- BACK OF HOUSE

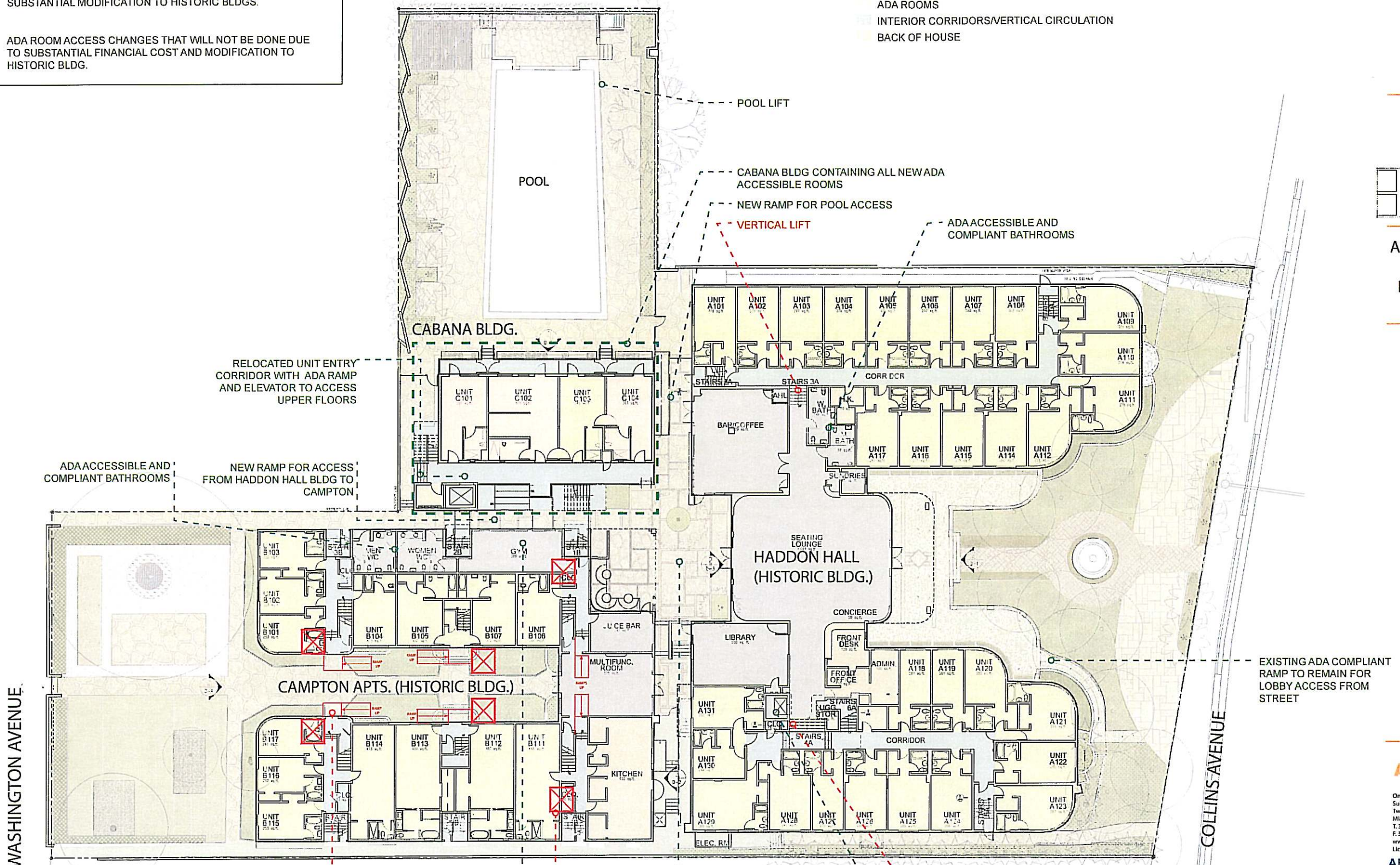
1500 COLLINS AVE



ADA ACCESS TO HOTEL ROOM DIAGRAM PROPOSED GROUND FLOOR PLAN

12.26.2013

1500 Collins Avenue
MIAMI BEACH, FL 33139



0' 16' 48'
SCALE: 1/16" = 1'-0"
PROJECT #: 13036.00



PROPOSED GROUND LEVEL PLAN - ADA DIAGRAM

SIX NEW ELEVATORS FOR ACCESS TO EXISTING SECOND LEVEL ROOMS

REDESIGNED OPEN COURTYARD WITH RAMPED ACCESS TO ALL COMMON AREA SPACES

NEW VERTICAL PLATFORM LIFT
EXISTING ELEVATOR TO REMAIN
EXISTING ELEVATOR REPLACEMENT

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Two South Biscayne Blvd
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www.addinc.com
Lic: AA26001507

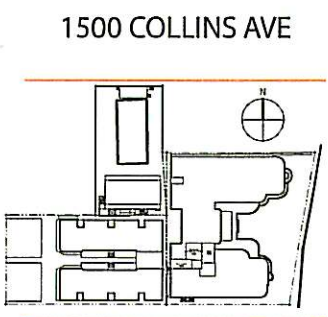
Jonathan Cardello
Lic: AR93391

ARCHITECTURE + DESIGN

C-1P

— ADA ROOM ACCESS CHANGES THAT WILL BE DONE IN ORDER TO MEET ACCESS TO 9 ROOMS AND DO NOT REQUIRE SUBSTANTIAL MODIFICATION TO HISTORIC BLDGS.
— ADA ROOM ACCESS CHANGES THAT WILL NOT BE DONE DUE TO SUBSTANTIAL FINANCIAL COST AND MODIFICATION TO HISTORIC BLDG.

- COMMON AREAS
- STANDARD ROOMS
- ADA ROOMS
- INTERIOR CORRIDORS/VERTICAL CIRCULATION
- BACK OF HOUSE



1500 COLLINS AVE
 ADA ACCESS TO HOTEL
 ROOM DIAGRAM
 PROPOSED 2ND & 3RD
 FLOOR PLAN

12.26.2013

1500 Collins Avenue
 MIAMI BEACH, FL 33139

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Jonathan Cardello
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ARCHITECTURE + DESIGN

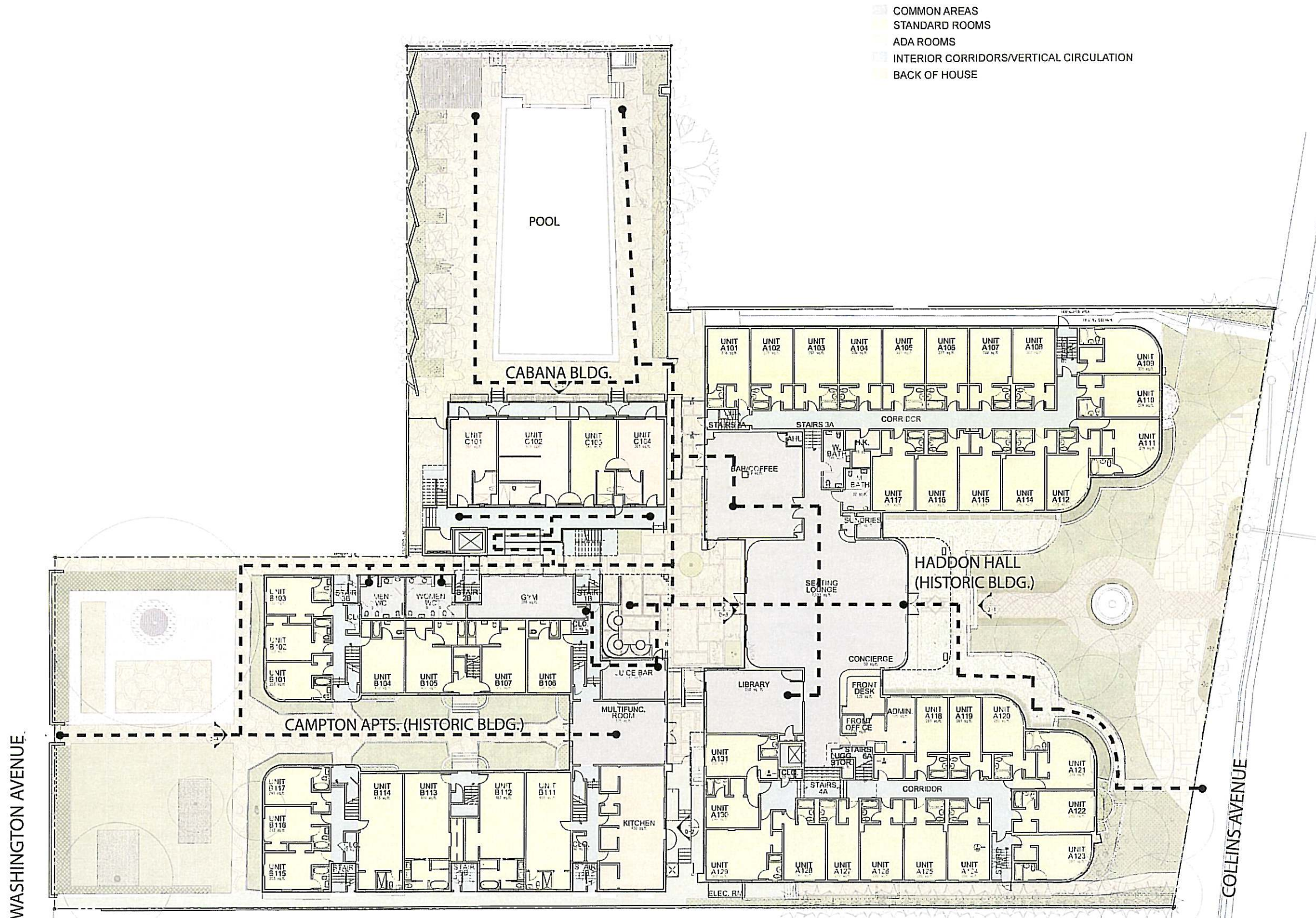
C-2P

SCALE: 1/16" = 1'-0"
 PROJECT #: 13036.00



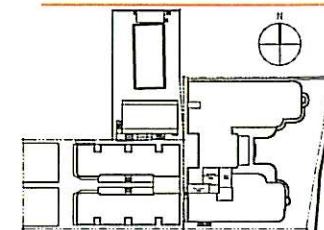
PROPOSED 2ND & 3RD LEVEL PLAN - ADA DIAGRAM
 (CAMPTON BLDG ONLY HAS 2 FLOORS)





- COMMON AREAS
- STANDARD ROOMS
- ADA ROOMS
- INTERIOR CORRIDORS/VERTICAL CIRCULATION
- BACK OF HOUSE

1500 COLLINS AVE



ADA ACCESS TO HOTEL
COMMON AREAS
PROPOSED GROUND
FLOOR PLAN

12.26.2013

1500 Collins Avenue
MIAMI BEACH, FL 33139

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Jonathan Cardello
Lic: AR93391

ARCHITECTURE + DESIGN

0' 16' 48'
SCALE: 1/16" = 1'-0"
PROJECT #: 13036.00

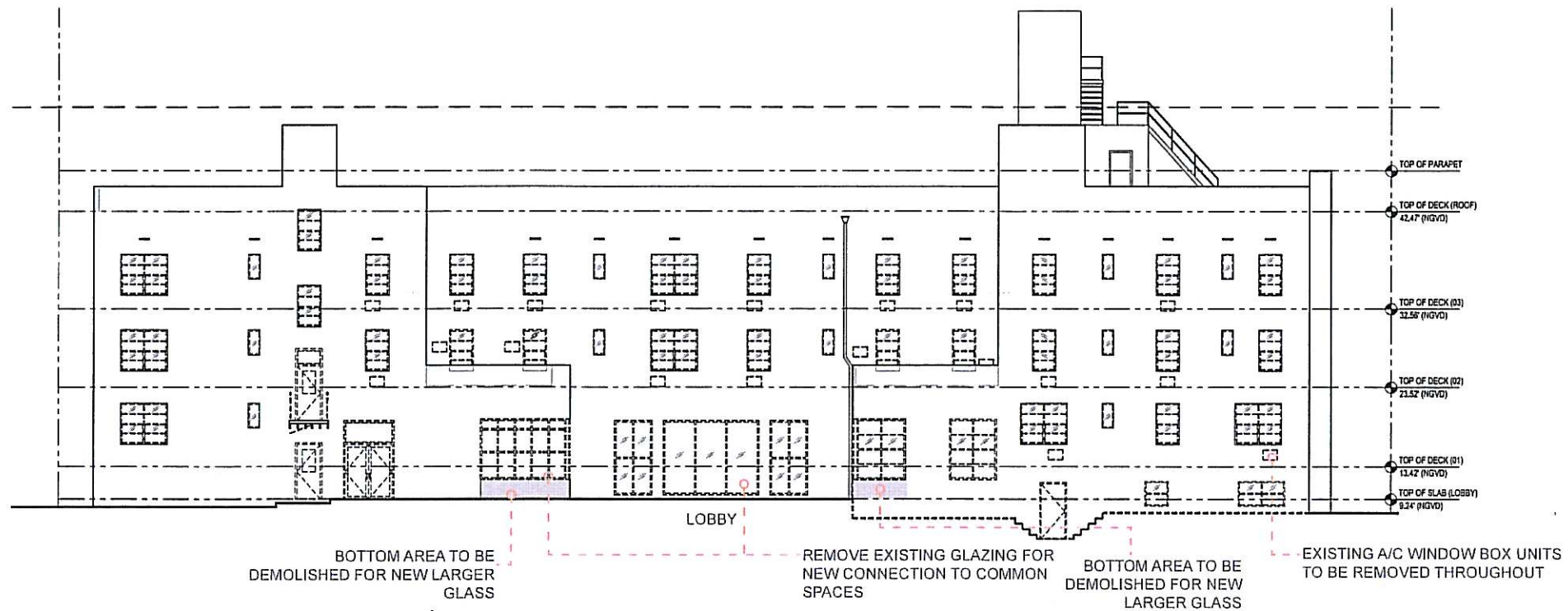


PROPOSED GROUND LEVEL PLAN - ADA DIAGRAM COMMON AREAS

C-1D

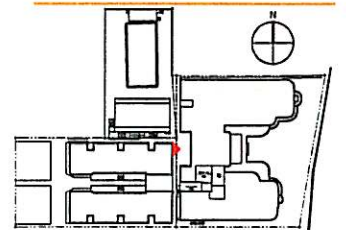


2 | PROPOSED WEST HADDON HALL ELEVATION



1 | EXISTING WEST HADDON HALL ELEVATION

1500 COLLINS AVE



WEST
ELEVATIONS

12.16.2013

1500 Collins Avenue
MIAMI BEACH, FL 33139

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Jonathan Cardella
Lic: AR93391

ARCHITECTURE + DESIGN



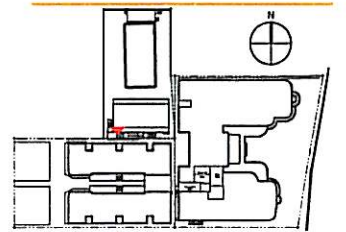
2 | PROPOSED NORTH CAMPTON APARTMENTS ELEVATION



1 | EXISTING NORTH CAMPTON APARTMENTS ELEVATION

SCALE: 3/32" = 1'-0"
PROJECT #: 13036.00

1500 COLLINS AVE



NORTH
ELEVATIONS

12.16.2013

1500 Collins Avenue
MIAMI BEACH, FL 33139

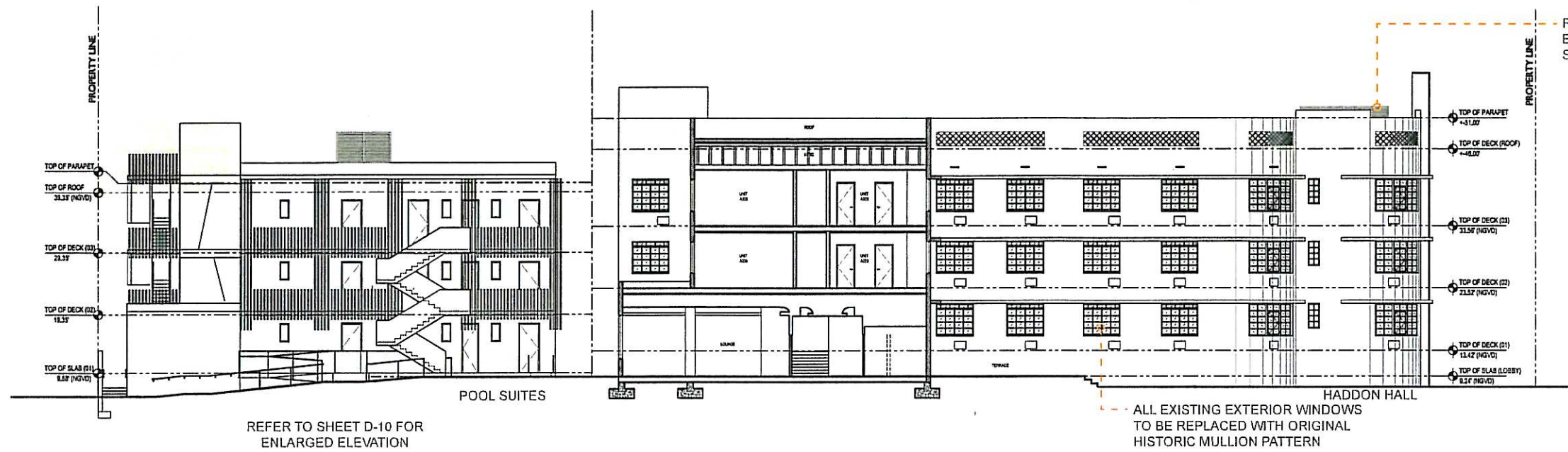
ADD Inc

One Biscayne Tower
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Two South Biscayne Blvd
Miami, FL 33131
T. 305.482.8770
F. 305.482.8770
www.addinc.com
Lic#: AA25001507

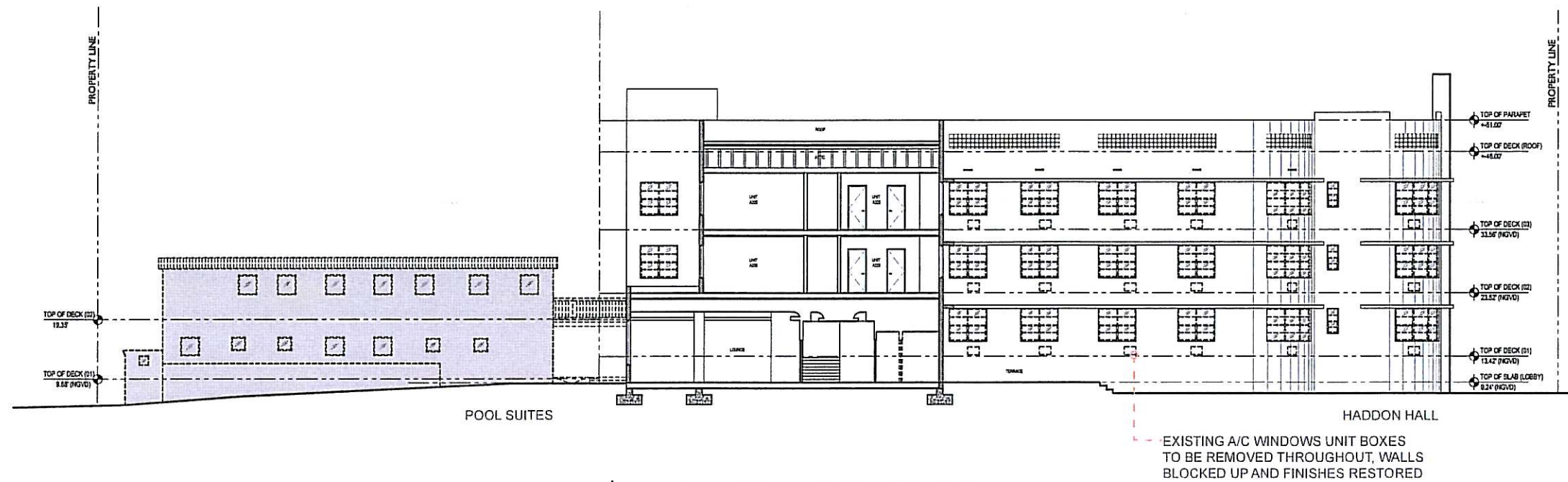
Jonathan Cardella
Lic#: AR93391

ARCHITECTURE + DESIGN

D-7

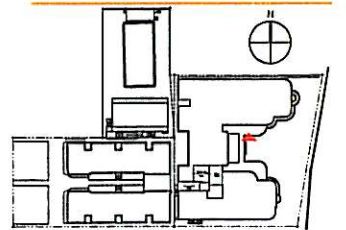


2 | PROPOSED SOUTH POOL SUITES ELEVATION



1 | EXISTING SOUTH POOL SUITES ELEVATION

1500 COLLINS AVE



SOUTH
ELEVATIONS

12.16.2013

1500 Collins Avenue
MIAMI BEACH, FL 33139

ADD Inc

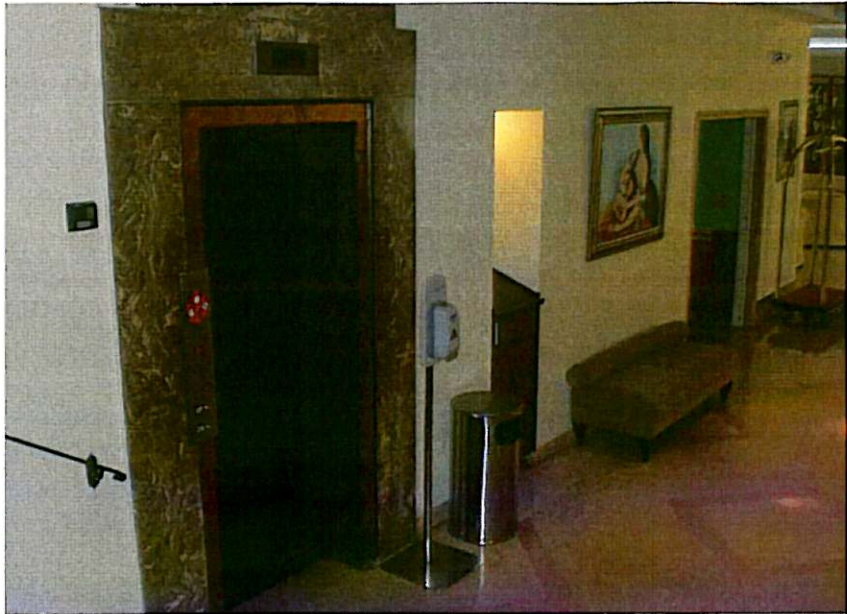
One Biscayne Tower
Suite 1670
Two South Biscayne Blvd
Miami, FL 33131
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www.addinc.com
Lic#: AA25001507

Jonathan Cardella
Lic#: AR93391

ARCHITECTURE + DESIGN



R | REFERENCE IMAGE - HISTORIC LOBBY



1 | EXISTING ELEVATOR



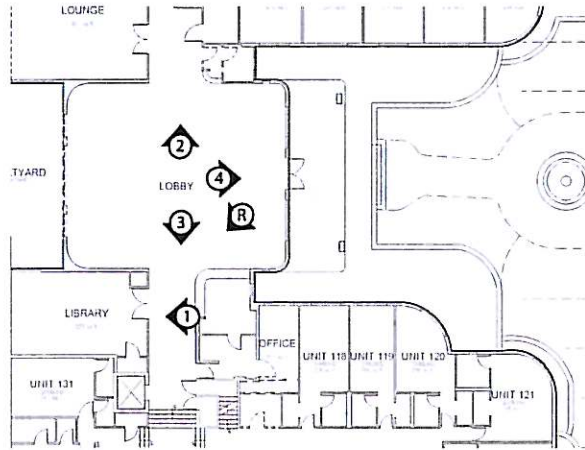
2 | EXISTING LOBBY AREA



3 | EXISTING RECEPTION AND LOBBY AREA



4 | EXISTING MAIN ENTRANCE (INSIDE)



⊕ KEY PLAN
SCALE: NONE

1500 COLLINS AVE

EXISTING HADDON
HALL LOBBY
PHOTOGRAPHS

12.16.2013

1500 Collins Avenue
MIAMI BEACH, FL 33139

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Lic: AA26001507

Jonathan Cardello
Lic: AR93391

ARCHITECTURE + DESIGN



R | REFERENCE IMAGE - HISTORIC LOBBY



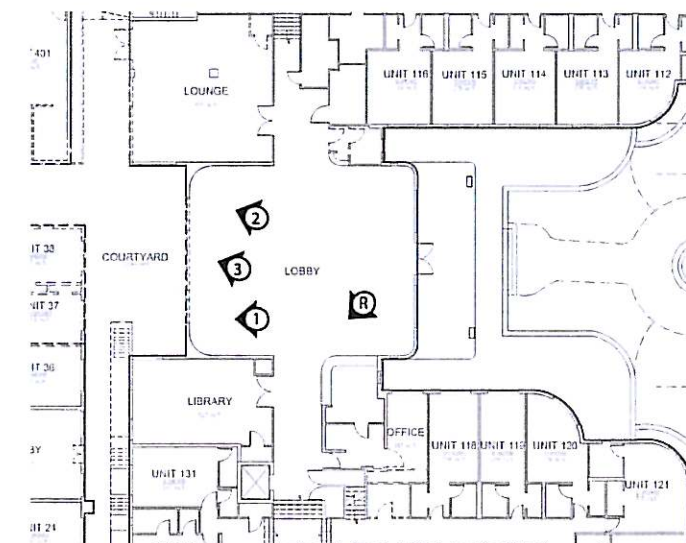
1 | EXISTING LOBBY AREA



2 | EXISTING LOBBY AREA



3 | EXISTING LOBBY AREA



KEY PLAN
SCALE: NONE

1500 COLLINS AVE

EXISTING HADDON
HALL LOBBY
PHOTOGRAPHS

12.16.2013

1500 Collins Avenue
MIAMI BEACH, FL 33139

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Jonathan Cardella
Lic: AR93391

ARCHITECTURE + DESIGN

E-3



1 | EXISTING LOUNGE SW



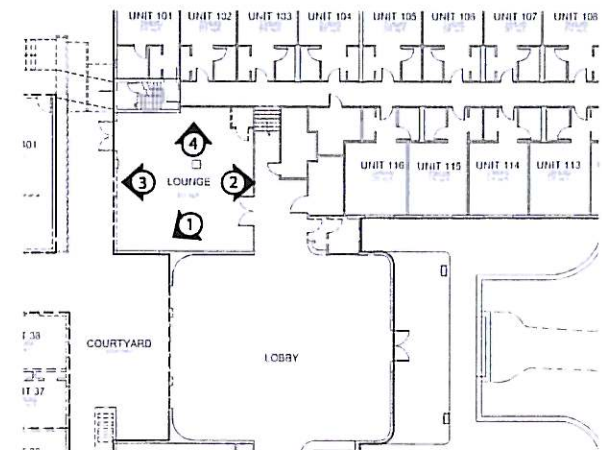
2 | EXISTING LOUNGE EAST



3 | EXISTING LOUNGE WEST



4 | EXISTING LOUNGE NORTH



KEY PLAN
SCALE: NONE

1500 COLLINS AVE

EXISTING HADDON
HALL LOUNGE
PHOTOGRAPHS

12.16.2013

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MIAMI BEACH, FL 33139

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Jonathan Cardello
Lic#: AR93391

ARCHITECTURE + DESIGN

E-5



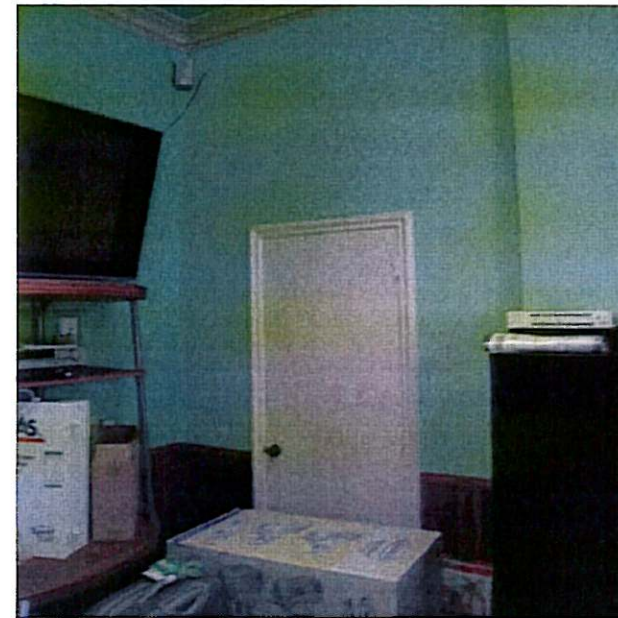
1 | EXISTING LIBRARY WEST



2 | EXISTING LIBRARY NORTHWEST



3 | EXISTING LIBRARY EAST



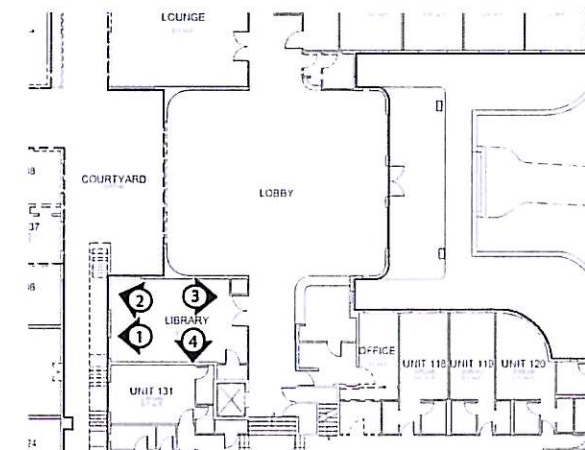
4 | EXISTING LIBRARY SOUTH

1500 COLLINS AVE

EXISTING HADDON
HALL LIBRARY
PHOTOGRAPHS

12.16.2013

1500 Collins Avenue
MIAMI BEACH, FL 33139



KEY PLAN
SCALE: NONE

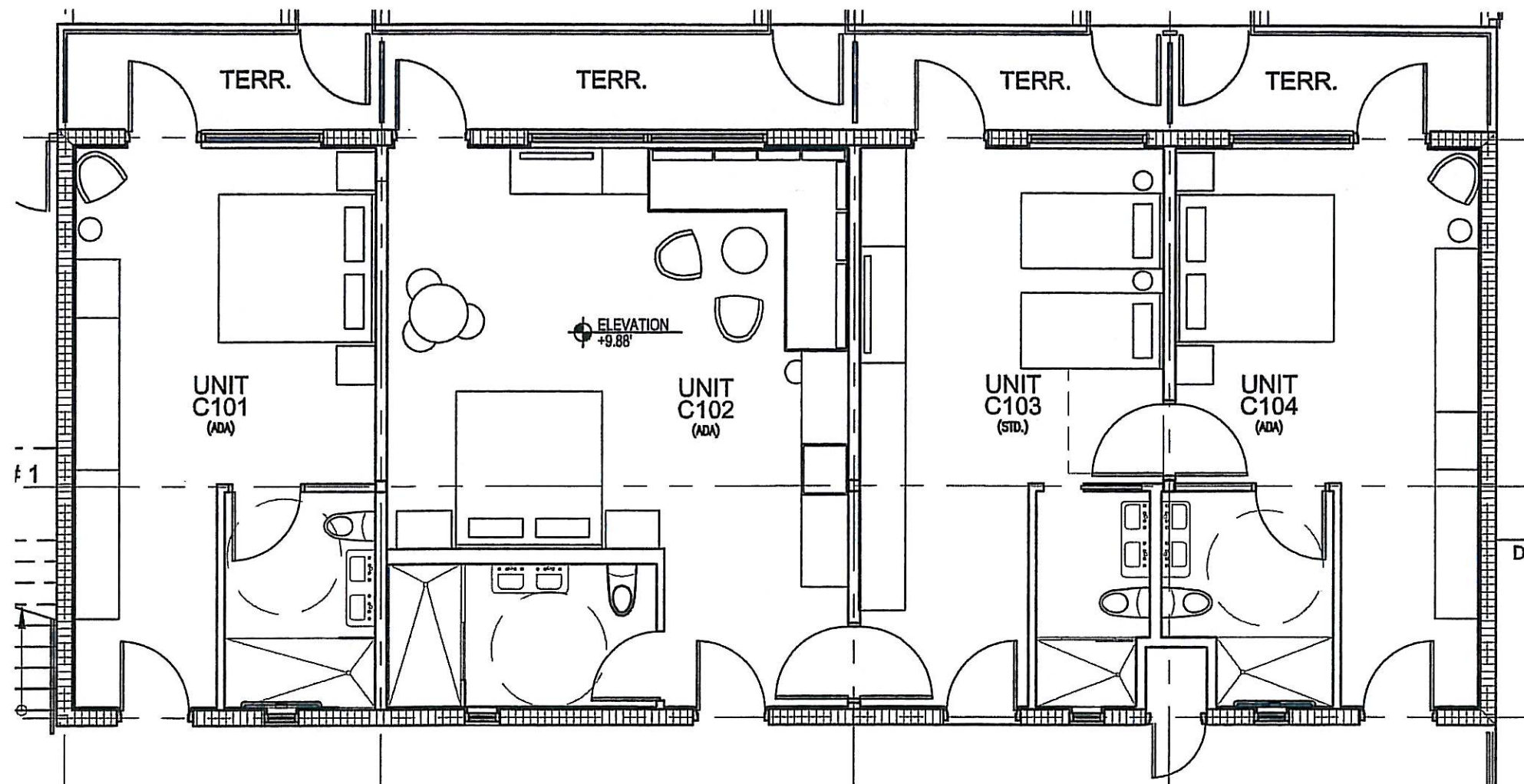
ADD Inc

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Lic#: AR93391

ARCHITECTURE + DESIGN

E-7



Haddon Hall - Proj. 13036
 Sketch option - Pool Suites building
 Double twin layout at ex. std. guestroom C103

SCALE 1/8" = 1'-0"
 12.24.13