

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

November 17, 2015

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

RE: 6084 Collins Avenue – Mt. Vernon Hotel

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

I am writing in reference to the above noted structure, and the request for an accessibility waiver. Constructed in 1946 and designed by architects J.J. DeBria and A. Kononoff, the subject structure is designated contributing in the Miami Beach Historic Properties Database, and is located within the North Beach Resort Historic District.

The subject structure retains an extraordinary degree of historic and architectural integrity and is 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 this building is essential to the future understanding of the development of architecture in Miami Beach.

The subject structure is a qualified historic building 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 to the first floor and second floors are critical to the restoration plan for the building. In order to accommodate vertical accessibility to the first second floors, substantial demolition and modifications to the historic front elevation and historic lobby would be required. Such an intervention would irreparably harm the very significant exterior design, scale and massing of the subject structure.

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,



Debbie Tackett
Design & Preservation Manager

F:\PLANS\ALLGEN_CORR\ACCESSIBILITY WAIVERS\2014\DT-FBC-6084-COLLINS AV. MT. VERNON HOTEL.DOCX

We are committed to providing excellent public service to all who live, work and play in our vibrant, tropical, historic community.