

# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139. [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

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

February 23, 2016

Caurus LLC  
8040 Harding Avenue  
Miami Beach, FL 33141

**Re: 8040 Harding Avenue**

I am writing in reference to the above noted structure, and the request for an accessibility waiver. Constructed in 1949, the subject structure is designated contributing in the North Shore Historic District listed on the National Register of Historic Places.

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 North Shore National Register Historic District. 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 are critical to the restoration plan for the building. In order to accommodate vertical accessibility to the first floor, substantial demolition and modifications to the architecturally significant exterior would be required. Such an intervention would irreparably harm the very significant exterior design, scale and massing of the subject structure.

The Planning Department 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