

MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, FL 33139, www.miamibeachfl.gov
Building Department, Administration Services Division
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February 28, 2018

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 32399-2100

**RE: Waiver #307-R0
300 WEST 28th STREET - OBELISK & PUMPING STATION
Miami Beach, FL 33139
PERMIT # BC1806473**

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

I am writing in reference to the above referenced property and the request for an accessibility waiver. This project consists of a historic obelisk constructed in 1926, which is mounted over an octagonal shaped platform structure and pumping station. The latter historic building and obelisk are excellent examples of the Mediterranean Revival style of architecture as noted in Ms. Debbie Tackett's letter dated 2/22/2018 to the Florida Building Commission and Accessibility Advisory Council. In addition, Mr. Richard L. Hilburn, R.A., Senior Preservation Architect for the Florida Department of State, Division of Historical Resources, in his letter dated 2/23/2018 to the City of Miami Beach, has determined that compliance with vertical accessibility to the platform will threaten or destroy the historic significance of the obelisk.

Pursuant to Florida Statute 553.509 Vertical Accessibility and the Florida Building Code 5th Edition (2014), Accessibility - Section 201.1.1., vertical accessibility shall be provided to all levels above and below the occupiable grade level. In order to accommodate vertical accessibility to the obelisk platform, an elevator or lift would have to be added. Therefore, substantial modifications and demolition to the layout of the structure would be required resulting in threatening the historic character of the building and platform. In addition, the cost of providing vertical accessibility would be disproportionate to the overall cost of the remodeling. Further, the architect has provided several elements enhancing the accessibility of the project including handrails with code compliant extensions, accessible routes and stairs.

Based on the reasons stated above we recommend that the request waiver be granted.

Respectfully,



Ana M. Salgueiro, P.E., BU
Building Department Director/Building Official