

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS  
OF CHAPTER 553, PART II, 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: 7-Eleven #1032305 (WALDORF TOWER?)

Address: 860 Ocean Drive, Miami Beach, FL 33139

**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: Tim Frazier, Harrison French & Associates

Applicant's Address: 137 E. Crystal Lake Ave, Lake Mary, FL 32746

Applicant's Telephone: 407-808-4018 FAX: 888-520-9685

Applicant's E-mail Address: tim.frazier@hfa-ae.com

Relationship to Owner: Owner's Architect / Consultant

Owner's/Tenant's Name: Grant Distel, 7-Eleven, Inc.

Owner's Address: 1300 Lee Road, Orlando, FL 32810

Owner's Telephone: 407-532-2033 FAX: \_\_\_\_\_

Owner's E-mail Address: grant.distel@7-11.com

Signature of Owner:  \_\_\_\_\_

**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.)

This building is an existing 14,857 SF four-story Waldorf Towers Hotel in the Art Deco

Architectural District located in Miami Beach, Florida. The building was constructed in 1937 and

is recognized by the National Register of Historic Places (#79000667). Our application is related to and specifically only for the 1,961 SF basement tenant space previously operated as a convenience store by Compass Market. No change in use for the proposed 7-Eleven convenience store will be required.

**5. Project Construction Cost (Provide cost for new construction, the addition, or the alteration):** \$256,826.60 for 7-Eleven alteration

**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 local Building Official will not accept plans for permitting that do not meet ADA

requirements, unless a waiver has been issued by the State of Florida.

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

**Issue Florida Accessibility Code, Section 11-4.3.2(1)**

1: Accessible route to entrance from public streets or sidewalk cannot be provided within site boundaries (encroachment into public right-of-way / sidewalk), and the building façade cannot be

altered due to its historic significance.

**Issue Florida Americans with Disabilities Accessibility Implementation Act, Sect 553.509**

2: Vertical accessibility requirements cannot be met due to existing building's structural design / construction, and to which construction modifications are deemed technically infeasible.

**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.

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

Due to the property's recognition by the National Register of Historic Places (#79000667), the building's façade cannot be altered without damaging the architectural character and value of the property.

Substantial financial costs will be incurred by the owner if the waiver is denied.

The existing building structural design and essential load-bearing structural frame member locations prohibit modifications due to technical infeasibility.

[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.

The economic cost considerations, if calculable, for structural design modifications are not feasible to accommodate ADA vertical accessibility compliance and are more arbitrary than pertinent due to their technical infeasibility. Likewise, the accessible ramp or chairlift cost cannot be provided due to the site constraints, technical infeasibility and historic preservation of the structure.

**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.

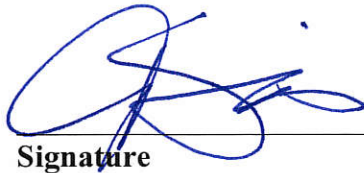
a. Exterior ramp - Installation prohibited due to site constraints and historic recognition / value of building. Cost estimates obtained for theoretical purposes only: \$7,820.00.

b. Interior chairlift - Installation prohibited due to technically infeasible structural design modifications. Cost estimates obtained for theoretical purposes only: \$22,770.00.

c. Additional expenditures to improve ADA accessibility – New ADA unisex restroom, with a fully ADA accessible floor plan layout.

10. **Licensed Design Professional:** Where a licensed design 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.

This building is a nationally recognized historic structure in the Art Deco district of Miami Beach. Along with the historical characterization of the building, it is also technically infeasible to provide the necessary ADA entrance to the proposed basement tenant space due to existing structural construction and design of the building. All efforts have been made to comply with ADA Accessibility Requirements throughout the interior layout of the proposed floor plan; however, after much research and contemplation it has been determined vertical accessibility to the basement space is unobtainable and technically infeasible.



Signature

Alex Sims, AIA, NCARB

Printed Name

Phone number 479-273-7780 ext. 231

(SEAL)



**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 23 day of APRIL, 2013

T. GRAY FRAZIER

Signature

T. GRAY FRAZIER

Printed Name

I understand that if I falsify, misrepresent, or omit any material information on this document, the Commission may revoke any order and will notify the building official of the permitting jurisdiction.

KNOWINGLY MAKING A FALSE STATEMENT IN WRITING WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OFFICIAL DUTY IS A MISDEAMEANOR OF THE SECOND DEGREE PURSUANT TO SECTION 837.06 F.S. AND SECTION 775.083, F.S.

Exterior Photos



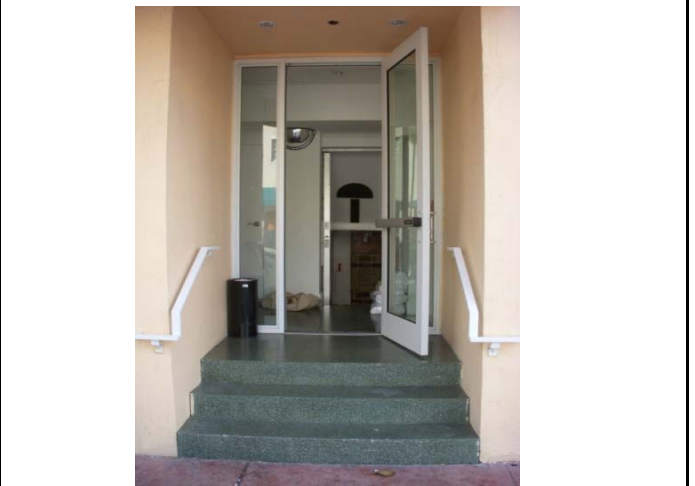
1 Exterior photo of historic building



2 Exterior photo looking west down 9th Street



3 Exterior photo looking down city sidewalk



4 Entrance to proposed 7-11 space



5 Entrance to proposed 7-11 space



6 Exterior photo looking east down 9th Street

Exterior Photos



7 NW corner of building looking at alley



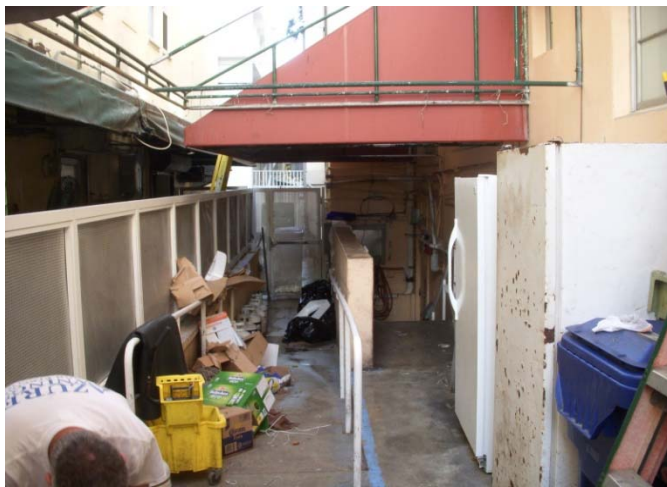
8 Exterior photo in alley looking south



9 SW Corner of building / alley



10 Building alley looking east / Accessible route gate entrance to main building



11 Building alley looking west at accessible ramp to main building



Interior Photos



12 Foyer to hotel lobby (left) and proposed 7-11 space (right)



13 Stairway to 7-11 space showing structural beam

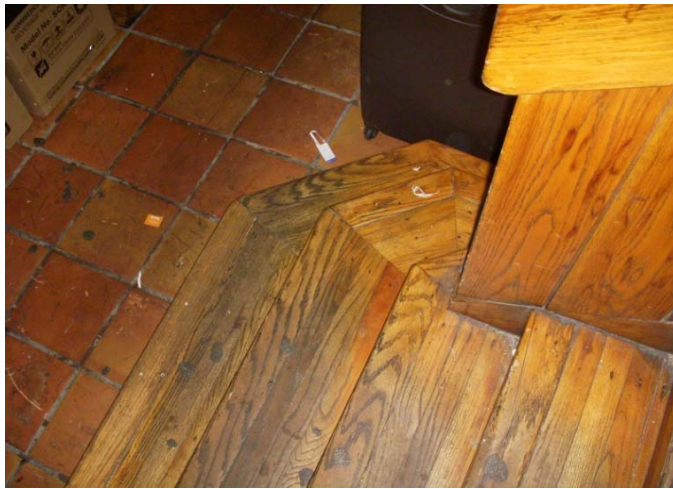


14 Stairway to proposed 7-11 space, with concrete walls



15 Stairway down to proposed 7-11 space

Interior Photos



16 Bottom of stairs in proposed 7-11 space



17 Bottom of stairway leading up to exit



18 Looking up stairway to exit



19 Bottom of stairway / closet doors



20 Closet space at bottom of stairway



21 Looking from stairway landing into space

Interior Photos



22 Closet photo / reinforced concrete walls & ceiling



23 Conduit through reinforced concrete in stairway closet



24 Interior photo of proposed 7-11 space



25 Interior photo of west wall of inaccessible space



26 Reinforced concrete walls surrounding inaccessible space



27 Reinforced concrete walls surrounding inaccessible space



28 Exterior street view panorama



29 Exterior street view panorama



30 Exterior street view panorama

**7-Eleven**  
**Interior Build Out**  
860 Ocean Dr, Miami Beach, FI

4/16/2013

**Cost Estimate**

**Interior Alterations - Cost Summary**

General Requirements	\$54,215
Carpentry	\$20,654
Openings	\$9,670
Finishes	\$36,283
Specialties	\$3,870
HVAC	\$36,800
Plumbing	\$20,010
Electrical	\$73,255
General Labor	\$2,070
<b>Total for Interior Alterations</b>	<b>\$256,826.60</b>

Great Dane Petroleum Contractors is pleased to provide you with the proposal as described above and thanks you for the opportunity to provide you with our services.

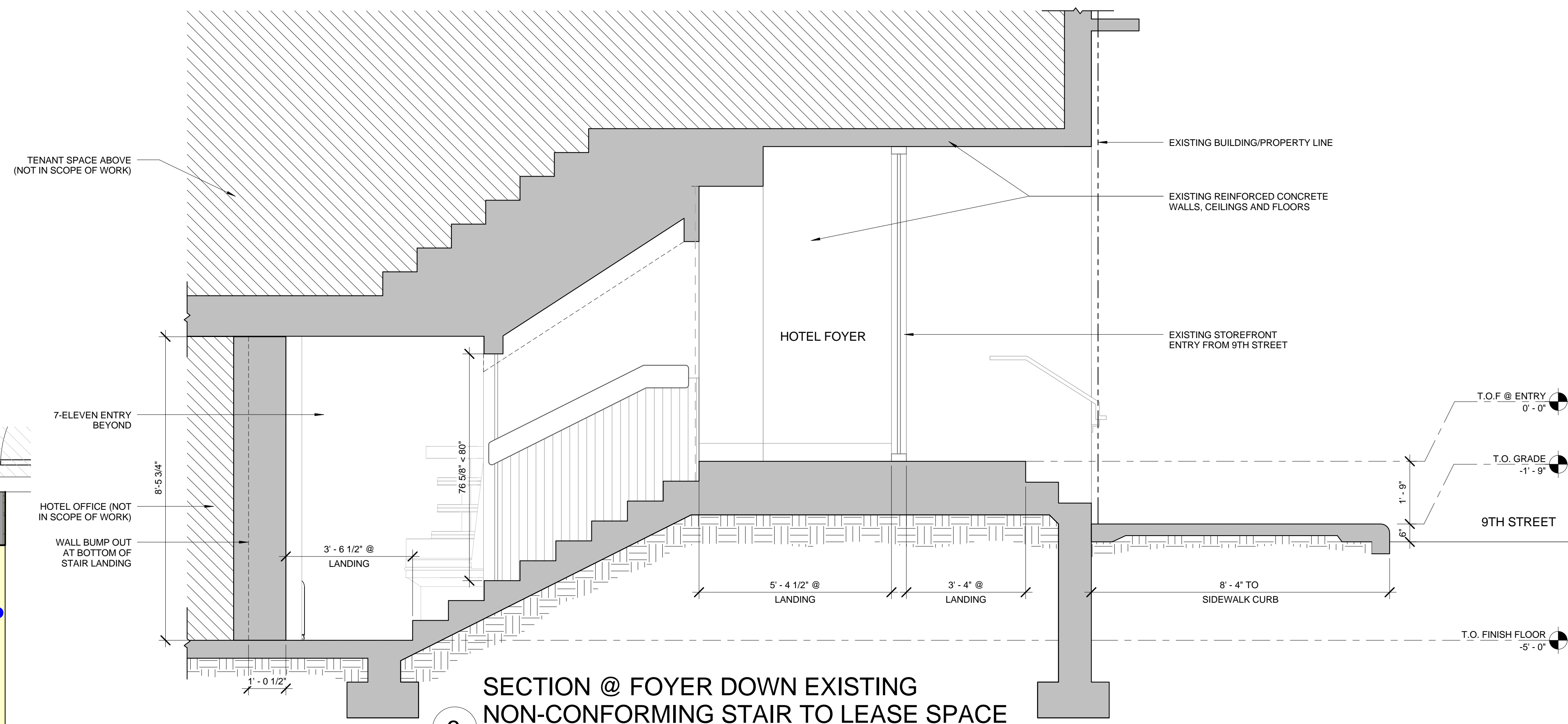
Mike Alonso, Construction Manager  
(954) 809-1522



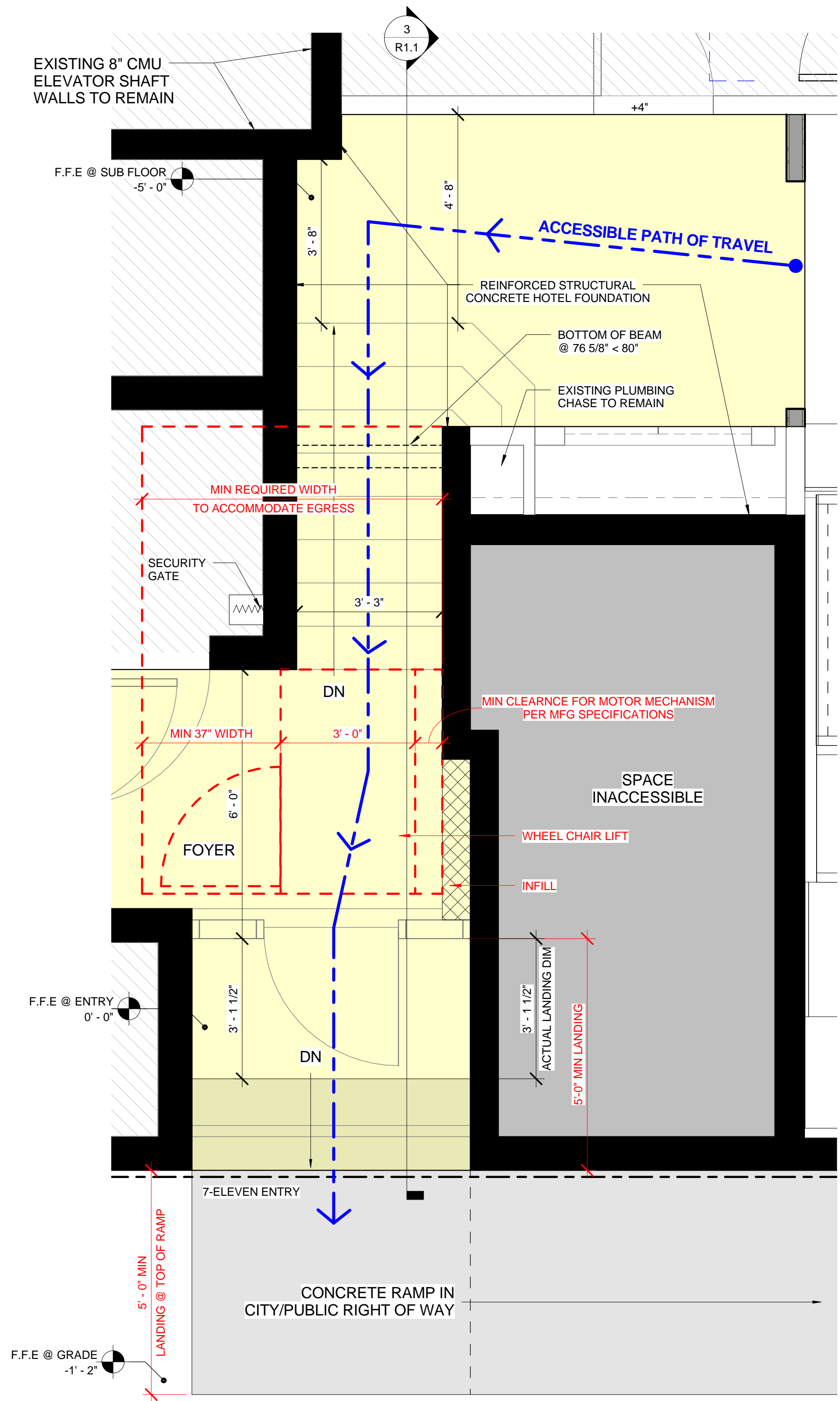
1330 S Andrews Ave, Pompano Beach, FI 33069  
(954) 792-1334



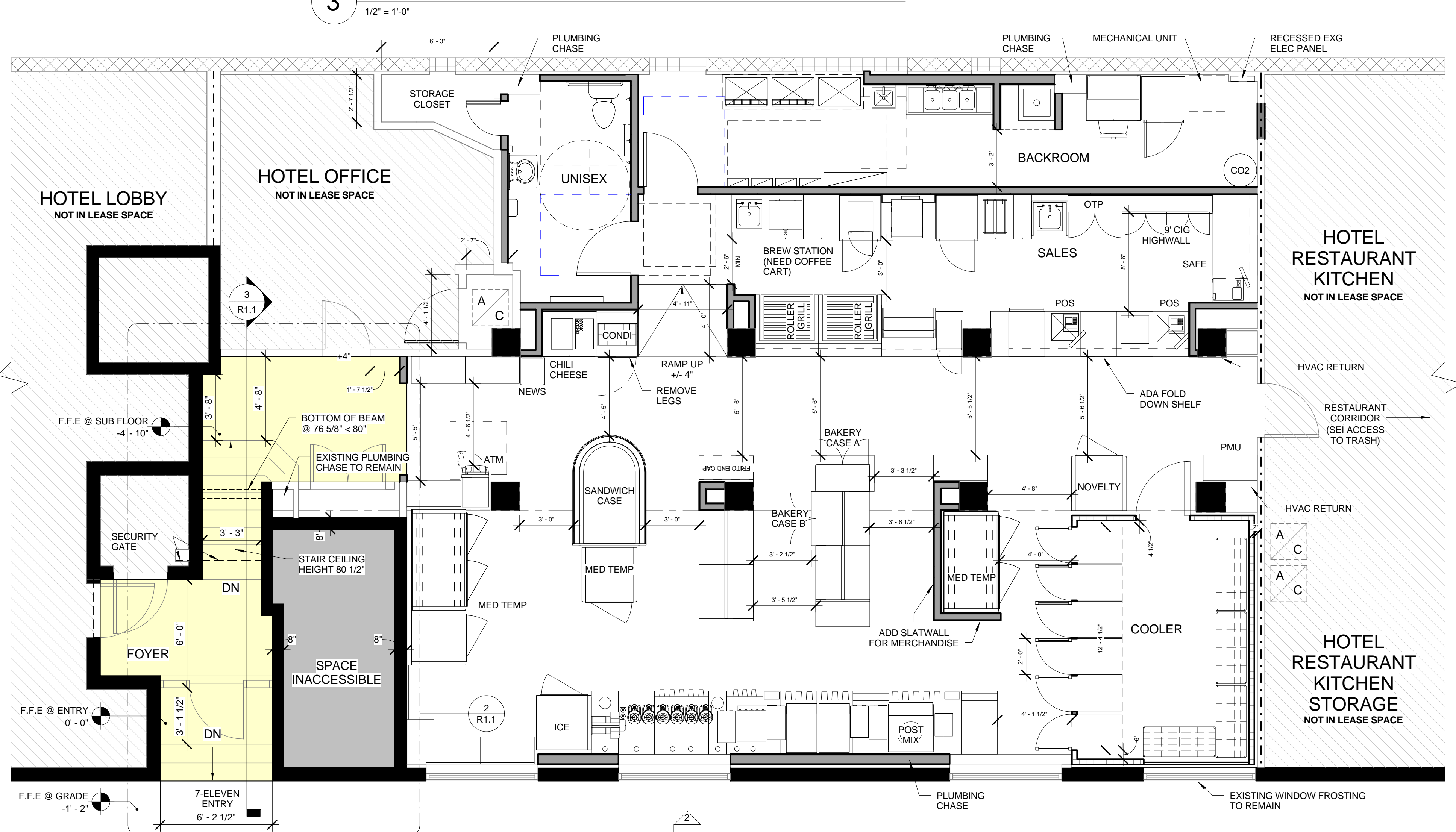
NO.	DATE	DESCRIPTION



**SECTION @ FOYER DOWN EXISTING NON-CONFORMING STAIR TO LEASE SPACE**



**ENLARGED FLOOR PLAN - WITH OVERLAY OF NON-CONFORMING ADA ALTERATIONS**



**PROPOSED FLOOR PLAN**

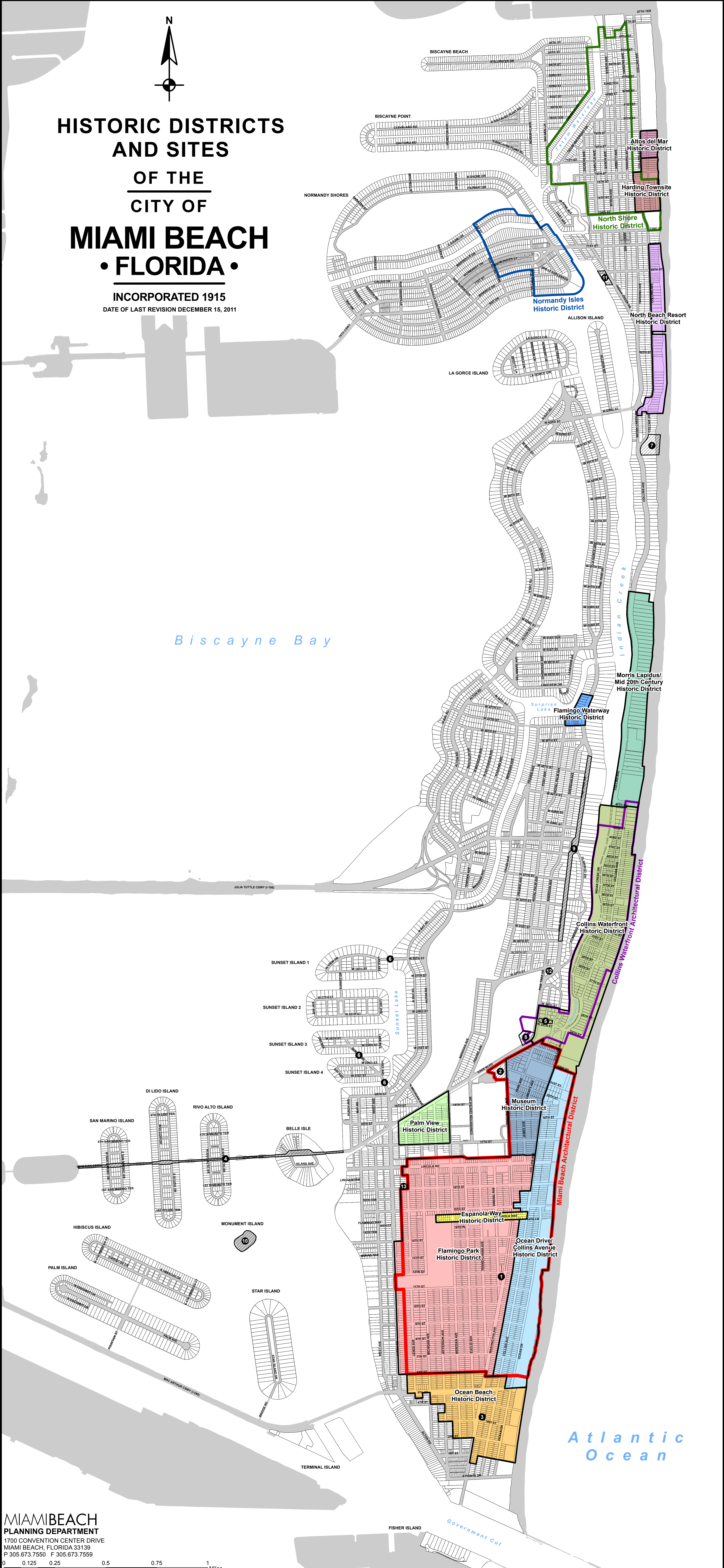
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# HISTORIC DISTRICTS AND SITES

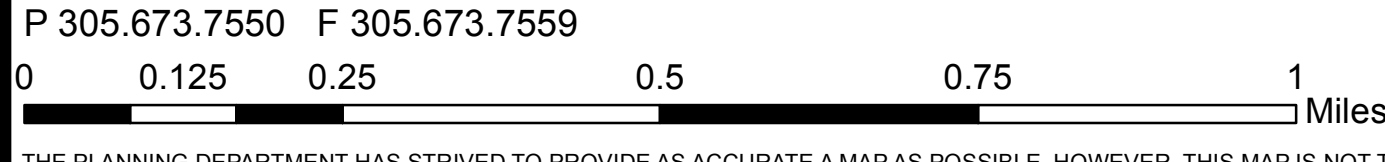
OF THE  
CITY OF

# MIAMI BEACH • FLORIDA •

INCORPORATED 1915  
DATE OF LAST REVISION DECEMBER 15, 2011



**MIAMI BEACH**  
PLANNING DEPARTMENT  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FLORIDA 33139  
P 305.673.7550 F 305.673.7559



THE PLANNING DEPARTMENT HAS STRIVED TO PROVIDE AS ACCURATE A MAP AS POSSIBLE. HOWEVER, THIS MAP IS NOT TO BE CONSTRUED AS A SURVEY INSTRUMENT. THE CITY OF MIAMI BEACH MAKES NO REPRESENTATIONS OR WARRANTIES, NOR ASSUMES ANY LIABILITY, ARISING FROM THE USE OF THIS MAP. FOR AN OFFICIAL DETERMINATION, PLEASE CONTACT THE PLANNING DEPARTMENT.

### LOCAL HISTORIC DISTRICTS

- Espanola Way Historic District
- Altos del Mar Historic District
- Flamingo Park Historic District
- Ocean Drive/Collins Avenue Historic District
- Museum Historic District
- Ocean Beach Historic District
- Hardening Townsite Historic District

### NATIONAL REGISTER HISTORIC DISTRICTS

- Palm View Historic District
- Collins Waterfront Historic District
- North Beach Resort Historic District
- Flamingo Waterway Historic District
- Morris Lapidus/Mid 20th Century Historic District

### LOCAL HISTORIC SITES

- Miami Beach Architectural District
- Normandy Isles Historic District
- North Shore Historic District
- Collins Waterfront Architectural District

### LOCAL HISTORIC SITES

- 1 Old City Hall Historic Site
- 2 21st St Recreation Center Historic Site
- 3 Congregation Beth Jacob Historic Site
- 4 Venetian Causeway Historic Site
- 5 Miami Beach Woman's Club Historic Site
- 6 Sunset Island Bridges Historic Structures
- 7 The Bath Club Historic Site

### LOCAL HISTORIC SITES

- 8 Dade Blvd Fire Station Historic Site
- 9 Pine Tree Dr Historic Roadway
- 10 Flagler Memorial and Monument Island Historic Site
- 11 69th St Fire Station Historic Site
- 12 28th St Obelisk and Pumping Station Historic Structure
- 13 1600 Lenox Ave Historic Site



nps.gov

National Park Service  
U.S. Department of the Interior

## FLORIDA

### Miami

#### 39) Miami Beach Architectural District

The Miami Beach Architectural District (sometimes called the Art Deco District) contains the largest concentration of 1920s and 1930s resort architecture in the United States. These vibrantly colored buildings represent an era when Miami Beach was heavily promoted and developed as a "tropical playground." The district was one of the earliest National Register listings to recognize the importance of the architecture of this period. The area was laid out and developed rapidly, resulting in an extraordinary architectural consistency. The buildings constructed in the 1920s were designed almost exclusively in the Mediterranean Revival style, while those built in the 1930s are in the Art Deco, International, or Moderne styles. The district can be divided into three neighborhood types based on function and use --the seasonal hotel area (along Ocean Drive and Collins Avenue) with such notable hotels as the Amsterdam, reputed to be a replica of Christopher Columbus' home in Santo Domingo; the commercial area (along Washington Avenue and Lincoln Road); and the residential area (concentrated in the eighty square blocks surrounding Flamingo Park) with one of the largest concentrations of Mediterranean style residences in the United States.



Miami Beach Architectural District  
(Florida Department of Commerce, Division of Tourism; Robert M. Overton, photographer)



*The district is roughly bounded by the Atlantic Ocean, 6th Street, Alton Road, Dade Boulevard and 23rd Street in Miami Beach.*

[Previous Site](#)

[Next Site](#)

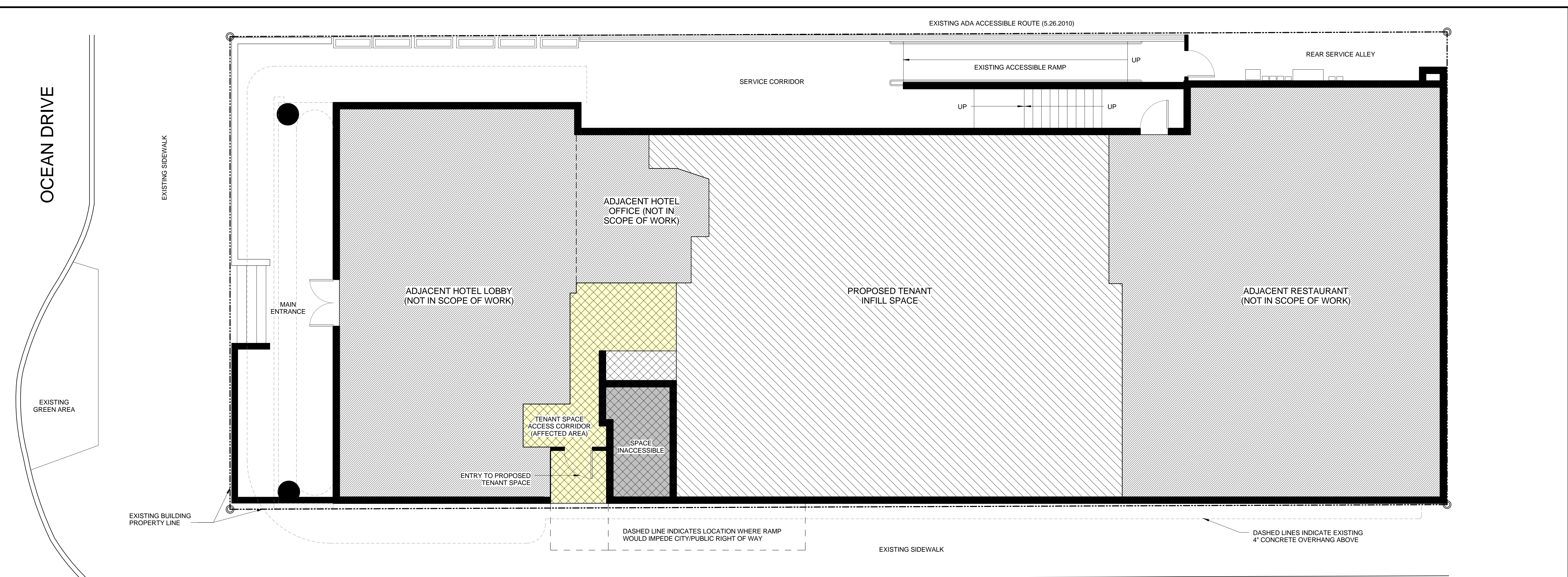
[Miami Map](#)

[Main Map](#)

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[National Register Home Page](#) | [NPS Links to the Past](#) | [NPS Home Page](#)

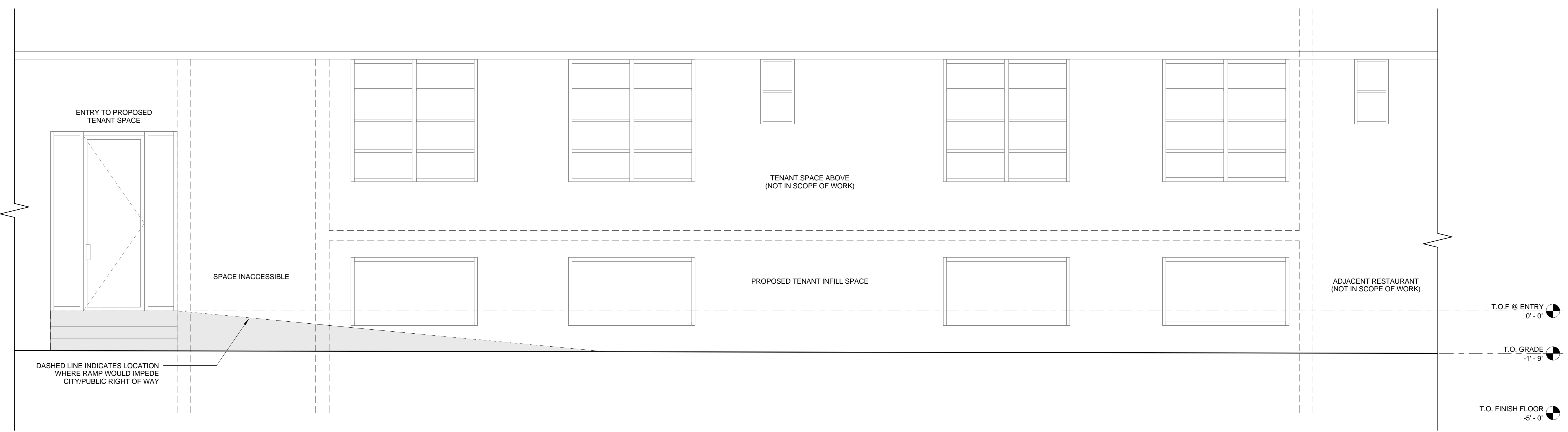




**1 SITE PLAN**  
3/16" = 1'-0"

R1.0

9TH STREET



**2 ELEVATION FACING 9TH STREET**  
3/8" = 1'-0"

STIPULATION FOR REUSE  
THIS DRAWING WAS PREPARED FOR USE ON THE PROJECT IDENTIFIED HEREIN AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HFA. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT IS UNAUTHORIZED AND MAY BE CONTRARY TO THE LAW.

**7-ELEVEN**

860 OCEAN DR  
MIAMI BEACH, FL 33139

JOB NUMBER: 12-13-00001

ISSUE BLOCK

NO.	DATE	DESCRIPTION

STORE NO.: 1032305  
DOCUMENT DATE: 04/25/13  
CHECKED BY: RMF/TGF  
DRAWN BY: CCMB

FOR REVIEW/REFERENCE ONLY  
NOT FOR CONSTRUCTION

REVIEW BOARD  
SITE PLAN &  
HISTORICAL  
ELEVATIONS

SHEET:  
**R1.0**