



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

Building Department, Administration Services Division  
Tel: 305.673.7610, E-mail: [ltrigo@miamibeachfl.gov](mailto:ltrigo@miamibeachfl.gov)

March 31, 2015

Members of the Florida Building Commission & Accessibility Advisory Council  
C/o Mary-Kathryn Smith  
Office of Codes & Standards, Florida Department of Community Affairs  
2555 Shumard Oaks Boulevard  
Tallahassee, Florida 32399-2100

**RE: 1320 Ocean Drive - Cavalier Hotel**

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

This project consists of a historic and architecturally significant Art Deco hotel as stated in the letter of support by our Planning Department Design and Preservation Manager, Ms. Debbie Tackett.

Pursuant to Florida Statutes 553.509 Vertical Accessibility and the Florida Building Code 2010, Accessibility (FBC ACC) – Section 201.1.1, vertical accessibility shall be provided to all levels above and below the occupiable grade level. In order to achieve compliance, the owner will incur disproportionate financial costs and the construction will adversely affect the historic and design integrity of the hotel's lobby. The proposed renovations will provide accessible guest rooms on the second and third floors compliant with FBC ACC as stated by J. A. Ferradaz, the Architect of Record, on his request letter.

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

Respectfully,

Mariano V. Fernandez, P.E., BU 689  
Building Department Director/Building Official