

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

March 16, 2015

Members of the Florida Building Commission & Accessibility Advisory Council
c/o Mary-Kathryn Smith
Office of Codes & Standard, 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:

I am writing to you in support of the accessibility waiver application for the Cavalier Hotel at 1320 Ocean Drive. The subject building is an outstanding example of the Art Deco style of architecture. Constructed in 1936 and designed by prominent local architect Roy France, the subject structure is classified as 'Contributing' in the Miami Beach Historic Properties Database, and is located within the Ocean Drive/Collins Avenue Local Historic District and the National Register Architectural 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.

This letter is in support of a requested waiver from the Florida Accessibility Code for Building Construction. Specifically, a chairlift waiver is being sought in order to avoid installing a chairlift between the lobby and the basement, as there is not enough room to install a chairlift, and leave the required egress to meet the life-safety code. The installation of the lift in another location could jeopardize the historic and design integrity of the lobby.

In order to preserve the historic structure and interior finishes of the Cavalier Hotel, relief from the Florida Building Code, regarding accessibility requirements, will be necessary. The subject structure qualifies as an historic building under the federal ADA regulations, the ADA Accessibility Guidelines (ADAAG) and Chapter 11 of the Florida Building Code. The requested waiver pertaining to vertical accessibility is critical to the restoration plan for the buildings. On behalf of the Historic Preservation Board, the Planning Department fully supports the request for relief from the Florida Building Code, regarding accessibility requirements.

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.

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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 structures, or you need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Debbie Tackett", written in a cursive style.

Debbie Tackett
Design & Preservation Manager