

# MIAMIBEACH

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April 26, 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 #317-R0  
Santa Barbara Hotel  
230 20<sup>th</sup> STREET  
Miami Beach, FL 33139  
PERMIT #PH160025 / #BC1602025**

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 two story historic hotel constructed in 1947 with 42 units currently undergoing alterations and a proposed 5 story addition. The building is classified as "Contributing" in the Miami Beach Historic Properties Database and is located within the Museum Local Historic District as well as the Miami Beach Architectural National Historic District, as noted by Ms. Debbie Tackett, Chief of Historic Preservation in Miami Beach in a letter dated 4/20/2018 addressed to the Accessibility Advisory Council. Ms. Tackett has determined that "substantial modifications to the historic public exterior spaces of the hotel in order to achieve vertical accessibility would irreparably harm the design, style and configuration of the hotel".

Pursuant to Florida Statute 553.509 Vertical Accessibility and the Florida Building Code 5<sup>th</sup> Edition (2014), Accessibility - Section 201.1.1., vertical accessibility shall be provided to all levels above and below the occupiable grade level. The architect has provided vertical accessibility to the new 5 story tower and rooftop additions, mobility and communication features and appropriate access to the hotel amenities in accordance with the requirements of the Florida Building Code for transient lodging facilities.

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

Respectfully,



Ana M. Salgueiro, P.E., BU1930  
Building Department Director/Building Official