

**Norberto Rosenstein
Architect, Inc.**

Architects – Interior Designers – Planners A.I.A.

April 20, 2018

Members of the Florida Building Commission & Accessibility Advisory Council
c/o Chip Sellers
Office of Codes & Standard, Florida Department of Community Affairs
2601 Blair Stone Road
Tallahassee, Florida 32399

RE: 230 20th Street, Miami Beach, Florida – Santa Barbara Hotel & Apartments

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

Based on the existing historic conditions of the Santa Barbara Hotel (the “Hotel”) located at 230 20th Street, it will be technically infeasible to provide vertical accessibility to all areas of the Hotel. The City of Miami Beach Historic Preservation Board approved certain additions and renovations to the historic Hotel. The proposed project is required to provide ADA access to all levels; however, this will negatively impact certain historic aspects of the Hotel and, due to the existing layout, is technically infeasible. Please allow this letter to serve as the Licensed Design Professional’s comments for the accompanying ADA Waiver request.

The Hotel is a U-shaped structure with a small open courtyard. The building as proposed will retain the east and west historic wings of the existing building, add rooftop additions to those wings, and demolish and reconstruct the south wing with a 5-story addition. Vertical accessibility will be provided to all rooms in the rooftop additions, the 5-story addition, and hotel amenities on the property, except for the first two levels in the east and west wings. The east and west wings feature an approximately 2’4” raised exterior walkways to access the existing rooms. From the walkways, which cannot be modified without greatly harming the existing layout of the historic Hotel, there is an additional approximately 6” step to enter each room located on the first two levels of the east and west wings.

The proposed layout separates the existing raised walkways from the rest of the building to provide direct ADA access from 20th Street through the courtyard and to a covered outdoor gathering space at the rear of the property. We studied potential options to add a ramp to the walkways, but deemed it technically unfeasible because the ramp would either substantially reconfigure the existing courtyard layout or encroach into a large portion of the outdoor covered gathering space. Additionally, the additional ramps will hinder life-safety egress from the south wing addition to 20th Street.

126 S. Federal Hwy • Dania Beach, Florida 33004 • 954.922.6551
nrosenstein@rosensteinarchitect.com • www.rosensteinarchitect.com

**Norberto Rosenstein
Architect, Inc.**

Architects – Interior Designers – Planners A.I.A.

Please do not hesitate to contact me if you need additional information on the matter.

Respectfully Submitted,



Norberto Rosenstein Architect, AIA, NCARB
Lic. #AR0016674 ★--



126 S. Federal Hwy • Dania Beach, Florida 33004 • 954.922.6551
n Rosenstein@rosensteinarchitect.com • www.rosensteinarchitect.com