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PLANNING DEPARTMENT
Tel: 305-673-7550, Fax: 305-673-7559

October 23, 2019

Members of the Florida Building Commission & Accessibility Advisory Council
c/o Chip Sellers, Operations Consultant
Florida Department of Business and Professional Regulation
2601 Blair Stone Road
Tallahassee, Florida 32399

RE: 6979 Collins Avenue, Miami Beach, Florida – waiver #416-R0

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

I am writing in reference to the above noted structure, and the request for an accessibility waiver.

The building located at 6979 Collins Avenue in Miami Beach, was constructed in 1936 and designed by L. Murray Dixon, an influential architect of the Art Deco style of architecture in Miami Beach. This structure is classified as "Contributing" in the Miami Beach Historic Properties Database and is located within the North Beach Resort Local Historic District.

The subject structure retains a high 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 the building is essential to the future understanding of the development of architecture in Miami Beach.

The subject structure qualifies as a 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 the vertical accessibility is critical to the restoration plan for the building. In order to comply with all vertical accessibility requirements, substantial modifications to the historic public interior spaces would be required, including demolition of portions of the upper floor plates to accommodate a larger elevator which may have an adverse impact on the structural integrity of the contributing building. Such interventions would irreparably harm the very significant design, style and configuration of the subject structure.

The Planning Department, on behalf of the Miami Beach Historic Preservation Board, strongly supports the subject waiver request. 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.

Sincerely,



Debbie Tackett
Chief of Historic Preservation