

PLANNING DEPARTMENT

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April 8, 2020

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: 4205 Indian Creek Drive, Miami Beach, Florida

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.

Pursuant to the Miami Beach Historic Properties Database, the existing building located at 4025 Indian Creek Drive is classified as 'Contributing' within the Collins Waterfront Local Historic District. This is significant because the City has reviewed and determined that the subject property adds to the local historic district's sense of time and place and historical development. Most of the significant architectural elements are intact and repairable.

Constructed in 1939 and designed by architect Albert Anis, the existing building is an excellent example of the Streamline Moderne style of architecture constructed in Miami Beach during the 1930s and early 1940's. Its distinctive rounded corner and a projecting vertical entrance fins along the notable tower feature are representative of its rich style. Collectively, these features and finishes contribute significantly to its special historic character, as well as to that of the surrounding 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 this 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 code requirements regarding vertical accessibility for floors two through three and the upper portion of the first floor and basement is critical to the restoration plan for the building. The interventions required to meet the requirements of the current code would irreparably harm the historic integrity of the 'Contributing' building. Specifically, in order to fully comply with the ADA and Chapter 11 of the FBC, the introduction of a larger elevator shaft would preclude the restoration of the lobby which is considered a historically significant public interior space.

The Planning Department 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