

April 21, 2020

**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: 4025 Indian Creek Drive, Miami Beach, Florida – Sunset Beach STR.LLC

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

Our intent is to renovate the existing contributing historical building located at 4025 Indian Creek Drive in Miami Beach, Florida. This historic structure is about to go through a partial Level 2 alteration that will restore its original use as a hotel. In 1992, the structure was converted to a residential condominium and at that time, the historic lobby was altered and converted to a residential lobby and the existing hotel units were converted into 20 residential apartments. The exterior for the most part remained intact with some minor alterations to the windows. The current renovation proposes to return the original use of the building, restore the historic lobby back to its original use and refresh the exterior to its original luster.

The Apartment Hotel was built in 1939 with a unique streamline modern language designed by prolific local architect Albert Anis. The building has a distinctive inset rounded corner with four shallow vertical fins, interspersed with windows; abbreviated continuous eyebrows on north and west sides; narrow vertical windows in groups of four on west; and roof scuppers in parapet. The building engages the street level with a broad open porch and a low concrete wall. The building lobby is comprised of an open rectangular area with a small open staircase to the north. The original design and finishes are unknown as they have been covered by new finishes. As per our discussions with the Chief of Historic Preservation of the City of Miami Beach, Debbie Tackett, has identified the building, due to its location and historical architectural design, as an important contribution to the historical district.

Property Information/Description

The building is an existing 3 story building composed of residential units on each level. The Lobby area is located on the ground level near sidewalk elevation. The first level of units is located 3'-0" about the lobby elevation and an existing elevator provides access to each floor. Below is a description of the alterations which are being proposed during the renovation as to meet compliance with the Accessibility section of the Florida Building code.

Exterior Renovation

1. New 3'-0" door opening on west façade for ADA accessible entrance. Existing front door does not meet the door width and have a step now allowing for access. Altering the entrance would alter historic façade.
2. We have been corresponding with the City's public works department for connection to the proposed Indian Creek street improvements. The new sidewalk and street elevations will allow

for a direct sidewalk access from Indian Creek and no Ramp will be required. We will also be coordinating with them to identify new and proposed landscape areas, which we will address during the permitting process.

Interior Renovation

General

1. Level 2 alterations to the existing interior building will comprise 25% of the overall interior area, balance of the area will be level 1 with only changes to the finishes.
2. Upgrade life safety system throughout the entire building including emergency lighting, exit signs, smoke detectors and fire alarm.
3. Some alterations will be made to individual units, these include elimination of closets, adjustment off interior walls for more efficient spaces and clearances.
4. As part of the hotel suite conversion, we will be providing 1 fully ADA accessible unit and 2 hearing impaired located on the 2nd and 3rd levels.
5. Existing fire stairs will remain existing and will be altered.
6. New fire door to be added on the second and third level to create new fire vestibule. Unit doors located within vestibule will also be 1-hour fire rated doors.
7. A new 1:20 interior ramp and corridor will be located behind the stairs providing ADA accessibility from the new ADA entrance located on the West façade.

Lobby & Common areas

1. The feature stair will remain and only the floor finish will be replaced
2. Existing restroom will be enlarged to meet new ADA requirements. Fixtures and vanity will be replaced.
3. Existing elevator structure and 50" x 40" elevator cab is to remain, only finishes will be upgraded.

Typical (Non-ADA) hotel unit Renovation

1. Replace Unit entry door to 3'-0" fire rated door, which will be accessible.
1. All interior doors to be replaced with doors which will provide a clear width of 32" as per section 404 of the Accessibility portion of the Florida Building Code.
2. All closet doors to be eliminated.

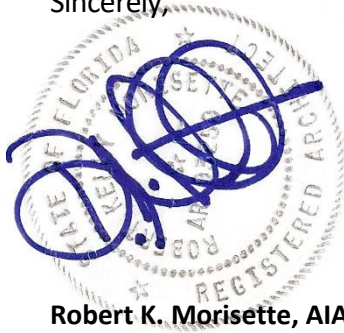
ADA hotel unit Renovation

1. Replace Unit entry door to 3'-0" fire rated door, which will be accessible.
2. Convert existing bathroom to an ADA compliant bathroom, including all ADA compliant plumbing fixtures, mirror, shower and 3'-0" door and doorknob and floor clearances.
3. All interior doors to be replaced with doors which will provide a clear width of 32" as per section 404 of the Accessibility portion of the Florida Building Code.
4. All closet doors to be eliminated.
5. ADA full kitchen to receive new cabinets and, plumbing fixture, under counter refrigerator, 2-range countertop cook top, countertop microwave oven, mini dishwasher, under counter washer/dryer and required ADA clearances.

Our design team, along with the collaboration of the owners, is proposing a significant level of alterations of the building to comply with all the accessibility criteria as required by the ADA and Chapter 11 of the FBC. These alterations are being proposed while adhering to the City of Miami Beach's historical restrictions on the structure and lobby areas. Although most of the alterations being proposed have been viable as part of the over renovations, we have encountered that retrofitting the existing vertical accessibility would create a conflict with the historical aspect of the lobby and be an enormous financial burden on the project's feasibility. A new elevator would be necessary to meet the vertical accessibility criteria and that would require a new elevator structure, shaft, pit, foundations, modifications to every residential level, new equipment and all new electrical service, and this would be constructed as a retrofit to an existing Historical Building, making it a hardship for the project.

We appreciate your time and look forward to working with you while doing our part to restoring another great Art Deco gem in the City of Miami Beach.

Sincerely,



**Robert K. Morissette, AIA, NCARB, LEED AP BD+C, CDP
Principal**