

June 21, 2017

DBPR - Florida Building Commission
2601 Blair Stone Road
Tallahassee, Florida 32399-0772
FBC Waiver #: 255-R0

Project: Kent Hotel - Guest Floor Renovation:
1131 Collins Avenue
Miami Beach, FL 33139

RE: Letter of Request for Accessibility Waiver

Attention DBPR reviewer,

I, Anthony Leon, Architect, am writing this letter to request a waiver of an FBC Accessibility requirement which is intended to maintain the original architectural design integrity of an existing historically significant building as well relieve the practical difficulties that strict compliance will incur.

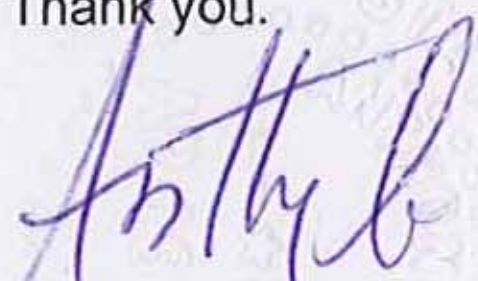
Per the F.B.C. Accessibility Code, Section 201 Application, Advisory 201.1 Scope. "...Florida vertical accessibility requires all levels in all new buildings, structures, and facilities and all altered areas of existing buildings, structures, and facilities to be accessible to persons with disabilities. All new and altered areas must comply with the ADA Standards for Accessible Design including requirements for accessible routes. Where the ADA Standards do not require an accessible route to each and every level, the Florida requirement may be waived down to the requirement of the ADA Standards."

This project is an interior cosmetic renovation of an existing 3-story hotel. The scope of work includes, but is not limited to: new flooring at guest rooms, new wall finishes at guest rooms & corridors, relocated lighting, MEP removals & replacements at guest rooms & bathrooms, and patching & painting at the Lobby. This is not a substantial improvement. The property itself is also located within the Ocean Drive/Collins Avenue Historic District in the City of Miami Beach. This is a National Register Historic District. It is a district with distinct Art Deco character. We contend that strict compliance with the Scope requirement will create a difficult hardship that would be costly, and greatly diminish the integrity of the established, historical architectural design.

I would like to alleviate any concerns the Commission may have by noting the following: 1.) There is an existing handicap accessible ramp that provides access from the street to the Lobby and, 2.) There is also an existing elevator that provides access from the Lobby to the 2nd and 3rd Floors where the "Mobility Impaired" Units (221, 222, 321, & 322) are located equipped with fully accessible bathrooms, and other required features.

If you have any questions, please feel free to contact me at your earliest convenience.

Thank you.



Anthony Leon
President