

# MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139. [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

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

June 20, 2018

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: 2150 Park Avenue, Miami Beach, Florida – waiver #146-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 2150 Park Avenue in Miami Beach, was constructed in 1947 and designed by Norman M. Giller, an influential architect of the postwar style of architecture in Miami Beach. This structure is classified as “Contributing” in the Miami Beach Historic Properties Database, and is located within the Museum Local Historic District as well as the Miami Beach Architectural National 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 to the second level units is critical to the restoration plan for the building. In order to accommodate vertical accessibility, substantial modifications to the historic public interior spaces would be required, including demolition of portions of the second floor plate which may have an adverse impact on the structural integrity of the historic 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

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