

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, FL 33139, www.miamibeachfl.gov
Building Department, Administration Services Division
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June 25, 2018

Members of the Florida Building Commission & Accessibility Advisory Council
c/o Chip Sellers
Florida Department of Business & Professional Regulation
2601 Blair Stone Road
Tallahassee, Florida 32399-2202

**RE: Waiver #328-R0
Carlota at South Beach
511 16 Street
Miami Beach, FL 33139**

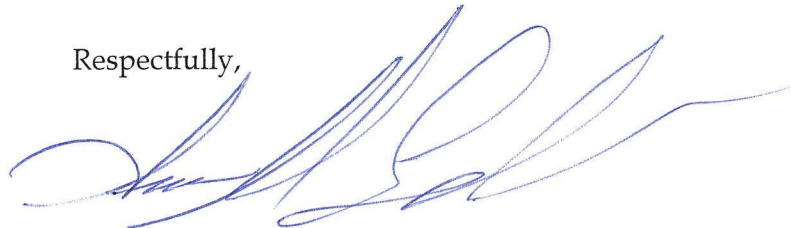
Dear Mr. Sellers and Members of the Commission and Council,

I am writing in reference to the above referenced property and the request for an accessibility waiver. This project consists of a two story historic residence constructed in 1924 which is being converted into a bed & breakfast transient lodging facility. The building is classified as "Contributing" (historic) structure within the Flamingo Park Local Historic District, as noted by Ms. Debbie Tackett, Chief of Historic Preservation in Miami Beach in a letter dated 2/22/2018 addressed to the Building Official, Ana M. Salgueiro.

Pursuant to Florida Statute 553.509 Vertical Accessibility and the Florida Building Code 6th Edition (2017), Accessibility - Section 201.1.1., vertical accessibility shall be provided to all levels above and below the occupiable grade level. Although vertical accessibility is not being provided due to the fact that it will compromise the historical nature and aesthetics of the building, the architect is proposing mobility and communication features at the ground floor and an accessible outdoor pool area.

Based on the reasons stated above we recommend that the requested waiver be granted.

Respectfully,



Ana M. Salgueiro, P.E., BU1930
Building Department Director/Building Official