



Castellanos Design Studio, LLC
333 SE 2nd Avenue, Suite 2066
Miami, FL 33131
Tel: 786.218.5335
AA#26002467

November 20, 2018

Members of the Florida Building Commission & Accessibility Advisory Council

*c/o Robert Benbow
Florida Department of Business & Professional Regulation
1940 North Monroe Street
Tallahassee, Florida 32399*

**RE: 835 Alton Road, Miami Beach, FL 33139
Accessibility Waiver Request from Accessibility Requirements
Chapter 552, Part II, Florida Statutes
Waiver #362-R0**

Dear Members of the Commission and Council:

I am writing in reference of the above noted structure, and the request for an accessibility waiver. The subject structure is designated 'Contributing' in Miami Beach.

The site is comprised of three (3) structures on one property. The address of all three structure is 835 Alton Road, however the referenced boundary survey has three structures numbered accordingly as 835 Alton (South Structure); 845 Alton (Middle Structure); and 855 Alton (North Structure). 835 & 855 Alton are both one-story structures. 845 Alton is a two-story structure with two units on each floor.

The buildings are of a Mediterranean Revival as per the Miami Beach Historic Preservation Board submittal and approval HBP18-0198 on September 17, 2018 (see Final Order Recorded). The client is preserving the existing structures and converting them into hotel units. There will be a total of eighteen (18) hotels from the prior twenty (20) apartments. A new hotel lobby is being proposed and constructed. The two Alton Road units will be retail as most of Alton Road in the area is commercial use.

The vertical accessibility to the second floors would not be feasible because of the elevator requirements to provide the structure and clearance. The two units on the upper floors will not allow any spaces to accommodate the elevator. The structure will not be able to support the vertical lift. In addition, the building is not feasible to accept vertical accessibility to the second level as well as the ground floor units.

The buildings, located in a historic district, will be greatly compromised because it is impossible to provide vertical accessibility within the interior of the structure without threatening or destroying its' structural integrity or its' architectural defining features.

We appreciate the opportunity in providing you with this letter. Feel free to contact me at 786.218.5335 for any additional information.

Sincerely,

Wesley A. Castellanos, Registered Architect #96133
Principal Architect/President