

## MIAMI BEACH

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April 24, 2019

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

RE: Waiver #382-RO  
804 Ocean Drive  
Miami Beach, FL 33143

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 remodeling a two story building constructed in 1922 with two restaurants on the ground floor and offices on the second floor. Only the second floor offices will undergo alterations. The building is classified as "Contributing" in the Miami Beach Historic Properties Database and is located within the Ocean Drive / Collins Avenue Local Historic District as well as the Miami Beach Architectural Historic District, listed on the National Register of Historic Places as noted by Ms. Debbie Tackett, Chief of Historic Preservation in Miami Beach in a letter dated 4/22/2019 addressed to the Accessibility Advisory Council. Ms. Tackett has determined that "in order to accommodate vertical accessibility, substantial modifications to the historic building would be required, including demolition of portions of the original structure which may have an adverse impact on the structural integrity of the building. Such interventions would irreparably harm the very significant design, style and configuration of the subject structure".

Pursuant to Florida Statute 553.509 Vertical Accessibility and the Florida Building Code 6<sup>th</sup> Edition (2017), Accessibility - Section 201.1.1., vertical accessibility shall be provided to all levels above and below the occupiable grade level. The Architect is stating that the addition of an elevator to provide access to all levels of the building will be disproportionate in cost and would require major design and costly construction renovations to the structure. However, as part of the proposed renovation all second floor bathrooms and the kitchen (lounge) will be upgraded in compliance with FBC (2017), Accessibility (fixtures, bars, equipment). Furthermore, all doors will be changed with handles to comply.

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

Respectfully,



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