

June 26, 2020

Members of the Florida Building Commission
Members of the Accessibility Advisory Council

Re: Application for Waiver of Accessibility Requirements of the SoBe Hostel & Bar, 235
Washington Ave Miami Beach, FL 33139

Dear Respective Members of the Council and Commission:

As described in this application for a waiver of accessibility requirements, Sobe Hostel is a 2-Story Art Deco contributing historic building built in 1938 by developer Milton Steinhardt and designed by Architect Kingston B. Hall. Kingston B. Hall respectively architecturally designed many iconic Art Deco residences and hotels in the south area of the City of Miami Beach within that time period.

The purpose of this document is to provide an explanation as to the Request for the Grounds of Waiver ("Waiver") of accessibility requirements from the Florida Building Commission ("FBC"). The applicant is requesting a waiver from providing vertical accessibility to the first and second floor units of this historic hotel built in 1938 with 6,500 square feet based on the ADA requirement pursuant to Section 553.509, Florida Statutes, and Section 201.1 Florida Administrative Code, for vertical accessibility to the first and second floor hotel units. The applicant is proposing to renovate the 1st and 2nd floor communal guest bathrooms. Restore the structural integrity of the building while preserving its Art Deco design and architecture. The Applicant and its architectural design team have stated that the existing hotel features an initial threshold to enter the lobby area, including additional steps to access the first floor. The applicant is requesting a waiver on grounds of Technical Infeasibility, Historic Preservation and Hardship beyond the threshold of current renovation costs.

The primary hardship basis for this waiver request is technical infeasibility and historic preservation. An application for a consultation is being made to the State Historic Preservation Office. Results of that consultation will be provided to staff when it is issued. The cost to provide vertical accessibility may be disproportionate to the alteration to the SoBe Hostel. This application will be supplemented with supporting cost estimates and calculations.

For the reasons set forth in the application and this statement (including the attached Licensed Design Professional's statement), we respectfully request the council vote favorably in recommendation and the commission grant the Sobe Hostel the requested waiver.

Respectfully,



Adam Hyatt
Owner