

August 21, 2019

Department of Business and Professional Regulation
FLORIDA BUILDING COMMISSION
2601 Blair Stone Road,
Tallahassee, Florida 32399

RE: **Request for Waiver: Technical Infeasibility**
Villa SoFi
c/o Jose Luis Aguera
727 & 735 2nd Street
Miami Beach, Florida 33139

This project consists of an exterior restoration, renovation and change of use of two existing, two story, historic apartment buildings constructed in 1929. The intent of the design is to convert the two buildings into a single Apartment/Hotel by means of a unity of title and a physical connection. While the original buildings have 4 and 6 apartment units respectively, the proposed design features 14 Hotel Units, 1 Apartment for an on-site property manager, 2 garbage rooms, two stairwells, corridors, and both interior and exterior handicap access ramps/routes. Also, a new ADA accessible unit has been provided within the building.

New vertical access from the first floor to the second floor is technically infeasible in this project due to the following existing conditions:

- Lack of overall square footage within the footprint of the buildings: Let it be known that the existing buildings exceed the current maximum allowable Floor Area Ratio. Furthermore, any modification to the buildings require a reduction of floor area. In order to satisfy the *City of Miami Beach FAR Ordinance*, usable floor area was removed from both floors, of each building, with two new double height volumes (new exterior garbage areas).
- New ADA accessible ramps and accessible routes require a significant amount of floor space. The space between the existing buildings and the side property lines are not wide enough to accommodate the new ramps. Therefore, locating a new exterior ramp in the center of the buildings continuous through the interior corridors of each building was the only option, occupying a significant amount of interior area.

Note that the new accessibility components including ADA ramps and accessible routes have been provided on the first floor. The first floor complies with all ADA requirements, and there are no facilities or services offered on the second floor that are not already provided for on the first floor.

Due to the configuration of the new ramps, and reduction of square footage, there is inadequate space for a new elevator. Therefore, we are respectfully requesting the vertical accessibility requirements to be waived. If you have any questions or comments, please feel free to contact me.

Sincerely,

Thomas F. Weber, Architect
The Weber Studio, PLLC