

# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139. [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

PLANNING DEPARTMENT  
Tel: 305-673-7550, Fax: 305-673-7559

June 15, 2018

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

**RE: 727 & 735 2<sup>nd</sup> Street, Miami Beach, Florida**

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

I am writing in reference to the above noted structures, and the request for an accessibility waiver. The subject structures are classified as contributing buildings located within the Ocean Beach Local Historic District in the Miami Beach.

Constructed in 1925 and designed by architect William F. Smith, the structures located at 727 & 735 2<sup>nd</sup> Street are an excellent examples of the Mediterranean Revival style of architecture. The subject structures retain a high degree of historic and architectural integrity and are representative of the rich diversity of architectural styles that have evolved within the City's Historic Districts. The current proposal to retain, preserve and restore these buildings is essential to the future understanding of the development of architecture in Miami Beach.

The concern in the subject request pertains to code requirements regarding vertical accessibility to the second floor. The interventions required to meet the requirements of the current code would irreparably harm the historic integrity of the 'Contributing' building.

The Planning Department, on behalf of the Historic Preservation Board, strongly supports the subject waiver request. If you have any questions relative to the historic significance of the existing structures, or you need additional information, please do not hesitate to contact me.

Sincerely,



Debbie Tackett  
Chief of Historic Preservation