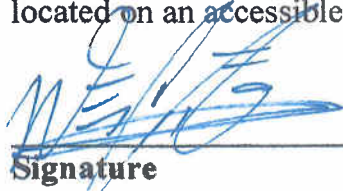


10. Licensed Design Professional: Where a licensed design has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

The Samantha Hotel Suites is a project taking two identical, back-to-back, 2-story historic apartment buildings and joining them by constructing a connecting structure in the rear setbacks of the respective buildings to create a single hotel structure. The proposed project will then have a rooftop addition adding a floor containing 10 new hotel rooms for a total of 34 suites. The project currently has an application pending before the Miami Beach Historic Preservation Board for a Certificate of Appropriateness to approve the project and addition while maintaining the historic designation. (The subject buildings are currently designated as contributing structures in the Collins Waterfront Historic District, falling within the definitions of *qualified historic building* in Section 106.5 of the FAC and Section 106.5 of the 2010 ADA Standards, respectively.)

Typical of the era and locale in which the two existing buildings were constructed, the guest rooms (in the existing buildings) are accessed by “catwalk” type exterior corridors that are either at ground level or reached by the existing exterior stairs. Also typical of the original architecture is a condition where the bottoms of the guest rooms’ entrance doors (and correspondingly, the guest rooms finished floor elevations) are raised above the level of the catwalk by several inches (in this case 4 inches) to prevent water intrusion during storm events. To provide vertical accessibility to the guest room floor levels of the second floor would require floating 3-1/2 – 4” of concrete over the entirety of the catwalk which would add a structural load that the existing exterior structure cannot withstand. To provide vertical accessibility to the first floor guest rooms’ floor level would require the same. While the structural concern is not the same for the first floor, so doing would modify the exterior of the historic structures and also result in a modified building elevation where the first floor is inconsistent with the second floor adversely impacting the historic character of the building. In addition, raising the catwalk elevations to match the guest rooms would create water intrusion problems because this type of historic architecture provided (and still provides) protection from the wind-blown rain so typical of the South Florida climate by using a stepped entrance to prevent water from entering into the guest rooms.

Standards and FAC and be on an accessible route, including providing vertical accessibility. All of the amenities of the hotel will likewise be accessible and located on an accessible route.



Signature

WESLEY A. CASTELLANOS

Printed Name

Phone number 706.218.5335

(SEAL)

