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To: Florida Building Commission

Date: July 22, 2016

From: Carlos M. Rodriguez, P.E.

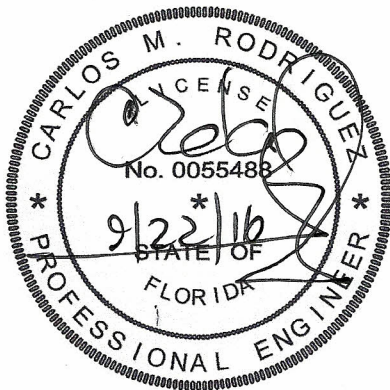
Re: 1443 West Avenue, Miami Beach, Florida 33139

The purpose of this document is to provide an explanation from the design professional for the request of Waiver for the vertical accessibility requirements from the Florida Building Code ("FBC") for a Hotel, located at 1443 West Avenue in the City of Miami Beach, Florida. This building construction dated back to 1936. I refer to a very small hotel with only 10 units, the units are separated in three different blocks (the first block has 4 units, 2 in the ground floor and 2 units in the second floor), (the second block also has 4 units, 2 units in the ground floor and 2 units in the second floor) and finally (the third block has 2 units, 1 unit in the ground floor and 1 unit in the second floor). There's an open area with access directly to the units from the street on ground floor in connection with Florida Accessibility Code requirements, as part of our renovation project we are converting in the ground floor a fully accessible room as per code requirements. If elevators are to be constructed for access to the second floor, three elevators will be needed (one for each block) then the total cost will exceed three times the renovation cost, forcing the owner to stop the project.

The City of Miami Beach has indicated that a waiver from American With Disabilities Act (ADA) vertical accessibility standards, and specifically from Florida Accessibility Code Section 201.1, must be issued by the FBC for this limited access to the second floor units.

Compliance with the AFC vertical accessibility requirements are not mandated by ADA and represent a financial hardship for the applicant. If the elevators are constructed then is going to block access on ground floor because of the limited distance to adjacent properties, also windows will have to be removed impacting negatively in the amount of daylight.

Should you have any questions or need any additional information please do not hesitate to contact us.
Sincerely,



Carlos M. Rodriguez, P.E.
Rodriguez & Anglin Professional Design, Inc.