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DBPR- FLORIDA BUILDING COMMISSION  
2601 Blair Stone Road  
Tallahassee, Florida 32399-0772  
Request for Waiver

October 30, 2016

To Whom It May Concern:

I am writing this letter to request your sincere consideration for granting an accessibility waiver to the upper 2<sup>nd</sup> and 3<sup>rd</sup> level floors of our property located at 6495 Indian Creek Dr., Miami Beach, FL 33141.

My father has been in the process of repairing this building for over 3 years. He was initially going to repair the apartment building and get it running as soon as possible. But due to set backs with construction, the City of Miami Beach zoning and building department, lack of funds, and my father's deteriorating health (triple bypass), and my step mother's cancer diagnosis, this project has taken much more time and money than we anticipated. As it is now, the added costs have affected our ability to support the proposed initial improvements as an apartment building. For that reason, he decided to request a Change of Use to Hotel, making it the highest and best use for the property today.

As we worked diligently to comply with all City and State regulations and were approaching the light at the end of the tunnel, we were informed we weren't even close. We needed to replace all doors and bring into ADA compliance the 2<sup>nd</sup> and 3<sup>rd</sup> floor of the building. As you can imagine, my father was so overwhelmed by this news he couldn't sleep for days. He thought that ADA compliance on 1<sup>st</sup> floor was sufficient due to the design of the building. He was so distraught, that I was compelled to assist him in order for me not to lose him (literally). I contacted architects, engineers, and other personal in the field, and the outcome remained the same. The substantial amount of money this would require, plus the extensiveness of the time, demolishing the property would be more cost effective. However, both of these situations would not be feasible financially, causing a definite hardship on our family. After investing so much time, energy, money and having this property vacant during construction- not receiving any income from it, but paying taxes, insurance, and mortgage payments. He would lose everything he has worked so hard to achieve in his lifetime.

Nevertheless, if the requirements would be waived the property would still provide 100% ADA accessibility to spaces to all areas. The property already has two handicap accessible units, seven hearing impaired units, and one handicap bathroom on 1<sup>st</sup> floor. There are no common areas on upper floors. It is not our intent to eliminate any accessibility requirements to any areas other than the 2nd and 3rd floor levels. This waiver would not diminish or impair others and would make possible reasonable use of the property without affecting the integrity of its unique charming designs.

Your consideration would be greatly appreciated.

Melissa Lorenzo

