

# 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

October 27, 2020

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: 1420 Collins Avenue, Miami Beach, Florida – Villa Cinco, LLC**

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

I am writing in reference to the above noted structure, and the request for an accessibility waiver.

Pursuant to the Miami Beach Historic Properties Database, the Property is classified as "contributing" within the Ocean Drive/Collins Avenue Local Historic District. This is significant because the City has reviewed and determined that the subject property adds value to the local historic district's sense of time and place and historical development. Most of the significant architectural elements are intact and repairable. It is a narrow lot with a typical Art Deco style structure in Miami Beach.

The structure is a 2-story, flat-roofed apartment building. Based on review of the microfilm records on file with the City, the façade of the structure appears mostly intact without any major alterations. Notably, the symmetrical massing of the façade, horizontal articulations on the corners of the structure, and stepped parapet element on the roof appear to be original; and therefore, merit preservation. The creation of the covered front porch does not appear to be original but is reversible and typical of many of the structures within the historic district.

In 1923, architect E. G. Cobelli designed the structure with twelve (12) apartment units. In 1937, architect Albert Anis designed an addition to the structure, which added four (4) units and modernized the façade. Then in 1941, architect Henry Hohausser designed an addition with eight (8) units and renovation of the existing structure. The subject structure, with exterior iconic Art Deco style features, from three (3) well-known architects, retains an extraordinary degree of historic and architectural integrity and is representative of the architectural styles that warrant preservation within the City's Historic Districts.

The owner is converting the existing apartment units to hotel units and has submitted to the City of Miami Beach Planning Department permit plans for a new ADA ramp within the north side yard, as well as interior renovations. These renovations are essential to the future understanding of the development of architecture in Miami Beach, while ensuring preservation of this historic structure.

The subject structure qualifies as a historic building under the Federal ADA regulations, the ADA Accessibility Guidelines (ADAAG) and Chapter 11 of the Florida Building Code. The requested waiver pertaining to the vertical accessibility to the second floor is critical to the restoration plan for the building. In order to accommodate vertical accessibility, substantial modifications to the structure be required, including extensive ramps and/or lifts. Such interventions may irreparably

harm the very significant design, style and configuration of the subject structure.

The Planning Department supports the subject waiver request. If you have any questions relative to the historic significance of the existing structure, or you need additional information, please do not hesitate to contact me.

Sincerely,



Debbie Tackett  
Chief of Historic Preservation