

October 27, 2020

Members of the Florida Building Commission & Accessibility Advisory Council
c/o Chip Sellers
Office of Codes & Standard, Florida Department of Community Affairs
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:

Based on the existing conditions of the structure located at 1420 Collins Avenue, Miami Beach, it is technically infeasible to provide vertical accessibility to the second-floor hotel units. The owner, Villa Cinco, LLC, purchased this property and asked our firm to prepare plans to renovate the structure for ADA accessibility and life-safety purposes. We have submitted a permit application to the City of Miami Beach Building Department for the partial interior renovation, and new exterior door and ramp within the north side yard, Permit No. BC2013997. Change of use of the existing structure from apartment units to hotel units requires compliance with ADA accessibility regulations. However, due to the existing layout, it is technically infeasible to provide vertical access to the second-floor hotel units. Please allow this letter to serve as the Licensed Design Professional's comments for the accompanying ADA Waiver request.

The historic structure is a modestly sized on a mid-block lot. We believe it was originally designed twelve (12) apartment units and a flat façade. Over time, a canopy structure was added to the front to create a porch area and some of the original apartment units were divided. There is an initial threshold to enter the front porch area, and two additional steps to enter the main double doors. There is currently no ramping or lifts to enter the building. Two, narrow sets of stair cases lead to additional units on the second-floor. The area between the steps and height of the thresholds is extremely narrow.

The ground floor will be reconfigured to be ADA compliant and provide a fully ADA compliant room from the lobby. Currently, the building has four (4) hearing impaired rooms and no portion of the structure is handicap accessible. Vertical accessibility will be provided to the first floor, lobby, and ADA hotel room via a new, exterior ramp within the north side setback of the building.

We extensively reviewed and analyzed potential options to add a ramp to the second-floor rooms, but deemed it technically unfeasible because the ramps and/or lifts would not fit within the existing staircases, and would be in direct conflict with required life-safety egress.

Please do not hesitate to contact me if you need additional information on the matter.

Respectfully Submitted,

Thomas F. Weber, AR94372
The Weber Studio, AA26002025