

MIAMI BEACH

PLANNING DEPARTMENT

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December 27, 2022

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: 4299 Collins Avenue – Support for Accessibility Waiver #600-R1

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. The building located at 4299 Collins Avenue in Miami Beach, was constructed in 1950 and designed by Roy France in the Post War Modern style of architecture. This structure is classified as "Contributing" in the Miami Beach Historic Properties Database and is located within the Collins Waterfront Local Historic District and within the Collins Waterfront Architectural District listed on the National Register of Historic Places.

The subject structure retains a high degree of historic and architectural integrity and is representative of the rich diversity of architectural styles that have evolved within the City's Historic Districts. The current proposal to retain, preserve and restore the building is essential to the future understanding of the development of architecture in Miami Beach.

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 first floor at the front of the property is critical to the restoration plan for the building. In order to comply with this vertical accessibility requirements, substantial modifications to the front porch would be required. Such interventions would irreparably harm the very significant design, style and configuration of the subject structure.

The Planning Department, on behalf of the Miami Beach Historic Preservation Board, strongly 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
Historic Preservation & Architecture Officer