

ARQUITECTURA

INTERNATIONAL

July 16, 2025

City of Miami Beach
1680 Collins Ave., Miami Beach, Florida
Permit #BC 1807902

Narrative per Building Inspector Comments
Observance: ADA Chair Lift Requirements

Dear Building Inspector,

The San Juan Hotel at 1680 Collins Avenue is a contributing property within the Museum District and is listed as a historic structure in the City of Miami Beach.

We wish to address the comments regarding the installation of an ADA chair lift at this location:

Impact on Historic Integrity:

The installation of a chair lift would significantly affect the historic character and integrity of the buildings architecture.

Life Safety Concerns:

- The proposed chair lift would encroach upon the clear exit paths required for safe egress, creating a potential life safety concern in coordination with the Fire Departments exiting requirements.

Reason for Unreasonable Hardship Exemption:

- The minimal accessibility benefit gained compared to the substantial impact of the historic fabric and existing requirements.
- The cost of providing access relative to the overall construction budget and project feasibility
- The financial impact of the accessibility work on the projects viability.

We respectfully request the City's consideration and understanding of this hardship exemption in light of the unique constraints of this historic property while maintaining our commitment to accessibility within the project's feasible and safe parameters.

Please let us know if additional documentation or clarification is needed to support this request.

Richard H. Hidalgo / Project Architect
Phillip Herrington, AR102594