

## MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, FL 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)  
Building Department, Administration Services Division  
Tel: 305.673.7610, E-mail: [ltrigo@miamibeachfl.gov](mailto:ltrigo@miamibeachfl.gov)

March 6, 2017

Members of the Florida Building Commission & Accessibility Advisory Council  
c/o Chip Sellers  
Florida Department of Business & Professional Regulation  
1940 North Monroe Street  
Tallahassee, Florida 32399-2100

**RE: 241 77 STREET**  
**PERMIT # B1504591**  
**ACCESSIBILITY WAIVER # 175**

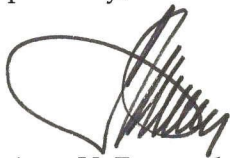
Dear Mr. Sellers and Members of the Commission and Council,

I am writing in reference to the above noted property, and the request for an accessibility waiver. This project consists of a Change of Use from Apartments (R-2) to a Hotel (R-1) Occupancy classification. The existing 2 story building constructed in 1939 is a 3 unit apartment building. The first unit occupies the Ground Floor and the other two units are located on the second floor.

Pursuant to Florida Statute 553.509 Vertical Accessibility and the Florida Building Code 5<sup>th</sup> Edition (2014), Accessibility - Section 201.1.1., vertical accessibility shall be provided to all levels above and below the occupiable grade level. In order to accommodate vertical accessibility to the building, substantial modifications and demolition to the layout of the structure would be required. An attempt to achieve ADA compliance with vertical accessibility would result in disproportionate financial costs. In addition, the project is limited to tight setbacks.

Based on the reasons stated above we recommend that the request waiver be granted.

Respectfully,



Mariano V. Fernandez, P.E., BU 689  
Building Department Director/ Building Official