

Superblue Miami, LLC
1101 NW 23 Street, Miami, Florida
Vertical Accessibility – ADA Waiver Application

Facility and Project

Superblue Miami LLC (the “Applicant”) is a pioneering experiential art organization that redefines the art-viewing experience by partnering with globally renowned artists to create interactive, technology-driven installations. The Applicant’s flagship Experiential Art Center (“EAC”) opened in 2021 in the City of Miami and welcomes hundreds of thousands of visitors annually. The Property is located at 1101 NW 23 Street, Miami, Florida (the “Property”) and is further identified by Miami-Dade County Property Appraiser Folio No. 01-3126-052-0470. Specifically, the Property lies between NW 23 Street and NW 24 Street, east of Florida State Road 933.

The Property is developed with a large commercial structure housing multiple immersive art installations, shared amenities, and event areas. The venue was intentionally designed with a single, continuous path that guides visitors through a curated progression of viewing, meaning there is only one way to move through the building. The facility totals 50,074 square feet and incorporates numerous accessibility features, including ADA-compliant ramps throughout the building, accessible single-user toilet rooms, an ADA-compliant reception desk, and an accessible lift servicing the renowned “AKHU” exhibit. Additionally, the facility’s main entrance, outdoor café, and event space are all accessible via ADA-compliant ramps. Superblue Miami LLC is a designated “Autism Friendly” Partner of the University of Miami–Nova Southeastern University Center for Autism and Related Disabilities (UM-NSU CARD), a program that recognizes organizations fostering inclusive environments for individuals with Autism Spectrum Disorder (ASD) and related disabilities. Please see “Visibilities and Disabilities Brochure” uploaded with application materials.

The subject of this Accessibility Waiver Application is the “Es Devlin” exhibit, which constitutes a limited segment of the facility and is not an independent venue. The exhibit totals 5,175 square feet and was originally approved as a temporary installation and is now seeking to be made permanent, prompting the requirement for an accessibility waiver. The second level of the exhibit does not introduce new programming, but rather serves as a continuation of the immersive experience and comprises only approximately 13.4% of the exhibit. The only portion of the facility

that remains inaccessible is the 694-square-foot second level, which accounts for just 1.4% of the total building.

The “Es Devlin” installation is a site-specific experience comprised of mirrored tunnels and a maze-like configuration with projection-based immersive sequences reflecting human and environmental biology. Due to the exhibit’s modular construction, spatial constraints, and integration of specialized visual and structural components, any attempt to retrofit a vertical lift within the exhibit would compromise both safety and artistic intent, and as discussed further in the Grounds for a Waiver, is technically infeasible.

