

March 6, 2017

DBPR - Florida Building Commission  
2601 Blair Stone Road  
Tallahassee, Florida 32399-0772  
FBC Waiver #: 231-R0

Project: Change of Use for:  
1311 West Avenue  
Miami Beach, FL 33139

RE: Letter of Request for Accessibility Waiver

Attention DBPR reviewer,

I, Anthony Leon, the Architect of Record, am writing this letter to request a waiver of an FBC Accessibility requirement which is intended to maintain the original architectural design integrity of our building as well relieve the practical difficulties that strict compliance will incur.

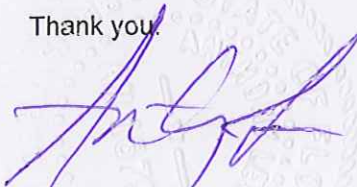
Per the F.B.C. Accessibility Code, Section 201 Application, Advisory 201.1 Scope. *"...Florida vertical accessibility requires all levels in all new buildings, structures, and facilities and all altered areas of existing buildings, structures, and facilities to be accessible to persons with disabilities. All new and altered areas must comply with the ADA Standards for Accessible Design including requirements for accessible routes. Where the ADA Standards do not require an accessible route to each and every level, the Florida requirement may be waived down to the requirement of the ADA Standards."*

Our project is a "Change of Use" from an apartment house to a Transient Hotel. The existing six (6) Units will be converted to eight (8) Units with an unstaffed Lobby and a new handicap accessible ramp. The original structure has masonry exterior walls and wood-framed roof and floors on concrete foundations. It is situated on a confined site that allows for limited further development due to defined setbacks. The property itself is also located within an architectural district in the City of Miami Beach. We contend that strict compliance with the Scope requirement will create a difficult hardship that would greatly diminish the integrity of the established architectural design.

We propose to alleviate any concerns the Commission may have by proposing to implement the following measures: 1.) Provide a new concrete handicap accessible ramp to the 1<sup>st</sup> Level of guest rooms, and 2.) We will also be providing a designated A.D.A. guest room on the 1<sup>st</sup> Level complete with a fully accessible bathroom, kitchen, and other required features.

If you have any questions, please feel free to contact me at your earliest convenience.

Thank you.



Anthony Leon  
President