



200 Collins Avenue, Miami Beach, Florida
Vertical Accessibility -ADA Waiver Application
April 27,2021 Submittal
Grounds for Waiver:

The technical infeasibility hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

As originally designed and constructed in 1940, the layout of this Art Deco style, historic building with the narrow hallways and staircases prohibits implementation of vertical access to the existing units on the second floor or minor basement. It is structurally infeasible to place either one or more elevator, chair lift conveyance systems or ramps within the building. Ramps and lifts would impede life-safety egress from the second and first floors. Due to the compact nature of the hotel and internal staircases, there is no opportunity to incorporate an elevator without compromising the interior layout and interfering with life-safety egress. Further, due to the narrow confines of the layout, any lift, even when not in use, would obstruct the movement residents and guests on the stairs and in the corridors.

Ramps provide similar substantial constraints, and are not feasible in the cramped interior public spaces. The size and length of each ramp would obstruct access between the front entrance, main floor, second floor, and basement. The existing two staircases would have to be reconfigured to accommodate proper ramping and handrails, and there is simply no space. Endeavoring to introduce accessibility to this historic site simply creates additional accessibility issues. The ramps would essentially occupy the majority of the already narrow staircase areas, which significantly and negatively impacts circulation, the historic layout, and appearance of this small historic structure.

In summary, the overall small size of the existing building and narrow staircases to the second floor and utility basement make it technically infeasible to implement any lift, ramp, or elevator system without impeding required life-safety and appropriate egress.

The Owner has ensured that, for the first time, there will be vertical accessibility to the first floor, lobby, and a fully ADA-compliant apartment. Notably, the new ADA apartment on the first floor will be comparable in size and quality as the other rooms on the first and second floors. As a result, all residents will be able to experience all that this classic, Miami Beach Art Deco property has to offer.

Historic Building on which compliance with the requirements for accessibility is not feasible while maintaining historically significant features.

In addition to the hardship and technical infeasibility described above, any elevator, lift and/or ramp system would completely destroy the historic integrity of the contributing structure by requiring irreparable changes to the overall massing of the structure, exterior elevations, doors and windows, interior hallways, and units.

Further, the exteriors and elevations of the historic Art Deco Building are historic attributes that an elevator bulkhead would irreparably harm its historical significance. Any adjustment to provide vertical accessibility to the second-floor units and utility basement jeopardizes the historic character. The Owner is responsible for the renovation and preservation of these historic elements, for the betterment of the property, the neighborhood and the City.

Please also see the following documents relating to the historical integrity of the Property:

- The City's Historic Database listing the property as a contributing structure with the local Ocean Beach Historic District;
- The Ocean Beach Historic Preservation District Designation Report;