



**200 Collins Avenue, Miami Beach, Florida**  
**Vertical Accessibility -ADA Waiver Application**  
**Project and Facility Type:**

The subject site is a narrow forty-two (42) foot wide lot located at the northwest corner of Collins Avenue and 2<sup>nd</sup> Street, in the City of Miami Beach. The property contains a 2-story, flat-roofed apartment building, originally known as the Bell Ray Apartments.

Based on the microfilm records on file with the City Building Department, the structure was originally designed in 1940 by architects Pfeiffer & Pitt with twenty (20) apartment units. The structure is a classic example of the Art Deco style of architecture. Specifically, the façade contains a symmetrical massing, wrapping horizontal articulations on the corners, and ancient cultural motifs within the stepped parapet element on the roof.

There is an initial threshold to enter the front porch area, and six (6) additional steps to enter the main double doors to the lobby and units on the first floor. There is currently no ramping or lifts to enter the building. Two, narrow staircases lead to additional units on the second floor, one at the front (east) and one at the rear (west), and the stair at the west end also leads to a modest utility basement. The area between the steps and height of the thresholds is extremely narrow. Currently, no portion of the structure is handicap accessible.

The Owner's goal is to preserve the historic structure, façade, and exterior design elements; renovate the existing outdated apartment units; and ensure ADA accessibility and enjoyment of the building. The renovation includes a ramp within the front setback north of the entrance to the lobby and a lift inside the front entrance to access the lobby and first floor level. The Owner will also convert an existing apartment to a fully ADA compliant unit. The reconfiguration of the lobby area and first floor does the most

possible to provide a functional and accessible apartment building that preserves many of its original characteristics. The Owner has submitted building permit plans to the City of Miami Beach's Building Department for the renovations.