

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139. www.miamibeachfl.gov

PLANNING DEPARTMENT

Tel: 305-673-7550, Fax: 305-673-7559

May 5, 2021

Members of the Florida Building Commission & Accessibility Advisory Council
c/o Chip Sellers, Operations Consultant
Florida Department of Business and Professional Regulation
2601 Blair Stone Road
Tallahassee, Florida 32399

RE: 200 Collins Avenue, Miami Beach, Florida – 200 Collins LLC

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

I am writing in reference to the above noted structure, and the request for an accessibility waiver.

Pursuant to the Miami Beach Historic Properties Database, the Property is classified as “contributing” within the Ocean Beach Local Historic District. This is significant because the City has reviewed and determined that the subject property adds value to the local historic district’s sense of time and place and historical development. Most of the significant architectural elements are intact and/or repairable. Like many historic properties, the existing structure is on a narrow lot and features the Art Deco style of architecture that characterizes this part of Miami beach.

The structure is a 2-story, flat-roofed apartment building. Based on review of the microfilm records on file with the City, the façade of the structure appears mostly intact without any major alterations. Notably, the symmetrical massing of the façade, horizontal articulations on the corners of the structure, and stepped parapet element on the roof appear to be original; and therefore, merit preservation.

In 1940, architects Pfeiffer and Pitt designed the structure with twenty (20) apartment units. Since its construction in 1940, the building has remained largely unaltered, with replacement of windows being the only significant work conducted to the exterior, as well as routine repairs and maintenance. The property is therefore a prime example of an original historic Art Deco structure being incorporated into the City’s current architectural mosaic.

The owner is renovating the existing apartment units and has submitted to the City of Miami Beach Planning Department permit plans for a new ADA ramp within the front yard, new interior ADA lift to the lobby and first floor level, as well as interior renovations. These renovations are essential to the future understanding of the development of architecture in Miami Beach, while ensuring preservation of this historic structure.

The subject structure qualifies as a historic building under the Federal ADA regulations, the ADA Accessibility Guidelines (ADAAG) and Chapter 11 of the Florida Building Code. The requested waiver pertaining to the vertical accessibility to the second floor is critical to the restoration plan for the building. In order to accommodate vertical accessibility, substantial modifications to the structure be required, including additional extensive ramps and/or lifts. Such interventions would irreparably harm the very significant design, style and configuration of the subject structure.

The Planning Department supports the subject waiver request. If you have any questions relative to the historic significance of the existing structure, or you need additional information, please do not

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hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Tackett', with a long horizontal flourish extending to the right.

Debbie Tackett
Historic Preservation & Architecture Officer