

April 27, 2021

Members of the Florida Building Commission & Accessibility Advisory Council
c/o Mr. Chip Sellers
Office of Codes & Standard, Florida Department of Community Affairs
2601 Blair Stone Road
Tallahassee, FL 32399

RE: 200 Collins Avenue, Miami Beach, FL 33139 – 200 Collins LLC

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

Based on the existing conditions of the structure located at 200 Collins Avenue, Miami Beach, it is technically infeasible to provide vertical accessibility to the second-floor apartment units or basement. The Owner, 200 Collins LLC, purchased this property and engaged our firm to prepare plans to renovate the structure for ADA accessibility and life-safety purposes. We have submitted a permit application to the City of Miami Beach Building Department for the partial interior renovation, and new exterior door and ramp within the front yard, under Permit No. BC2116020. Renovation of the existing structure and apartment units requires compliance with ADA accessibility regulations. However, due to the existing confined conditions, historic status of the building, and building layout, it is technically infeasible to provide vertical access to the second-floor apartment units and basement. Please allow this letter to serve as the Licensed Design Professional's comments for the accompanying ADA Waiver request.

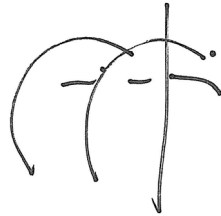
The historic structure is a modestly-sized on a corner lot. It was designed with twenty (20) apartment units distributed throughout two floors, and a modest utility basement at the west end of the building. There is an initial threshold to enter the front porch area, and six (6) additional steps to enter the main double doors. There is currently no ramping or lifts to enter the building. Two, narrow sets of staircases lead to additional units on the second-floor, and the staircase at the west end also leads to the modest utility basement area. It should be noted that the area between the steps and height of the thresholds is extremely narrow.

The ground floor will be reconfigured to be ADA compliant and provide a fully ADA compliant unit adjacent to the newly accessible lobby. Currently, no portion of the structure is handicap accessible. Vertical accessibility will be provided to the first floor, lobby, and ADA apartment unit via a new, exterior ramp within the front setback east of the building and an interior lift to access the lobby level and first floor units.

We extensively reviewed and analyzed potential options to add an elevator, ramps and/or lift to the second-floor rooms and minor basement, but deemed it technically unfeasible because the elevator, ramps and/or lifts would not fit within the existing staircases, damage the historic integrity of the building and would be in direct conflict with required life-safety egress.

Please do not hesitate to contact me if you need additional information on the matter.

Respectfully Submitted,



Jose L. Gomez, AIA
Beilinson_Gomez Architects P.A.

JLG/mev