

REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

- a. Florida Statutes 553.509 Vertical Accessibility to all levels requirement. 2017 FBC, Accessibility Code, 202 Requirements for Existing Buildings and Facilities.


Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

Yes No Cost of Construction _____

Comments/Recommendation: The City of Miami Beach Building Department recommends that the waiver be granted to the historic buildings located at 419 Michigan Avenue Miami Beach, FL based on the Florida Accessibility Code (FAC) section 202.3 Exception 1. It is technically infeasible to comply with the applicable requirements due to the existing constrains of the buildings and the site setbacks. Nevertheless, the design includes the following accessible areas, door openings widths, all areas in the new construction, and accessible units in compliance with all other requirements of the FAC. See attached letter and plans from Cube3 LLC signed by Jonathan Cardello AR93391

Jurisdiction: City of Miami Beach

Building Official or Designee:

DocuSigned by:

EC56072E2140496
Signature

Ana M. Salgueiro, P.E., Director, Building Official

Printed Name

BU1930

Certification Number

(305) 673-7610

Telephone

AnaSalgueiro@miamibeachfl.gov

Email Address

1700 Convention Center Drive, 2nd Floor

Miami Beach, FL 33139

Mailing Address

C3 Project Number: 21077.50.FL
Project Name: 411 Michigan Ave.
Date: 23 May 2022

To: City of Miami Beach Building Department
Ana Salgauiro, Building Official / Director
1700 Convention Center Drive
Miami Beach, FL 33139

RE: Vertical Accessibility to Historic Structures
411 Michigan Avenue
Miami Beach, FL 33139

Permit #: B1600478

Ms. Salgauiro,

The proposed building project at 411 Michigan Avenue includes two historic structures, a house and a garage, and a new office use building. The historic house is approximately 681 square feet. The historic garage is approximately 508 square feet. We are required to keep the historic structures and maintain their configuration.

To protect the historic structures from flooding, the Historic Preservation Board has requested that the structures be raised above the base flood elevation. The structures are currently sitting on grade at about +4.87' NGVD. Base flood elevation is +9.0' NGVD. We propose to raise the structures by about 4.13'.

Raising the historic structures would make it difficult to include an accessible path from the existing sidewalk into the structures. Providing a ramp, elevator or lifts would substantially alter the historic character of the building. Please refer to the attached diagram for the proposed layout.

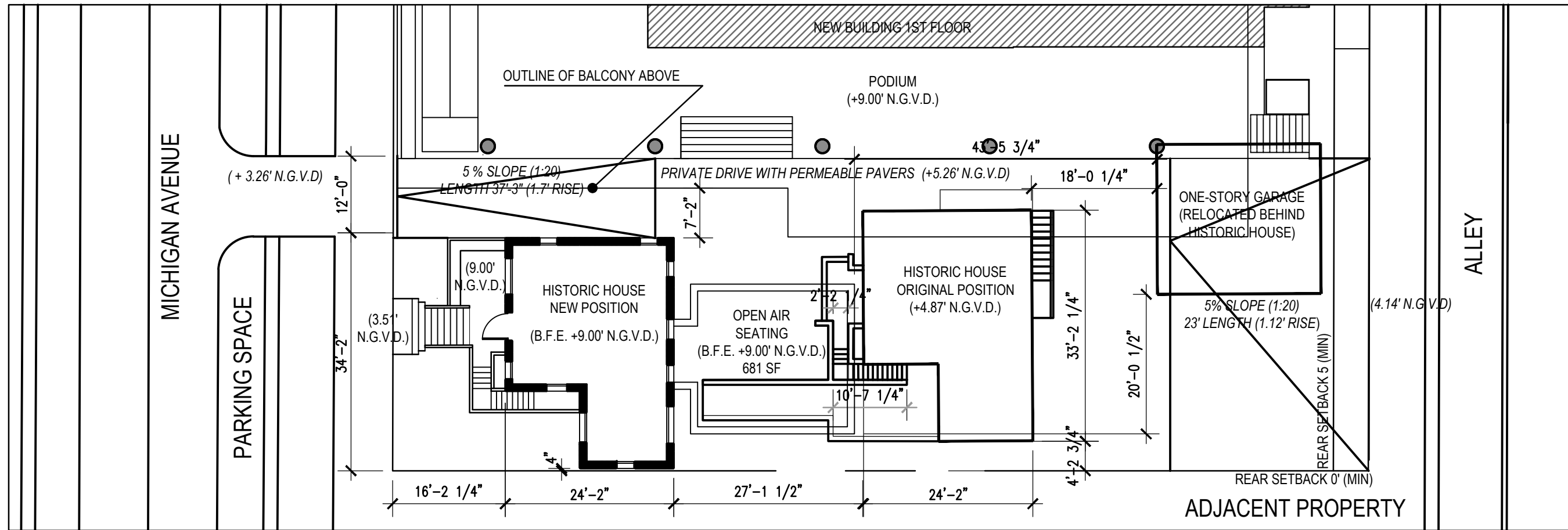
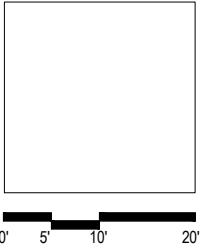
Our request is to exclude the historic structures from meeting the accessible requirements.

If you need any further information, please do not hesitate to contact me at 305.925.7700.

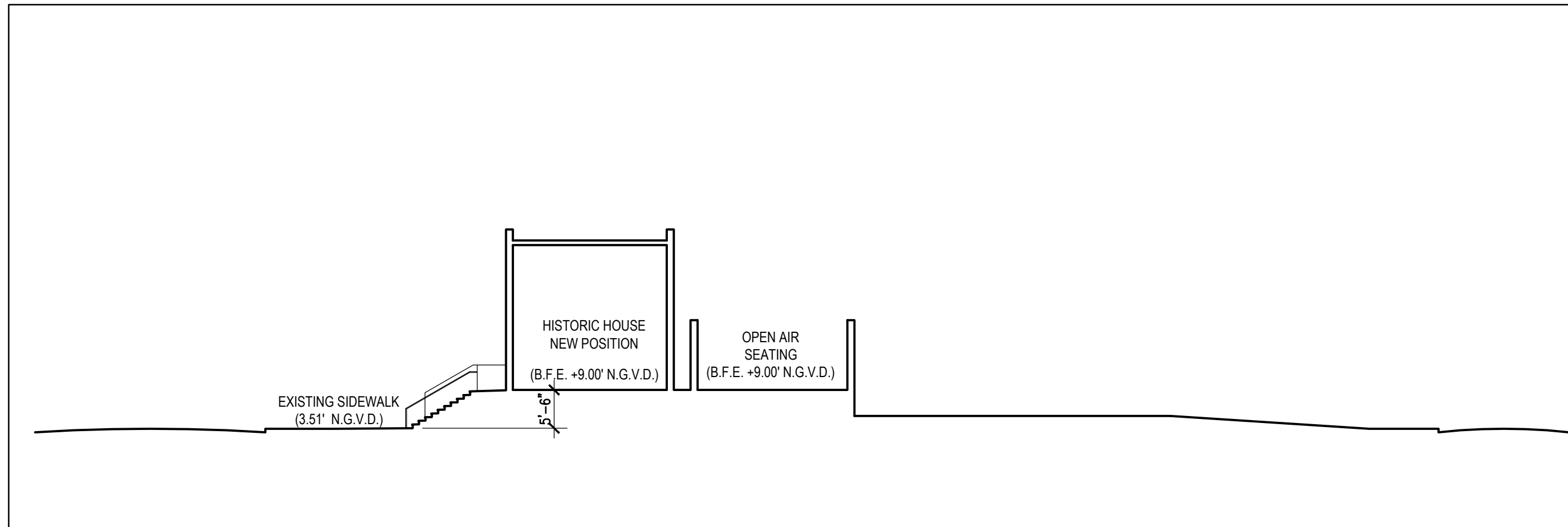
Regards,



Jonathan Cardello, AIA
License #AR93391



HISTORIC HOUSE RELOCATION PLAN



HISTORIC HOUSE SECTION

411 Michigan Avenue
 Miami Beach, Florida

Historic Structures
 Scale: 1/16" = 1'-0"



ADA Waiver Request
 5/24/2022

A.01