

**590-27 WAREHOUSE LLC
590 NW 27 ST, Miami, Florida
ADA Waiver Application**

Project and Facility Type

590-27 WAREHOUSE LLC (the "Applicant"), owns the property, which is developed with a one-story building with a residential partial second-story, constructed in 1976, located in the Wynwood Neighborhood. Specifically, the subject site (the "Property") is located on the east side of NW 6 Avenue, between NW 27 Street and NW 26 Street, just east of the I-95 expressway in the City of Miami. The Property is identified by Miami-Dade County Property Appraiser Folio No. 01-3125-025-0250. The site is approximately 5,000 square feet (0.115 acres) in size, and the building contains approximately 9,173 square feet of gross floor area.

The 1976 building has historically been used for warehouse purposes. The Property and surrounding area are designated Light Industrial under the City of Miami's Future Land Use Map for its Comprehensive Master Plan. The Applicant filed a building permit for modifications to the existing structure, to legalize the building, and to obtain a change of use pursuant to the Florida Building Code, establishing a mixed-use designation consisting of Residential (R-3, single dwelling) and Business Use (non-public access).

The building will operate as a Work-Live Use under the City of Miami Zoning Code, which permits a dwelling unit with a commercial, office, or light industrial component. The work component will exceed fifty percent (50%) of the dwelling unit area. On the first floor, the building contains a bedroom, kitchen, living room, laundry room, mop closet, and an ADA-compliant restroom, as well as a single bowling lane. The first floor also contains an expansive skateboarding area. On the partial second-story, the building contains a recording studio, a recording studio sitting area, and an electrical closet. Only the building's skateboarding area, ADA-compliant restroom, and mop closet are designated for business use.

The scope of work is limited to interior renovations and repairs, including work required under the 40-year recertification process. The purpose of the project is to legalize the building, complete necessary repairs, and establish the new mixed-use classification. The building will

serve as the Applicant's principal residence and will also function as a creative workspace. Music will be recorded on-site, and private business meetings and collaborations will occur with musicians and artists. The Property will remain a private residence and business location and will not be open to the public.

The bowling lane on the first floor requires a vertical accessibility waiver because compliant vertical access to the elevated bowling lane cannot be provided due to technical infeasibility, as the area is only served by stairs. This area is intended solely for residential use, and the majority of the 731-square-foot bowling room is associated with the sole elevated lane. In addition, the partial second-story requires a vertical accessibility waiver because it is also only served by stairs. This area measures approximately 1,014 square feet out of the total 9,173 square feet of the building and is similarly intended exclusively for the owner's private residential use. Installing vertical accessibility mechanisms would require significant structural alterations, reduce essential floor area, and interfere with life-safety egress.

