

Letter Of Support For Waiver Of Vertical Accessibility Due To Infeasibility

Re: 235 77th St, Miami Beach FL.
Permit: BC1808311 – Change of Use from 50%/50% Hotel/Apartment into 100% Hotel.
From: Miami Beach Building Department, Building Review
To: Florida Building Commission / Department of State
Date: September 21, 2021

To Whom it may concern:

We certify the following in support of the application for waiver of vertical accessibility due to infeasibility:

Ground floor:

- The proposed 12 units building was built in 1940 as 8 units (4 apt units & 4 Hotel units), without any provisions for vertical accessibility.
- All units on the ground floor are about 4' above grade, had their own separate stair entrance and will continue to have their own Separate Stairs
- Six separate ramps or a continued raised patio will have to be created surrounding the whole building which is not permissible by the local ordinance
- There is about less 5' setbacks around all four sides of the building from the property line, which prohibits/restricts the addition of ramps that includes the maneuvering clearances on landings.

Second Floor:

- The second floor units are being served by 2 separated fire rated exit stairways, without any shared lobby or corridor.
- Having no outside space for additions, an Elevator/Shaft with a lobby and corridor to each unit will have to be built inside that will take up a significant space.
- The Cost of such an Elevator/Shaft will be almost twice as much as the cost of Alteration/Upgrades, and therefore will exceed the 20% rule of disproportionate cost.

All other necessary Accessibility and Life Safety upgrades have been complied with.

Sincerely