

**Traymore Hotel, LLC
2445 Collins Avenue, Miami Beach, FL
ADA Waiver Application**

Project and Facility Type

JHSF USA, INC. (the "Applicant"), owns the property, which is developed with a contributing historic structure, formerly known as the Traymore Hotel. Constructed in 1939, the building is located in the Collins Waterfront Architectural District. Specifically, the subject site (the "Property") is located midblock on the east side of Collins Avenue between 24 Street and 25 Street in the City of Miami Beach. The Miami-Dade County Property Appraiser identifies the Property with Folio No. 02-3226-001-0641, with a lot size of approximately 23,010 square feet (0.528 acres) and building area of approximately 53,662 square feet of gross floor area.

The Property and surrounding area are designated and zoned Residential Multifamily – High Intensity (RM-3), which permits hotels, and Recreation and Open Space (ROS) under the Future Land Use Map for Comprehensive Plan of the City of Miami Beach. The 1939 building has historically been used for hotel purposes and the Applicant is in the process of renovating and rebranding to a Fasano Hotel. The hotel contains seventy-four (74) guest rooms, with a large lobby and multilevel ground floor restaurant, and the renovation plans include a ninth-floor restaurant concept.

The scope of work is limited to interior renovations, repairs, and the addition of a third elevator. The purpose of the Project is to complete necessary repairs and improvements to maintain this iconic building, offering lavish hotel and dining experiences in this historic and centrally located neighborhood of Miami Beach.

The Applicant requires an accessibility waiver of the ADA turning space requirements pursuant to Section 304 of the Florida Building Code with respect to the building's elevators, due to technical infeasibility and the historic character of the building. Provision of elevators that fully comply with the ADA's turning space requirements would be technically infeasible because it would require extensive modifications to the building's structural framework and otherwise interfere with required life-safety egress pathways. The Applicant's renovation plans detail the

extensive ADA compliance features in place or planned for the renovated building, which ensure that the building will be maximally accessible to all guests.

Further, provision of elevators that fully comply with the ADA's turning space requirements would threaten irreparable harm to the historic character and elements of the building. The building's Streamline Moderne façade and preserved ground floor lobby and multilevel restaurant retain elements of the building's historic character, and modifications to the structural framework to accommodate fully ADA-compliant elevators would risk destruction of these historic elements. As the owner of the building, the Applicant is responsible to maintain its historic character, and this waiver is necessary to ensure that the Applicant meets this responsibility.

