

MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, FL 33139, www.miamibeachfl.gov
Building Department, Administration Services Division
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April 6, 2018

Members of the Florida Building Commission & Accessibility Advisory Council
c/o Chip Sellers
Florida Department of Business & Professional Regulation
1940 North Monroe Street
Tallahassee, Florida 32399-2100

**RE: Waiver #293-R3
701 4th STREET
Miami Beach, FL 33139
PERMIT # BC0916-1650**

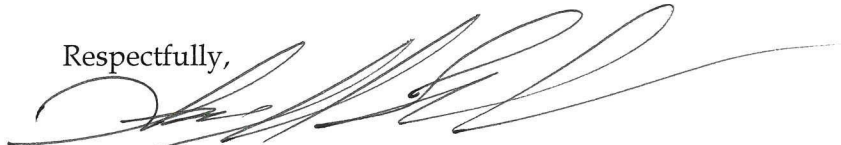
Dear Mr. Sellers and Members of the Commission and Council,

I am writing in reference to the above referenced property and the request for an accessibility waiver. This project consists of a two story historic structure with four units total currently undergoing alterations and a change of use from Business (B) to a Hotel (R-1) occupancy. The building is classified as "Contributing" in the Miami Beach Historic Properties Database and is located within the Ocean Beach Local Historic District as noted by Ms. Debbie Tackett, Chief of Historic Preservation in Miami Beach in a letter dated 3/10/2017 addressed to the Building Official / Director. Ms. Tackett has determined that "raising the floors to the required flood plain level would result in a serious degradation to the historic and architectural integrity of the structure".

Pursuant to Florida Statute 553.509 Vertical Accessibility and the Florida Building Code 5th Edition (2014), Accessibility - Section 201.1.1., vertical accessibility shall be provided to all levels above and below the occupiable grade level. The architect has provided several elements enhancing the accessibility of the project including mobility and communication features in accordance with the requirements of the Florida Building Code for transient lodging facilities.

Based on the reasons stated above we recommend that the request waiver be granted.

Respectfully,



Ana M. Salgueiro, P.E., BU1930
Building Department Director/ Building Official