

September 14<sup>th</sup>, 2018

Department of Business and Professional Regulation  
FLORIDA BUILDING COMMISSION  
2601 Blair Stone Road,  
Tallahassee, Florida 32399

RE: **Request for Waiver**  
Villa SoFi  
*c/o Jose Luis Aguera*  
727 & 735 2<sup>nd</sup> Street  
Miami Beach, Florida 33139

This project consists of a restoration, renovation and change of use of two existing, two story historic apartment buildings constructed in 1929. The intent of the design is to convert the two buildings into a single Apartment/Hotel by means of a unity of title and a physical connection.

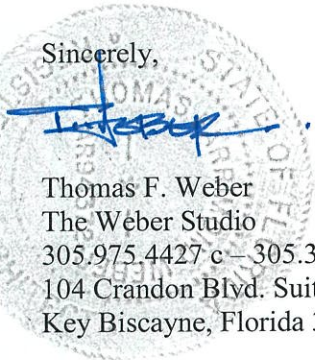
While the original buildings have 4 and 6 apartment units, the proposed design features 14 Hotel Units and 1 Apartment for an on-site property manager. As dictated by the Accessibility Code, we are required to provide 1 ADA accessible unit within the structure. Please refer to the attached plans, sheets A3.1 and A3.6 for reference, showing the ADA accessible unit, noted as "Hotel Unit 2". This unit is located on the first floor, with an Accessible Route from the unit directly to the Right-of-Way.

Also, please note that new accessibility components such as ramps, accessible hallways, ADA clearances, etc., have been provided on the first floor. No food and beverage services or roof-top terrace common areas are proposed.

The first floor complies with all the ADA requirements, and there are no facilities offered on the second floor that are not already provided on the first floor. Therefore, we are respectfully requesting the vertical accessibility requirements to be waived.

If you have any questions or comments, please feel free to contact me.

Sincerely,



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