

MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, FL 33139, www.miamibeachfl.gov
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June 22, 2017

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: 100 21 STREET - Seagull Hotel
Miami Beach, FL 33139
PERMIT # BC1703525

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 an eight story Hotel built in 1948 with an (R-1) Occupancy classification. The hotel consists of 160 guestrooms and 12 cabanas. It is a contributing building within the Ocean Drive Collins Avenue local Historic District of Miami Beach.

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. In order to accommodate vertical accessibility to the building, the existing elevators would have to be replaced. In addition, substantial modifications and demolition to the layout of the structure would be required. An attempt to achieve ADA compliance with vertical accessibility would result in disproportionate financial costs.

Further, the architect has incorporated many features to modernize and make the building more accessible including a new ramp that connects the pool area with the lobby, an accessible gym, conference room and dining room, roll-in showers at the cabanas and guestrooms with mobility and communication features at the second floor.

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

Respectfully,



6/23/17
FOR MARIANO V. FERNANDEZ

Mariano V. Fernandez, P.E., BU 689
Building Department Director/Building Official