



October 25, 2017

Florida Building Commission
2601 Blair Stone Road
Tallahassee, FL 32399

Re: ADA Waiver for: 8635 Harding Avenue, Miami Beach, 33141-1205

To Whom It May Concern:

The above referenced building is a two story, 6 unit, apartment building built in 1947. It is situated on a triangular lot with the primary (North) elevation facing the southbound lanes of Harding Avenue. The North elevation has several nice features of the Post War Modern Period: Tall slender steel columns supporting a thin concrete eyebrow and tall windows. The building's two floor plans are identical: (1) 2 bedroom and (2) efficiencies on each level. There is no onsite parking.

The current Owner's want to renovate the interiors, exterior fenestration and mechanical systems. They are asking for a Change of Use from Apartment to Hotel Use. However, the cost to bring this Historic building into complete ADA compliance would not make the project financially feasible.

The design team has come up with a Proposal to retain the Architectural integrity of the building and provide complete ADA accessibility to the 1st floor 2 bedroom unit including an onsite parking space. We have presented this Proposal to the City of Miami Beach Planning Staff and they are in agreement.

The Owner's are requesting a waiver for the ADA requirements to the other 2 efficiency units on the 1st floor and the 3 units on the 2nd floor.

Sincerely,

Michael Neil Reinstein

Michael Neil Reinstein, Architect

