

# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139. [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

PLANNING DEPARTMENT  
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October 18, 2017

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

**Re: 3101 Indian Creek Drive**

Dear Mr. Benbow and Members of the Commission and Council:

I am writing in reference to the above noted structure, and the request for an accessibility waiver. The subject structure is designated 'Contributing' in the Miami Beach.

Constructed in 1940 and designed by architect L. Murray Dixon, the structure located at 3101 Indian Creek Drive is an excellent example of the Streamline Moderne style of architecture constructed in Miami Beach during the 1930s and early 1940's. Its design employs the use of asymmetrical massing, rounded corner and a projecting vertical entrance feature. Collectively, these features and finishes contribute significantly to its special historic character, as well as to that of the surrounding historic district.

The subject structure retains a high degree of historic and architectural integrity and is representative of the rich diversity of architectural styles that have evolved within the City's Historic Districts. The current proposal to retain, preserve and restore this building is essential to the future understanding of the development of architecture in Miami Beach.

The concern in the subject request pertains to code requirements regarding vertical accessibility for floors two through four and the upper portion of the first floor and basement. The interventions required to meet the requirements of the current code would irreparably harm the historic integrity of the 'Contributing' building. Specifically, in order to fully comply with the ADA and Chapter 11 of the FBC, the introduction of a larger elevator shaft would preclude the restoration of the lobby which is considered a historically significant public interior space.

The Planning Department, on behalf of the Historic Preservation Board, strongly supports the subject waiver request. If you have any questions relative to the historic significance of the existing structure, or you need additional information, please do not hesitate to contact me.

Sincerely,



Debbie Tackett  
Chief of Historic Preservation

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