

MIAMI BEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

September 15, 2023

Members of the Florida Building Commission & Accessibility Advisory Council
c/o Chip Sellers, Operations Consultant
Florida Department of Business and Professional Regulation
2601 Blair Stone Road
Tallahassee, Florida 32399

RE: 1401 Collins Avenue – Support for Application No. WAV#620-R1

Dear Mr. Sellers 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 building located at 1401 Collins Avenue in Miami Beach, was constructed in 1936 and designed by L. Murray Dixon in the Art Deco style of architecture. This structure is classified as "Contributing" in the Miami Beach Historic Properties Database and is located within the Ocean Drive/Collins Avenue Local Historic District as well as the Miami Beach Architectural District, listed on the National Register of Historic Places.

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 the building is essential to the future understanding of the development of architecture in Miami Beach.

The subject structure qualifies as a historic building under the federal ADA regulations, the ADA Accessibility Guidelines (ADAAG) and Chapter 11 of the Florida Building Code. The requested waivers pertaining to vertical accessibility are critical to the restoration plan for the building. In order to accommodate vertical accessibility, substantial modifications to the historic building would be required, including demolition of portions of the exterior and the original lobby public interior which may have an adverse impact on the structural integrity of the building. Such interventions would irreparably harm the very significant design, style and configuration of the subject structure.

The Planning Department, on behalf of the Miami Beach 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,



Deborah Tackett
Historic Preservation & Architecture Officer