

MIAMIBEACH

PLANNING DEPARTMENT

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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: 7418 Harding Avenue – Support for Application Waiver# 635-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 three buildings located at 7418 Harding Avenue in Miami Beach, were constructed in 1946 and designed by Frank Wyatt Woods in the Post War Modern style of architecture. These structures are classified as "Contributing" in the Miami Beach Historic Properties Database and are located within the North Shore Local Historic District as well as the North Shore Historic District, listed on the National Register of Historic Places.

The subject structures retain a high degree of historic and architectural integrity and are 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 structures qualify as historic buildings under the federal ADA regulations, the ADA Accessibility Guidelines (ADAAG) and Chapter 11 of the Florida Building Code. The requested waiver pertaining to vertical accessibility is critical to the restoration plan for the building. In order to accommodate vertical accessibility, substantial modifications to the historic buildings would be required, including demolition of portions of the exterior and interior floor slabs which may have an adverse impact on the architectural and 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