

August 17, 2020

Members of the Florida Building Commission & Accessibility Advisory Council  
c/o Chip Sellers  
Office of Codes & Standard, Florida Department of Community Affairs  
2601 Blair Stone Road  
Tallahassee, Florida 32399

RE: 7610 Biscayne Boulevard, Miami, Florida – Sanctuary MiMo LLC

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

Based on the existing conditions of the historic church building located at 7610 Biscayne Boulevard in the City of Miami, it is technically infeasible to provide vertical accessibility to a small office space on the second floor. The owner, Sanctuary MiMo, LLC, is proposing to renovate, restore, and adaptively reuse this historic worship building, which the City of Miami has designated as a contributing structure in the MiMo/Biscayne Boulevard Historic District, into a unique event space. They have asked our firm to prepare plans to accomplish this goal in way that preserves many of the structure's original exterior and interior characteristics.

Any renovation of the property requires approval from the City of Miami's Historic and Environmental Preservation Board ("HEPB") because of its contributing status. In 2019, the property owner applied for and obtained a Special Certificate of Appropriateness from the HEPB for the extensive renovation, restoration, and preservation of the property. We have submitted permit plans to the City of Miami Building Department in strict compliance with the mandate of the HEPB approval.

Restoration and changing the proposed use of the existing building requires compliance with ADA accessibility regulations. However, due to the existing historic layout it is technically infeasible to provide vertical access to the second-floor offices. Please allow this letter to serve as the Licensed Design Professional's comments for the accompanying ADA Waiver request.

According to the City of Miami microfilm records there is evidence that the building was originally constructed in 1939, with renovations and additions in 1951, 1970, and 1971. The structure provides ground floor access to a large open assembly space and there are two internal staircases to the mezzanine level of the main assembly space. On the west side of the main assembly space is a gutted back-of-house space and a single-narrow staircase to offices on the second floor. There is no existing connection between the main assembly space to the offices.

The first level will be reconfigured to two (2) event spaces, associated back of house kitchen, and an outdoor terrace. All of the first level will be vertically accessible. The mezzanine level will be accessible with a new chair lift from the main event space.

We extensively reviewed and analyzed potential options to include vertical accessibility to the offices on the second floor, but deemed it to be technically infeasible because of the existing public interior layout and condition of the structure. Additionally, ramps and/or lifts would not fit within the existing narrow staircase, and would be in direct conflict with required life-safety egress. The proposed plan does the most to ensure that the event spaces on the first level and mezzanine level are accessible.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Gustavo Berenblum". The signature is fluid and cursive, with the first name being more prominent.

Gustavo Berenblum, RA Lic. #16278