

8280 SW 139th TERRACE
PALMETTO BAY, FLORIDA 33158

TEL. # (305) 322-9097
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January 29, 2021

Members of Miami Beach Historic Preservation Board
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

Re: Request for HPB20-0447 Two (2) Variance Approvals:

First: Allow ADA ramp and walkways change of construction materials on the Dune Overlay District regulations, constructed with concrete and pavers instead of wood; and

Second: Additional access to the new City recreational corridor, at the rear of the Best Western Plus Hotel, located at 4101 Collins Ave, Miami Beach 33140.

Dear Members of the Historic Preservation Board:

IAA Design Associates PA, representing the owner of the Best Western Plus located at 4101 Collins Avenue, Miami Beach, Florida, is hereby filing this application with the Historic Preservation Board for the following:

1- Proposed new walkway paver to connect the existing emergency exit egress from the existing parking garage at basement level with the City beach walk public way, keeping two means of egress all the time, one at the pool deck level, and the other at the parking garage level.

2- Proposed concrete ADA ramp, cable railing system, aluminum fences, gates for privacy and security and path pavers to match the City recreational corridor; connecting existing hotel pool deck with the new City recreational corridor.

Changing the material to concrete and pavers instead of wood will provide a more permanent material and blend into the overall present design in the surrounding areas, achieving a slip-resistant surface that will not rust, rot or decay.

On the other hand, outdoor wood ramp could be a potential safety hazard; wood demands high permanent maintenance; wood is slick when wet, protruding nails, splinters, warping, rot, and loose boards. It is very difficult to maneuver a wheelchair down a slippery ramp and still maintain a safe ramp when it is made of wood.

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The concrete ADA ramp and pavers will connect the rear area of the Hotel with the City beach walk, improving the overall appearance of the back building, upgrading the landscape, security and safety, offering all guest and guests with disabilities access to the new City recreational corridor.

This special condition and circumstance is not the result from action of the applicant. The former wood promenade was demolished by the City to pursue the expansion of the recreational corridor.

The granting of the variances will be in harmony with the historic design of the building. The ADA ramp should be simple and unobtrusive in design; it should be subordinate in size and design to the historic building.

The proposed construction materials and the color (white) of the ADA ramp will be harmonious with the historic building materials.

Per Board staff's request, the proposed ADA ramp is orientated south to north next to the building and will provide unobstructed line of sight from the City recreational corridor.

We would greatly appreciate your approval of this application.

Please feel free to contact us to provide any information you may need regarding this request.

Sincerely,

JOSE
ISMAEL
ALLENDES

Digitally signed by
JOSE ISMAEL
ALLENDES
Date: 2021.02.03
22:06:15 -05'00'

Ismael Allendes RA
(305) 322-9097

cc: Thomas Mooney,
Planning Director
Michael Belush AICP
Chief of Planning & Zoning
Debbie Tackett, Chief of HPB
James Seiberling, Principal Planner
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Victor Nuñez, HPB Clerk