



## Halmag Solutions, Inc

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July 16, 2018

Historic Preservation Board  
City of Miami Beach  
1700 Convention Center Dr  
Miami Beach, FL 33139

Dear Board Members:

Your assistance is needed to approve the height of a new emergency generator that needs to be installed at Regency House Apartment 353 W 47 ST Miami Beach, FL 33140.

A new emergency generator needs to be installed because the building was designated as a hi-rise. The Fire Department has mandated to bring the building to current Life Safety Code. Therefore, an emergency generator is needed to power the new fire pump, fire alarm panels, emergency lighting, and pressurization fan for the stairwells.

Intensive efforts with City reviewers and building officials were made to find the most liable location where to install the new emergency generator. The emergency generator needs to be placed at minimum distances from openings and exits. The location we are proposing meets the distances required by life safety and mechanical codes but we are in violation of zoning due to height restrictions. Because the building was built in 1962, there was no code mandating an emergency generator and no provision were done for one. During design review sessions, it was suggested to place the generator on the roof but this will put financial hardship on the building owner because the roof was not design to support the weight of this generator.

Due to flooding requirements, the equipment must be installed at 2 foot above flood elevation. Consequently, the height elevation will be over the 10 foot permitted by Planning and Zoning. However, at the proposed location, the generator visibility from the street is blocked by the building vehicle ramp and current landscaping as seen on the pictures submitted. Adjacent neighbors will not be able to see the generator thus meeting the intent of the height restriction for such type of equipment.

We request that this variance in order to install the emergency generator at the proposed location.

Sincerely,

Allan Mairena, P.E.  
President