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Mr. Chip Sellers
Government Operations Consultant
Florida Building Commission
2601 Blair Stone Road,
Tallahassee, Florida 32399

REF: Waiver #654-R0

Dear Mr. Sellers,

My name is Hernando Carrillo, and I'm the architect of record for the project at 239 SW 9 St, Suite 101, known as Soca Café.

The existing building, including the retail space where the CAFÉ is being proposed, was recently built, and inspected by the City of Miami and granted a Temporary Certificate of Use as of August 21, 2023. A change of use with the City of Miami is now being requested to have an Assembly use that will allow the Café to operate on the ground floor.

Remodeling plans were submitted and processed at the City of Miami in September 2023 under process number BD23-0227-06001. However, the building plans examiner requests vertical accessibility to the mezzanine level, as section 553.509 of Florida Statutes requires, or a vertical accessibility waiver from your entity to approve the remodeling permit.

The proposed cost for the interior remodeling of the Café is \$114,236.50, including drywall framing, mechanical, electrical, plumbing, and fire sprinkler-related work. The material and installation costs for the lift are not included in the \$114,236.50.

Quotes for the lifts were obtained and are as follows:

Option A, from Access Lifts Inc., for the Symmetry VPL ELP 168 model, is \$45,760.67, representing 40% of the proposed interior remodeling costs.

Option B, from Cibes Lift Us Inc, for the Cibes A5000 model, is \$64,993, representing 56% of the proposed interior remodeling costs.

As you can see, both lift options exceed 20% of the remodeling costs. Per Title III, 28 C.F.R. . 36.403 (f)(1), lift costs that exceed 20% of the remodeling costs are deemed disproportionate.

I hope you will find this explanation to your satisfaction, and we may proceed with your waiver approval so my client can continue to secure the remodeling permit with the City of Miami.

Cordially,
Hernando A. Carrillo, PA
Architect