



ORESTES LOPEZ-RECIO  
A R C H I T E C T  
STATE REG. NO. AR0009350

OLR

February 19, 2025

Department of Business and Professional Regulation Florida Building Commission  
2601 Blair Stone Road  
Tallahassee, FL  
32399-0772

RE: Interior Alterations at 1820 SW 3<sup>rd</sup> Ave.

Dear Accessibility Advisory Council,

I am writing to formally request a waiver from the vertical accessibility requirements as outlined in the Florida Accessibility Code for Building Construction for the building referenced above. Due to significant financial hardship and the architectural constraints of the existing structure, compliance with this requirement is technically infeasible at this time.

The building, originally constructed in 1952 with additions in 1988, was not designed to accommodate an elevator or similar vertical accessibility solutions. Retrofitting the building to comply with current accessibility standards would increase the cost of alteration exponentially.

The current structure consists of a ground floor designated for commercial use, which has already undergone extensive remodeling in the past three years at a cost of (\$130,027.00). The second floor, designated for office and residential use, is currently undergoing interior alterations, with an estimated cost of (\$91,659.00). Thus, the total estimated cost of construction is \$221,686.00. Retrofitting the building to comply with the vertical accessibility requirement would necessitate the installation of an elevator or comparable accessibility system at an estimated cost of (\$122,318.00), which exceeds the 20% threshold of providing vertical accessibility to the primary function area.

Given these circumstances, we respectfully request that the Florida Accessibility Commission grant a waiver for the vertical accessibility requirement for the aforementioned building. We appreciate your time and consideration of this request. Please let us know if additional documentation or site visits are necessary for your evaluation.

Thank you for your attention to this matter. I am available at your convenience to discuss this request further.

Sincerely,

Orestes Lopez-Recio  
Architect Reg. No. 0009350