



April 10, 2021 (REV.)

Florida Department of Professional Regulation  
Accessibility Advisory Council  
1940 North Monroe Street  
Tallahassee, FL 32399

Re: Accessibility Waiver  
4000 NE 2<sup>nd</sup> Ave.  
Miami, FL 33137  
Permit # BD20-026167-001

To the Accessibility Advisory Council -

As the Design Professional for this project, I am writing to describe the grounds for a waiver at the Buena Vista Post Office building (4000 NE 2nd Avenue).

#### EXISTING CONDITIONS

The Buena Vista Post Office (4000 NE 2nd Avenue) is a small one story, concrete structure located at the northwest corner of NE 2nd Avenue and NE 40th Street, built in 1921. The occupancy is Mercantile Use (Retail) and will not change. The main street level is 1,614 SF and is FBC/ADA accessible by an existing lift located on the exterior of the building (2nd Avenue). All primary function areas and accessible elements including display of goods, sale of goods, customer service, toilet room, and drinking water are located on the ADA accessible main level. The existing mezzanine (defined by FBC 2020, 505.2.1) is 429 square feet and is accessed by a stair.

#### PROPOSED CONDITIONS

The occupancy will remain Mercantile Use with proposed interior renovations to Alteration Level 1 (on a scale of 1-3). The plan layout including all windows and doors, electrical service, plumbing, toilet room, accessible routes, ADA lift and mezzanine structure will remain. The renovation will include new flooring, new lighting, and a new stair to replace the existing stair to the mezzanine.

#### HISTORIC ASPECT OF EXISTING BUILDING

In combination with the adjacent Moore Furniture Building, the Buena Vista Post Office is a Florida Heritage Site created in 2019.

#### REQUIREMENT TO BE WAIVED

We are requesting relief of Vertical Accessibility (FBC-A201.1.1) by a determination of unnecessary hardship.

cont.

#### **E/LINE ARCHITECTURE**

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cont.

## GROUNDS FOR WAIVER

### 1. 2020 Florida Building Code, Accessibility, 7th Edition; Chapter 2, 201.1.1 Vertical Accessibility.

Exception 3. Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.

The existing mezzanine meets or exceeds the requirements above based on the following facts:

- The existing mezzanine will be used as a private office area and is not open to the public.
- The occupancy of the existing mezzanine is four (4) persons.
- The existing mezzanine is 429 square feet.
- All primary function areas are on the accessible main level.

2. All primary function areas and accessible elements including: display of goods, sale of goods, customer service, toilet room, and drinking water are located on the ADA accessible main level. No primary function areas or accessible elements will be located on the mezzanine.

In my professional opinion, given the exemptions for mezzanines with the Florida Building Code a waiver for this project is within the rules and regulations and should be granted.

Thank you for your consideration. Please stay safe and healthy!



Eric S. Lewis, AIA, NCARB, LEED AP  
Principal

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