



September 11th, 2024

Florida Department of Business and Professional Regulation  
2601 Blair Stone Road  
Tallahassee, Florida 32399

**8101 Biscayne Blvd Unit C-3 Miami FL 33138 – Vertical Access Waiver**

To whom it may concern:

This commentary letter is a description of the history of the City of Miami Process number BD24007551001 set of plans and the request for vertical accessibility waiver.

Our client/applicant has owned the property since June of 2021. In a visit by a City of Miami code compliance officer earlier this year they requested the certificate of use for the space. The owner did not have one and started the process for the certificate of use. We were then hired to provide a set of plans for the existing space and show existing conditions. These plans were then submitted as part of the certificate of use application paperwork and documentation.

In the review process of the City of Miami Building Department, the building plan reviewer Mr. Jorge Iglesias commented the following:

*FBC-A201.1.1) < VERTICAL ACCESSIBILITY > Provide access to all levels, or provide an approved waiver from the State of Florida. Link to apply for waiver:  
[https://www.floridabuilding.org/aw/accessibility\\_application\\_options.aspx](https://www.floridabuilding.org/aw/accessibility_application_options.aspx)*

The existing space was bought with a mezzanine level as part of the space, approximately 650 sq ft. The owner submitted plans in June 2021 for stair access to the mezzanine, this was completed under City of Miami permit number BD21006312001B001. The construction work received its final inspection in May 2022. This stair work is the only alteration done to the property since it was bought at a cost of \$15,330. We have received quotes for two items on the property; the cost if he was to proceed with an elevator/lift tenant improvement and some plumbing work to make sure the exiting sink meets ADA clearances from side wall. The elevator quotes received are just for the construction scope you would have to add design & engineering and permit fees to the overall scope of adding an elevator or lift. They are both in the \$90,000 range. The design fees for architecture, structural, electrical and fire alarm systems we estimate to be \$25,000-\$30,000. The permit fees would be calculated by local jurisdiction(s).

On behalf of the owner, we have provided this letter for your review. He is seeking to have the vertical access waived. We believe that the cost to add an elevator or lift is financial hardship for the owner. With this vertical accessibility waiver we would also satisfy the City of Miami Building Department comment.

Respectfully submitted,

Adan Fons  
Architect

