



M I R A N D A
a r c h i t e c t s

July 23, 2025

Florida Building Commission & Accessibility Advisory Council
Florida Department of Business & Professional Regulation
2601 Blair Stone Road
Tallahassee, FL 32399

RE: *Vertical Accessibility Waiver Request*
12 South 3rd Street, Fernandina Beach, FL 32034

Dear Members of the Commission and Council,

I am writing in support of the request for an accessibility waiver for the above referenced structure in the Downtown Fernandina Beach Historic District.

The structure at 12 South 3rd Street is a modest one-story, frame vernacular residence built in circa 1900. As a “contributing structure” in the Downtown Fernandina Beach District, the structure qualifies as a historic building under Federal ADA regulations, the ADA Accessibility Guidelines (ADAAG) and Chapter 11 of the Florida Building Code.

The proposed renovation project includes converting the front portion of the building into a small 800 SF retail space. The applicant is seeking a vertical accessibility waiver due to the disproportionate cost of installing a new ADA-compliant ramp.

Thank you for your consideration on this request.

Sincerely,

Jose L. Miranda, Jr., RA, FL#AR14887
President, Miranda Architects

