



To: Florida Department of Professional Regulations  
Florida Building Commission  
2601 Blair Stone Road  
Tallahassee, FL 32399

Date: June 3, 2025

Subject: Tangerine Learning Center  
7699 Biscayne Blvd.  
Miami, FL 33138

Re: Request for vertical accessibility waiver.

To whom it may concern,

I am writing on behalf of the tenant, Tangerine Learning Center, currently occupying the first floor of the referenced property. As a Florida Registered Architect, I represent the tenant in their request to the local municipality for a change of use to occupy the building's second floor.

The municipality has requested the installation of a new elevator to make the second floor accessible.

We are formally requesting a waiver from the vertical accessibility requirements under Florida Statute 553.509, as incorporated in Section 201.1.1 of the Florida Building Code—Accessibility. In accordance with the ADA Standards, this requirement may be waived when undue financial hardship can be demonstrated.

The estimated cost of installing a passenger elevator exceeds \$100,000. Given that the change involves no substantial renovation—only a procedural change of use—this cost is disproportionate and would impose an undue financial burden.

As an alternative to strict compliance, the building includes several existing accessibility features that provide equivalent facilitation, such as:

- Code-compliant egress routes
- An ADA-compliant restroom on the first floor
- ADA-compliant directional signage
- Fire-rated construction elements
- An accessible, ground-level entrance with enhanced signage
- An ADA-compliant exterior ramp

These features meet the intent of the Florida Building Code by providing reasonable equivalency in both life safety and accessibility. The tenant also agrees to provide equivalent facilities for any services offered on the second floor, should accessibility concerns arise.



Based on my professional judgment, granting this waiver poses no risk to life safety or accessibility and is appropriate given the building's context and proposed use. Please feel free to contact my office at (786) 389-9535 or via email at [dgomez@sixsidesinc.com](mailto:dgomez@sixsidesinc.com) should you have any questions or need further information.

Sincerely,

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