



CITY OF ORLANDO

Permitting Services Division

Date: July 6, 2026

RE: AHJ Recommendation – ADA Waiver Request

Project: Stone Tile Group – BLD2026-10233

Address: Units 05–09, 2405 W. Princeton St. Orlando, FL

Applicant: Nasrallah Architectural Group / Stone Tile Group

Subject: Vertical Accessibility Waiver – 20% Disproportionate Cost Evaluation

To Whom It May Concern,

As the Authority Having Jurisdiction for the above-referenced project, I have reviewed the applicant's request for an ADA vertical accessibility waiver, including the supporting documentation, architect's narrative, and subsequent clarifications provided. The applicant has outlined the following conditions relevant to this request:

- The project scope includes the acquisition and incorporation of Unit 05 into the existing Stone Tile Group office suite, resulting in a connected mezzanine area that increases the second-level floor area and triggers vertical accessibility requirements.
- Unit 05 contains 759 square feet of second-floor area, which is the portion that prompted the vertical accessibility review. The project also includes demolition and reconstruction of non-compliant framing conditions in Unit 06, with 598 square feet of mezzanine area.
- Based on the applicant's submitted cost information and required alterations, the project meets the 20% disproportionate cost threshold established under Florida Statutes and DOJ ADA requirements.

After review of the materials provided, it is my position that the applicant has demonstrated compliance with the applicable 20% disproportionate cost provisions and has provided adequate justification for requesting a waiver from providing full vertical accessibility to the second-level mezzanine areas. Accordingly, the City of Orlando, as the local Authority Having Jurisdiction, supports forwarding this request to the Accessibility Advisory Council (AAC) for consideration and has no objection to the applicant seeking relief through the state waiver process.

This letter is provided to satisfy the AAC requirement for a written AHJ statement regarding the project's vertical accessibility evaluation and associated cost analysis.

If additional information or clarification is needed, please feel free to contact me.

Respectfully,

Roy A. Eden

Building Official

Permitting Services Division

Economic Development Department

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