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April 11, 2022

To: Florida Building Commission
2601 Blair Stone Road
Tallahassee, Florida, 32399

Re: 1771 Coral Way – Vertical Access Waiver #565-R0

To whom it may concern,

We are including with our request for waiver the below certified letter from Wm. H. Arthur IV, AIA, NCARB, the Architect of Record for the improvements:

The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon the consideration of at least one (1) of three (3) potential conditions determining an unnecessary, unreasonable or extreme hardship; we find the subject property possesses two (2) conditions:

Condition 1) The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general:

The subject property is an existing 3,884 sq.ft. office building built in 1947. A permit for interior work was obtained from the City of Miami on June 22, 2021 (**BD21000684001**). The proposed work includes a fully ADA-compliant interior build-out. There is no exterior work proposed.

The city of Miami recently performed right-of-way improvements at the street and public sidewalk. The city's completed work created a difference of approximately 4-inches between the public right-of-way and the existing building finish floor. This presented an unforeseen circumstance to the owner beyond their control, and a small step is required to enter the building.

Condition 2) Substantial financial costs will be incurred by the owner if the waiver is denied. The owner has made a diligent investigation into the costs of compliance with the code but cannot find an efficient mode of compliance, which would require seeking permission from the City of Miami to raise the newly-completed improvements in front of their building. **A photograph of the condition is attached.**

Thank you,

William H. Arthur IV, AIA, NCARB
Principal, WHAA

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