

CONGO RIVER GOLF

Issue: Vertical accessibility to all holes on a miniature golf course.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to all 18 holes of a new, \$600,000 miniature golf course. The project has been designed so that the first nine holes are fully accessible, including dual pin placement on each accessible hole to allow patrons to replay the first nine holes for a different experience the second time. Elevations have been made accessible via ramp as well as access to the cave, lagoon, waterfalls and other theme elements. The cost is not the overriding factor, but making the best and most creative use of the site facilitates construction of different levels and elements of play,

Project Progress:

The project is in plan review.

Items to be Waived:

Vertical accessibility to all holes of a miniature golf course, as required by Section 553.509, Florida Statutes.

553.509 Vertical accessibility. Nothing in Sections 553.501-553.513 or the guidelines shall be construed to relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the guidelines require an elevator to be installed in such building, structure or facility, except for:

- (1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
- (2) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas; and
- (3) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.

Waiver Criteria: There is no specific guidance for a waiver of this requirement in the code. The Commission's current rule, authorized in Section 553.512, Florida Statutes, provides criteria for granting waivers and allows consideration of unnecessary or extreme hardship to the applicant if the specific requirements were imposed.

This application is available in alternate formats upon request.

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
OF CHAPTER 553, PART V, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

1. Name and address of project for which the waiver is requested.

Name: Congo River Golf

Address: 12001 East Colonial Drive

Orlando, Florida 32819

2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:

Applicant's Name: Adventure Golf Design & Development

Applicant's Address: 13721 S. West Bay Shore Dr., Traverse City, MI 49684

Applicant's Telephone: (231) 941-9005 FAX: (231) 941-4952

Applicant's E-mail Address: glcraig@comcast.net

Relationship to Owner: Owner Developer of Property

Owner's Name: Congo River Golf

Owner's Address: 13721 S. West Bay Shore Dr., Traverse City, MI 49684

Owner's Telephone: (423) 595-1563 FAX: (423) 821-9077

Owner's E-mail Address: glcraig@comcast.net

Signature of Owner: 

Contact Person: Glen L. Craig

Contact Person's Telephone: (423) 595-1563 E-mail Address: glcraig@comcast.net

This application is available in alternate formats upon request.
Form No. 2001-01

3. Please check one of the following:

- New construction.
- Addition to a building or facility.
- Alteration to an existing building or facility.
- Historical preservation (addition).
- Historical preservation (alteration).

4. Type of facility. Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

18 Hole Miniature Golf Course facilities, with Building Cluster (Village Concept) to include Golf Clubhouse, at 905 Square feet, and a Party Room/Arcade/Restrooms of 808 Square feet. Buildings use: Club rental facility, Educational/Birthday Party Rooms, Arcade and Gift shop.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):

\$600,000.00 (Six Hundred Thousand Dollars)

6. Project Status: Please check the phase of construction that best describes your project at the time of this application. Describe status.

Under Design Under Construction*

In Plan Review Completed*

* Briefly explain why the request has now been referred to the Commission.

Request waiver from the Accessibility requirements for 9-Holes of the Miniature Golf facility due to the Elevation of play, restrictions of the site area, and Construction cost.

7. **Requirements requested to be waived.** Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

Issue

1. **Request waiver by petitioner Congo River Golf, and Adventure Golf Design & Development before the State of Florida Building Commission in accordance with Chapter 553, 553.512 (1) Florida Statute, and Florida Administration Code R. Ch. 9B-7. Seeking waiver for new construction of 18 Hole Miniature Golf Course facility found in 553.509 Florida Statute, which states vertical accessibility to all levels above and below the occupiable grade level. Application of these requirements to all 18 holes would constitute an unreasonable hardship because of site size limitations and the financial costs of acquiring adequate land.**

Vertical accessibility will be provided to allow full inclusion for persons with disability to 9 holes of the miniature golf course. In addition, alternate pin/hole placements (two pin placement per hole) will allow a golfing experience for a total of 18 holes of play.

All other facilities/buildings onsite comply with the accessibility requirements of the Florida Building Code.

8. **Reason(s) for Waiver Request:** The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

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

Construction unique, course requires extreme gains in elevation, as compared to general type of construction (i.e. Restaurant/Hotels), site size/limitations and cost of acquiring adequate land would not be feasible to create landscape features, unique hole layouts, and water features required to be successful (competitive) in this market.

Substantial financial costs will be incurred by the owner if the waiver is denied.

Engineering fees, Land Appraisals, Legal fees, Accounting, and Design fees required to develop properties in this market are required up front and could eliminate our ability to compete and acquire/ (develop) additional properties in this market. Contractual obligations and fees already paid will create a financial stress on our company. Larger property costs required to be in full compliance would not be feasible in this market, and could eliminate our ability to compete with other competitors.

[] The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

9. **Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates.** For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

a. _____

b. _____

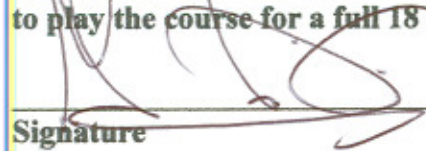
c. _____

10. **Licensed Design Professional:** Where a licensed design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

In designing many of these facilities of similarity to this miniature golf course, I feel that the owners of Congo River Golf give special attention to every player regardless of their abilities. The developers of these facilities understand that their success lies in the consumer's interest and activity. As a designer, our firm has been asked to develop a course layout that will give a person with disabilities a complete 18 hole course layout in 9-holes. Our strategy is two-pin placement per hole, as well as create barriers and hazards for creative play. The patron can play the first nine holes twice, using the alternative pin placement and have a completely different second round of play. Additionally, we have used the existing accessibility (allowable slope 12:1) and have created up and down slope play that allows persons with disability a challenge that can be traversed. Most impressive about this developer is the things you don't notice in the holes. This is the cave experience, the waterfalls, the lagoon, and other features that are placed as thematic items that are specifically designed to give every patron an experience of thrill and excitement.

In my professional opinion it would not be feasible nor marketable to construct a facility in this market if required to purchase property of size required to design all 18 holes accessible.

A course designed to meet the Architectural and Transportation Barrier Compliance as set forth in 36 CFR Part 1191, RIN 3014-AA16 section 15 should be accepted as Owners due diligent to meet Florida's Accessibility requirements, and 9-holes accessible with a return to play the course for a full 18 hole experience should be accepted.

 _____
Signature Printed Name

Glen L. Craig

8-24-05

Phone number (423) 595-1563

(SEAL)



CERTIFICATION OF APPLICANT:

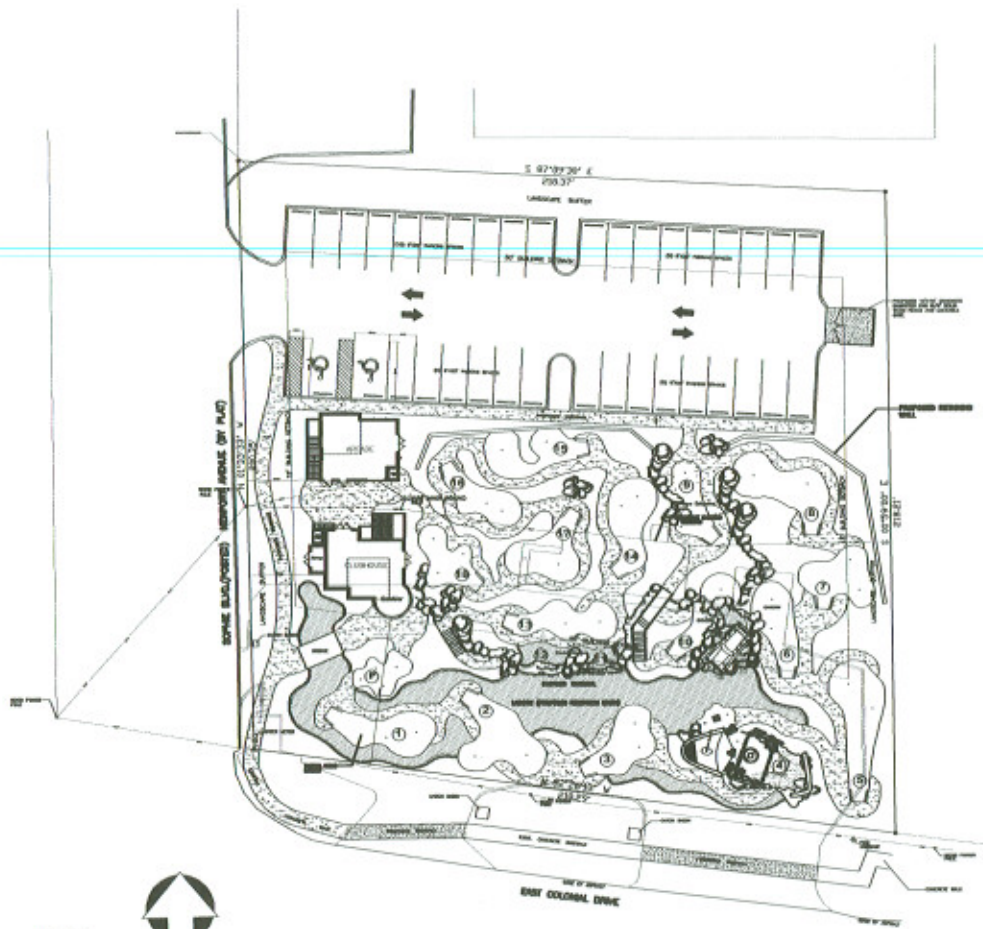
I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 24 day of August, 2005

Signature 

Glen L. Craig
Printed Name

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.



PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

Developer
Adventure Golf Design
& Development, Inc.

Owner/Developer: Giorgio Vozza
Corporate Office
13721 West Bay Shore Drive, Suite A
Traverse City, Michigan 49684
231/941-9005 Fax: 231/941-4952

ZONING DATA

SUBJECT PROPERTY IS ZONED O-1
ORANGE COUNTY ZONING.

BUILDING SETBACK REQUIREMENTS
FRONT 50 FEET
SIDE 15 FEET
REAR 35 FEET
MAXIMUM BUILDING HEIGHT 35 FEET

GENERAL NOTES:

INTENDED USE OF THIS PROPERTY IS FOR OUTDOOR RECREATION WITH
MINIATURE GOLF, AMUSE, AND BERRYBAY PARTY ROOM.

REQUEST FOR A SPECIAL EXCEPTION TO ALLOW OUTDOOR PERMANENT
AMUSEMENT AND RECREATION ACTIVITY ESTABLISHMENT AS SITED
ABOVE IN O-1 ZONING.

SITE DATA:

TOTAL SITE AREA 45,000 SQUARE FEET.
BUILDING AREA CLUB HOUSE 900 SQUARE FEET
BUILDING AREA AMUSE 800 SQUARE FEET
TOTAL SQUARE FEET 1710 SQUARE FEET
HEIGHT OF BUILDING 22 FEET FROM GRADE
HEIGHT OF MINIATURE GOLF COURSE 35 FEET ABOVE GRADE
PARKING (2) HANDICAP PARKING PROVIDED, AND (34) 9'X20' PARKING SPACES PROVIDED.

8-24-05

#	REVISION	DATE

13721 WEST BAY SHORE DRIVE
TRAVERSE CITY, MICHIGAN 49684
231/941-9005 FAX: 231/941-4952

SOUTHERN GARDEN
DESIGN
i n c .

CONGO RIVER GOLF
SITE PLAN
12001 E. COLONIAL
ORLANDO, FLORIDA

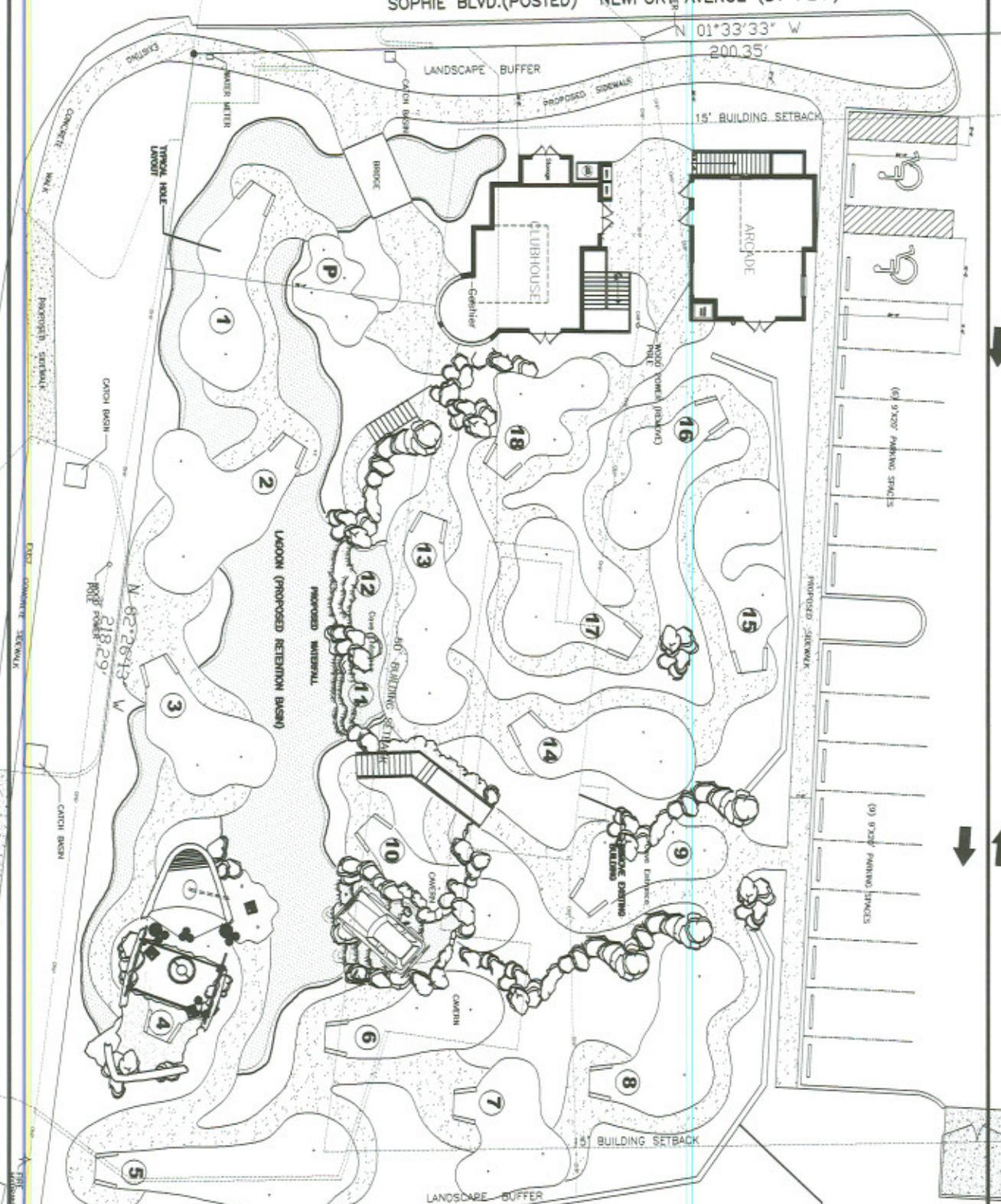


JOB #	05-00000
DATE	08-16-05
DRAWN BY	
CHECKED BY	
PROJECT	423/585-1563
SCALE	1" = 20'-0"
SHEET	S-1

SOPHIE BLVD.(POSTED) NEWPORT AVENUE (BY PLAT)

WOOD POWER POLE

N 01°33'33" W
200.35'



N 02°26'43" W
218.29'

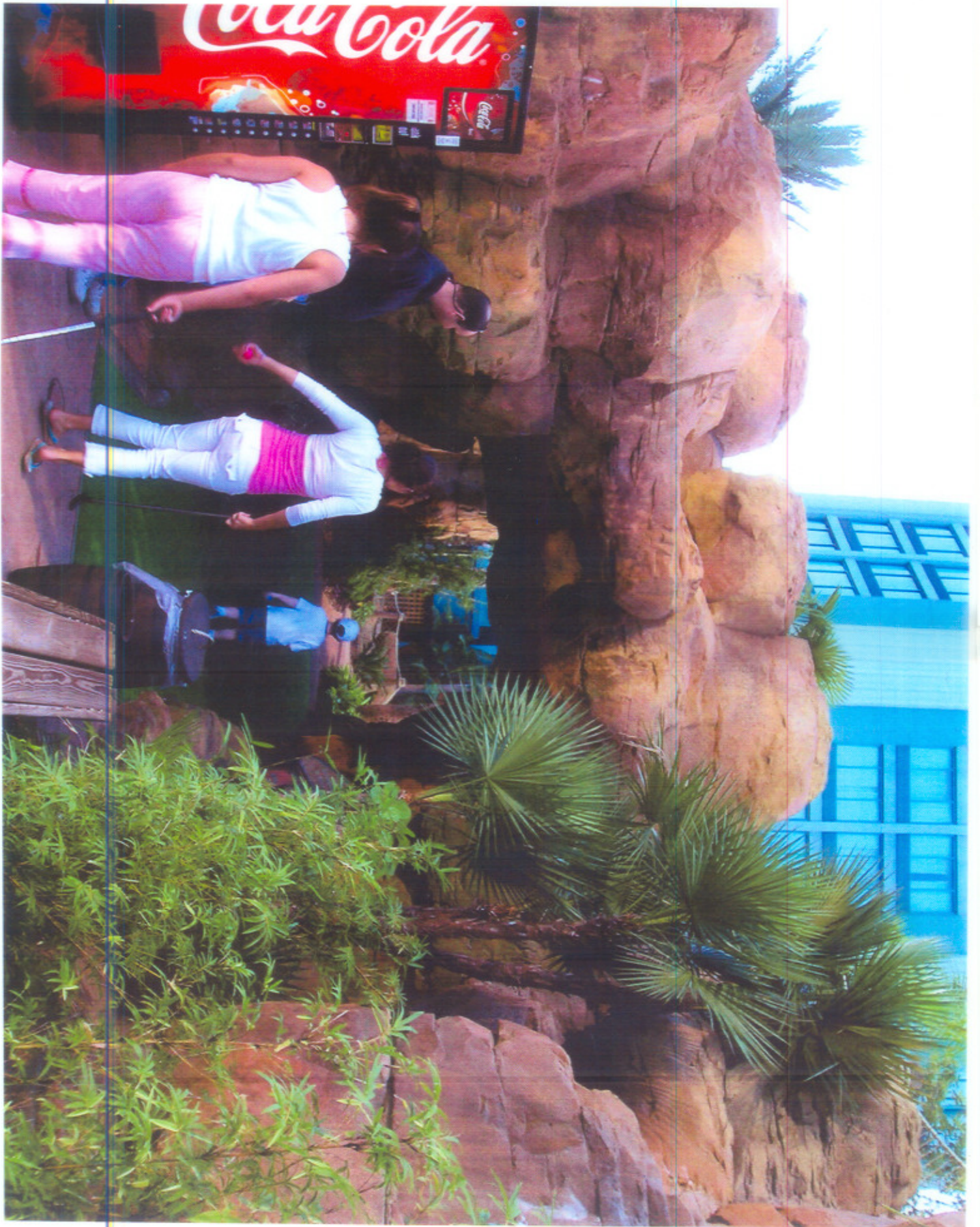
S 00°59'00" E
218.21'

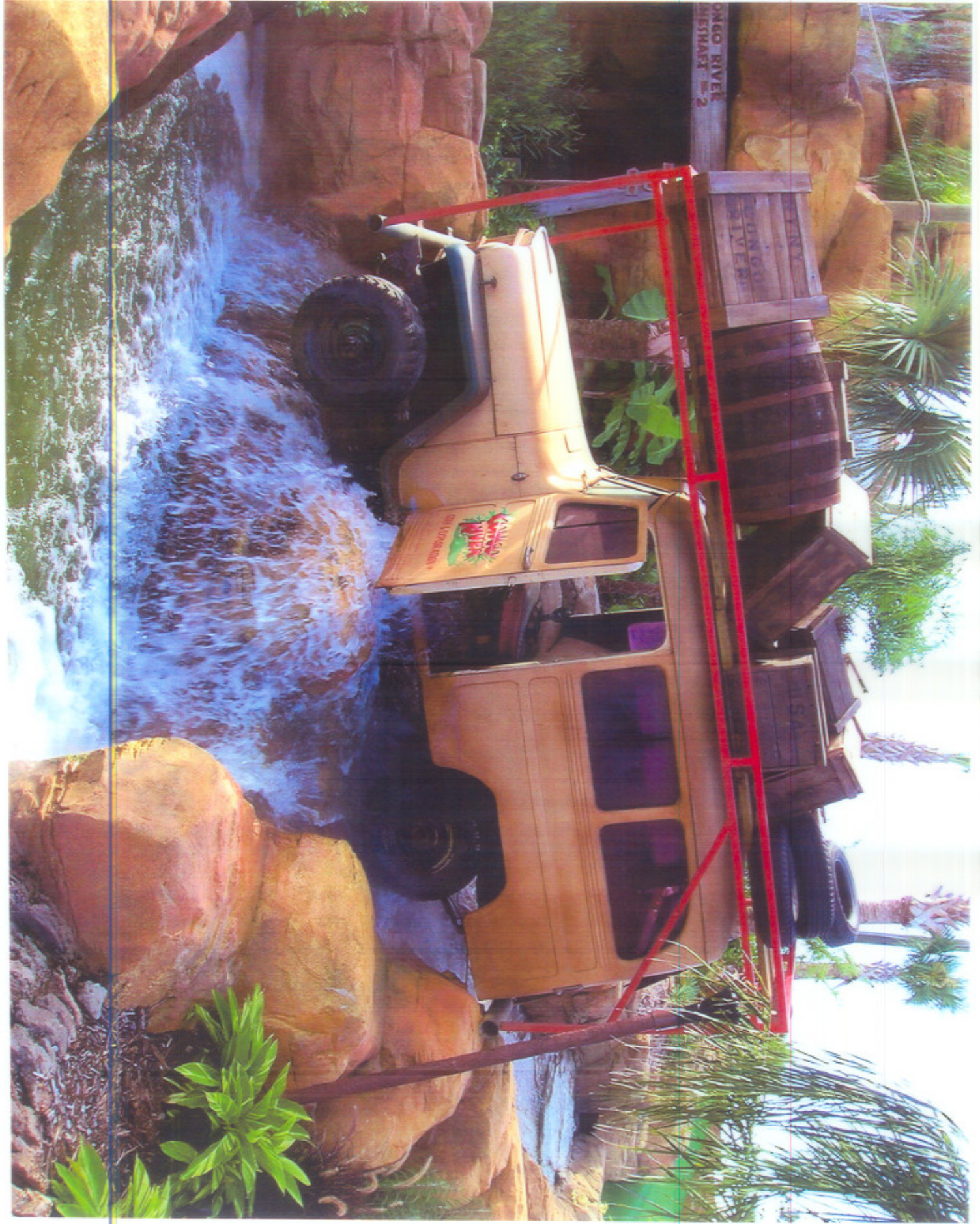
PROPOSED WALL

ADJUSTED PAV. W/ WOOD FENCE AND 6" C&G









ONGO RIVER
SHERIFF #2

SAFARI
RIVER

Safari River
African Adventure





