

**PETE'S TURN PROJECT, Atlantic Beach Country Club, Atlantic Beach, FL  
December 28, 2015**

Additional Documentation

The "Pete's Turn" project is unusual for a number of reasons. The facility will be located on the Atlantic Beach Country Club's (ABCC) 18-hole golf course. The building's primary function is a "turn house", located between the 9th green and the 10th tee box, and across the street from the golf practice area. The facility will offer golfers making the "turn" (from 9th green to 10th tee), as well as those at the practice area, the opportunity to acquire food and beverages and use the restroom facilities.

The project will also provide a secondary function as a gathering place for golfers to relax over drinks and food after their round of golf. Seating and tables will be provided on the enclosed ground floor and additional seating will be available on the second floor. The second floor will be a deck under the building's roof, but open on all four sides, with no plumbing or HVAC; just an open area with seating and tables. The main floor will be approximately 1728 square feet and the second floor deck will be 1600 square feet.

The Atlantic Beach Country Club, a nonprofit private club serving Atlantic Beach and its environs, will operate the facility. ABCC offers a full range of dining options at its clubhouse on Selva Marina Drive. This facility was completed in 2014 and is fully ADA accessible with ADA compliant parking provided in close proximity to the main entrance. The new turn house will be located on the opposite side of the clubhouse away from the main entrance and the parking lot. The turn house will have no parking other than a limited area to allow golf carts to make a quick stop before continuing on to the 10<sup>th</sup> tee box.

While the facility will be owned and operated by the ABCC, it will be funded through voluntary contributions. Pete Rodrigues, a popular and respected member of the club and the local community, originally envisioned the turn house. Pete was instrumental in the creation of the new ABCC, which opened its doors in January 2015, and his company constructed the club's buildings. The turn house, however, was cut from the plans due to budget constraints.

Before the club opened, in October 2015, Pete perished in a tragic boating accident. Shortly after ABCC opened, a group of Pete's close friends embarked on a campaign to complete his vision of a turn house and to dedicate it to his memory, naming it "Pete's Turn". Funding for the new building would need to come from voluntary contributions from friends, family and well-wishers since ABCC's capital fund was fully committed for the immediate future.

Considerable funding has been raised to build and furnish Pete's Turn. At this point, however, there is not enough money to install vertical access to the second floor open deck. The US ADA does not require vertical access for this type of facility if it is only two stories or each floor is less than 3000 square feet. Pete's Turn qualifies for an

exemption under both criteria. The facility will meet all US ADA requirements; the first floor will provide seating and service. Further, the clubhouse provides a full range of dining services in an ADA compliant setting with ADA parking conveniently located by the main entrance.

The club can fully meet the special needs of its membership without adding a costly and unnecessary elevator in Pete's Turn. We are therefore requesting a waiver for the vertical access requirements found at Section 553.509. As demonstrated in our petition, the cost is disproportionate to the added feature of a second floor deck per Section 553.512.

Additional documents provided:

- Pete's Turn Prelim Design (provides the original plans by Pete Rodrigues, including the approximate on the golf course).
- Pete's Turn Updated Design – 60% MEP (provides an updated drawing of the facility)