



SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

Waiver# 135-R0

Licensed Design Professional Comments

Windmill Park Improvements

700 Lyons Road
Coconut Creek, FL

As the Architect of Record for the above project, the existing park has an existing two-story pavilion (2,390 SF) that has restrooms, a tennis pro office, an electrical room, park storage and a covered patio and breezeway on the first level (1,108 SF) currently and an open air covered overlook on the second level (1,292 SF) that is served by one stair today.

In improving the park, we will be updating the existing restroom facilities in the existing building to meet ADA compliance, enclosing the breezeway to expand the tennis pro's area and add a drive in storage area for the park maintenance golf cart on the first level. Today, the raised second level has been blocked from public access as it causes security concerns at the park. Access has been restricted to the upper level since it became attractive to vagrants and the homeless.

In addition, the City plans to enclose and air condition the raised covered pavilion and use this area for the purposes of security and park monitoring by staff only and the City plans on adding a restroom facility for staff use only. There will be less than 5 City employees on the second level raised area from an egress standpoint and there the existing stair will be adequate from an egress standpoint.

The Florida Building Code Accessibility Code identifies the following under Section 202 EXISTING BUILDINGS AND FACILITIES:

203.3 Raised Areas. Areas raised primarily for purposes of security, life safety, or fire safety, including but not limited to, observation or lookout galleries, prison guard towers, fire towers, or life guard stands shall not be required to comply with these requirements or to be on an accessible route.

We are requesting a waiver from Vertical Accessibility as we feel it is unnecessary and unreasonable due to the intended use of the newly enclosed raised level for security and park observation.

Respectfully,



Merrill Ann Romanik
AR #15,810

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