

PIKE ARCHITECTS, INC.

ARCHITECTS – PLANNERS – CONSULTANTS

Key West . Orlando . Bahamas



**471 US Highway #1
Suite 101
Key West, Florida, 33040
Ph 305-296-1692
Fax 305-296-4106
pparchkw@aol.com**

March 2, 2015

Florida Department of
Business and Professional Regulation
Accessibility Council
1940 North Monroe Street,
Tallahassee FL 32399

RE: Application for ADA Waiver – Spindrift Hotel, Key West, FL, 33040

Dear Sir or Madam,

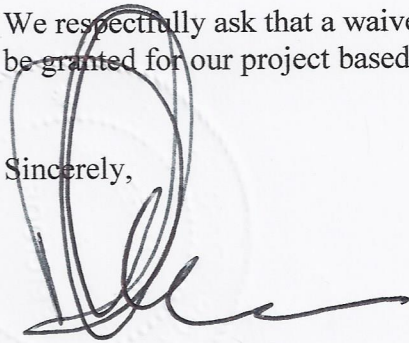
We are the Architects representing our client, “Casa Marina 1220 Simonton St. LLC” AKA Spindrift Hotel, in the design of a new hotel located in Key West Florida. Our local building official has requested code clarification and waiver on vertical accessibility for wheelchair use prior to the issuance of a building permit. Our design is a 22 unit hotel of two levels within the Historic District of Old Town Key West. We are asking for a waiver of wheelchair vertical access to 11 of the 22 guest units on the 2nd floor with our design position as follows:

1. This is a 22 unit hotel in Key West, FL. We are proposing 1 unit to be fully ADA compliant as per required per Code and 11 units to be wheelchair accessible to the unit entryway at the 1st level.

2. All units have the same floor plan and all other components and common areas on the property are fully ADA accessible. All vertical accessibility components are met except for wheelchair use of 11 upper units. These 11 upper units are ADA compliant to the guest room door except for wheelchairs. The 11 upper units are not ADA compliant for wheelchair-ADA usage. It would seem contradictory to provide wheelchair access to a room that is not wheelchair-ADA compliant.
3. This project is in a historic district and controlled by the Historic Architectural Review Committee. Vertical accessibility design elements provided a significant challenge in the Historic District.
4. Key West has a vertically limited construction area. Site restraints create extremely dense design areas.
5. The 11 units that are not provided with wheelchair vertical ADA accessibility are not designed to be nor required to be fully ADA compliant.

We respectfully ask that a waiver of the Florida wheelchair vertical accessibility requirement be granted for our project based on the above considerations.

Sincerely,



Peter M. Pike
President
Pike Architects, Inc.

