

North Trail Land Trust LLC  
5270 Orange River Blvd.  
Fort Myers, Florida 33905

April 28, 2015

Department of Business and Professional Regulation  
Building Codes and Standards  
Tallahassee, Florida 32399-2100

Re: North Trail RV Sales Center – COM 2015-00538 (Lee County Florida)  
5270 Orange River Blvd. Fort Myers, FL. 33905

Waiver #69-RO Reviewer:

This letter is in clarification of the exact use of the mezzanine as shown on sheet A-4 of the plans submitted for the above permit.

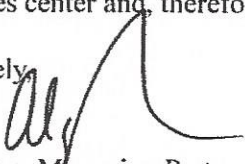
We are requesting an exemption for vertical accessibility to a storage mezzanine. The mezzanine's main purpose is for dead file storage for the "tax, tag and title" division of our operations which is required by law to keep paper records of all of our transactions indefinitely. We also use our current mezzanine area on our existing building for the casual storage of decorative parts exchange for outfitting of new vehicle purchases. This is not an actively accessed area and is inaccessible to the public. The installation of an exchange part is infrequent and takes place off site in our vehicle service center. The ingress and egress to the storage mezzanine area is from the exterior of the building with a forklift and forklift bed through a sidewall mezzanine door opening. Any authorized person requiring access to the storage area is required to be fully ambulatory and non-handicap due to safety concerns and insurance regulations. The mezzanine is separated from the first floor area with 1-hr construction.

I understand that an elevator is required in order to meet code required handicap vertical accessibility, per Section 553.509, Florida Statutes. Access to the storage mezzanine is not required to be done by specialized personnel and therefore it would not be necessary for a handicapped person to access this area. We have included the elevator on the construction drawings to comply with code requirements. An elevator would not eliminate the necessity for forklift access.

Typical use of the mezzanine would include one fork lift operator at grade level and two receiving personnel at the mezzanine loft door to the exterior. At no time are any items transferred to or from the mezzanine storage by the stairs.

The elevator cost would be \$45,000 for the elevator, \$8,500 for periphery elevator shaft, foundation, doors, electrical and lighting, paint and finishes and \$8,025 at 15% OH&P. The mezzanine area is non-income producing and the addition of the elevator would have no affect on daily operations of the sales center and, therefore, the additional cost of \$61,525 for an elevator would be burdensome.

Sincerely,



Alan Erp, Managing Partner  
North Trail Land Trust LLC