



22 November 2022

Ocean Coast Resort  
Fernandina Beach, Florida  
BTA Project No. 156422.01

Vertical Accessibility Waiver

Purpose:

A waiver is requested to be allowed to perform renovations to the existing hotel, clubhouse and pool deck area without meeting the Florida Building Code requirement for vertical accessibility until the future addition phase of the project, projected to begin in the fall of 2025. The waiver would revert to the ADA standards which will be incorporated as part of the renovation work.

The current hotel is a two-story structure with exterior corridors. Existing ADA rooms are located on the first floor with adjacent parking. An elevator or lift added at the time of renovation would be costly, exposed to the elements and would likely be removed after the addition is complete.

The second phase of the project includes an addition, projected to start in the fall of 2025, and includes the vertical accessibility for the project. A walkway will be included to the second floor of the existing hotel providing an accessible route to all levels. ADA rooms will be located on upper floors in the addition for room diversity options.



Linda C Sawyer, AIA  
FL License #AR0016090