

HOLLYWOOD GOLF

Issue: Vertical accessibility to all 36 holes of a miniature golf course.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to 9 holes of a new 36 hole miniature golf course costing \$1,000,000. The course will include the playing area and a village with a Golf Clubhouse, toilet rooms and storage which are fully accessible. The course is designed to permit persons with mobility impairments to play nine holes of golf with alternate pin/hole placements to provide the experience of playing a total of 18 holes in both courses in the project. Signage and score card information will also be provided for instructions on the accessible route and pin placement. According to the applicant, the cost of acquiring additional land would not be feasible to create landscape features, unique hole layouts and water features.

Project Progress:

The project is in plan review.

Items to be Waived:

Vertical accessibility to 9 holes of a miniature golf course, as required by Section 553.509, Florida Statutes.

553.509 Vertical accessibility. Nothing in Sections 553.501-553.513 or the guidelines shall be construed to relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the guidelines require an elevator to be installed in such building, structure or facility, except for:

- (1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
- (2) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas; and
- (3) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.

Waiver Criteria: There is no specific guidance for a waiver of this requirement in the code. The Commission's current rule, authorized in Section 553.512, Florida Statutes, provides criteria for granting waivers and allows consideration of unnecessary or extreme hardship to the applicant if the specific requirements were imposed.

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
OF CHAPTER 553, PART V, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

1. Name and address of project for which the waiver is requested.

Name: Hollywood Golf

Address: 6000 Universal Blvd

Orlando, FL 32819

2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:

Applicant's Name: Adventure Golf Design & Development, Inc. (Congo River Golf)

Applicant's Address: 13721 S West Bay Shore Drive, Traverse City, MI 49684

Applicant's Telephone: (231) 941-9005 **FAX:** (231) 941-4952

Applicant's E-mail Address: tyson.vozza@congoriver.com

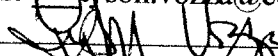
Relationship to Owner: Developer of Property

Owner's Name: Adventure Golf Design & Development, Inc. (Congo River Golf)

Owner's Address: 13721 S West Bay Shore Drive, Traverse City, MI 49684

Owner's Telephone: (231) 941-9005 **FAX:** (231) 941-4952

Owner's E-mail Address: tyson.vozza@congoriver.com

Signature of Owner:  _____

Contact Person: Tyson Vozza

Contact Person's Telephone: (407) 247-4411 **E-mail Address:** tyson.vozza@congoriver.com

This application is available in alternate formats upon request.
Form No. 2001-01

3. Please check one of the following:

- New construction.
- Addition to a building or facility.
- Alteration to an existing building or facility.
- Historical preservation (addition).
- Historical preservation (alteration).

4. Type of facility. Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

___ 36-Hole Miniature Golf facility with building cluster (village concept) to include Golf Clubhouse, Restrooms, and Storage. The total combined size of the buildings will be approximately 1,000 square feet.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):

___ \$1,000,000 (One Million Dollars)

6. Project Status: Please check the phase of construction that best describes your project at the time of this application. Describe status.

Under Design Under Construction*

In Plan Review Completed*

* Briefly explain why the request has now been referred to the Commission.

___ Request waiver from the Accessibility requirements for 50% (18-Holes) of the 36-Hole Miniature Golf facility due to the Elevation of play, restrictions of the site area, and Construction cost.

7. **Requirements requested to be waived.** Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

Issue

___ Request waiver by petitioner Hollywood Golf and Adventure Golf Design & Development, Inc. (Congo River Golf) before the State of Florida Building Commission in accordance with Chapter 553, 553.512 (1) Florida Statute, and Florida Administration Code R. Ch. 9B-7. Seeking waiver for new construction of 36-hole Miniature Golf Course facility found in 553.509 Florida Statute, which states vertical accessibility to all levels above and below the occupiable grade level. Application of these requirements to all 36-holes would constitute an unreasonable hardship because of site size limitations and the financial costs of acquiring adequate land.

Vertical accessibility will be provided to allow full inclusion for persons with disability to 50% (18-holes) of the 36-hole miniature golf. Half (9-holes) of each 18-hole course will be accessible allowing a golf experience of a total of 18-holes of play.

All other facilities/buildings onsite will comply with the accessibility requirements of the Florida Building Code.

8. **Reason(s) for Waiver Request:** The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

[X] The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

___ Construction is unique, since the course requires extreme gains in elevation, as compared to general types of construction (i.e. Restaurants/Hotels), site size/limitations and cost of acquiring adequate land would not be feasible to create landscape features, unique hole layouts, and water features required to be successful (competitive) in this market.

[X] Substantial financial costs will be incurred by the owner if the waiver is denied.

___ Engineering fees, Land Appraisals, Legal Fees, Accounting, and Design fees required to develop properties in this market are required up front and could eliminate our ability to compete and acquire/develop additional properties in this market. Contractual obligations and fees already paid will create a financial stress on our company. Larger property costs required to be in full compliance would not be feasible in this market, and could eliminate our ability to compete with other competitors.

[] The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where

appropriate, photographs. Cost estimates must include bids and quotes.

9. Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates. For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

a. _____

b. _____

c. _____

10. Licensed Design Professional: Where a licensed design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

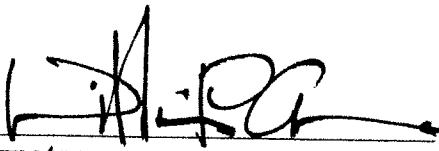
____ In designing this facility, similar to their other miniature golf facilities, I feel that the owners of Adventure Golf Design & Development, Inc. (Congo River Golf) give special attention to every player regardless of their abilities. They understand that their success lies in the customer's interest and activity in the course. As a designer, our firm has been asked to develop a course layout that will give persons with disabilities a complete 18-hole experience.

A patron will be able to play 50% (18-holes) of the 36-hole miniature golf facility. They will play half (9-holes) of the first 18-holes and half (9-holes) of the second 18-holes to have a complete 18-hole playing experience. Additionally, we have used the allowable slope to create a sense of up and down slope play that allows persons with disability a challenge that can be traversed. The dramatic elements and thematic items will be specifically placed in areas to give every patron an experience of thrill and excitement.

In my professional opinion, it would not be feasible nor marketable to construct a facility in this market if required to acquire property of sufficient size required to make all 36-holes accessible.

A course designed to meet the Architectural and Transportation Barrier Compliance as set forth in 36 CFR 1191 RIN 3014-A A16 section 15 should be accepted as the Owner's due diligence to

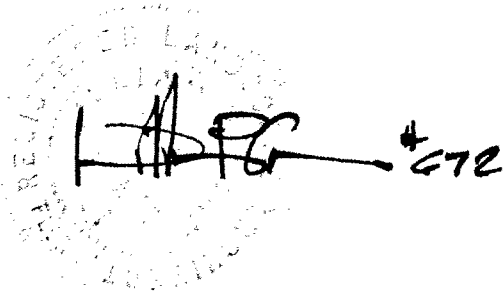
meet Florida's Accessibility requirements, and making 18-holes accessible, which is 50% of the 36-hole facility, should be accepted.


Signature

William P. Coan
Printed Name

Phone number (407) 226-0200

(SEAL)



The following documents are attached to this waiver submittal:

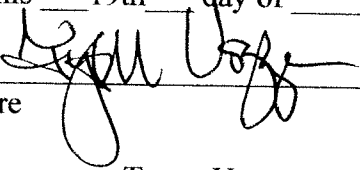
D-100	Plan – Course Access from Parking	Dated April 19, 2010
D-101	Plan – Course Entry	Dated April 19, 2010
D-102	Course Layout	Dated April 19, 2010

CERTIFICATION OF APPLICANT:

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 19th day of April, 2010 _____

Signature



Printed Name

Tyson Vozza

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

- a. _____
- b. _____
- c. _____

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

Yes No Cost of Construction _____

Comments/Recommendation _____

Jurisdiction _____

Building Official or Designee _____
Signature

Printed Name _____

Certification Number _____

Telephone/FAX _____

Address: _____

Consent Agenda

Note: This form is to be used only for cases in which design documents are duplicates of previously approved waivers and the project can be placed on a Consent Agenda pursuant to Rule 9B-7.003(3), Florida Administrative Code.

I, _____, a licensed architect/engineer in the state of Florida, whose Florida license number is _____, hereby state as follows:

1. I am the architect/engineer of record for the project known as (name of project) _____, for which the Owner seeks a waiver of one or more accessibility requirements in an application to which this Certification is attached.

2. I hereby certify that to the best of my knowledge and belief to the Florida Building Commission that the design documents for the (insert project described in paragraph 1 above) _____ are the same as the design documents previously submitted to the Commission and referenced in paragraph 3 below, except that the two projects are built or to be built on different parcels of land at different locations.

3. The licensed design professional of record (identify the licensed design professional of record), _____, prepared the design documents for the project known as _____, for which the majority of the Accessibility Advisory Council recommended approval and the Commission granted a waiver of one or more accessibility requirements in Final Order No. _____.

Printed Name: _____ Affix certification seal below:

Address: _____

Telephone: _____

Fax: _____

E-Mail Address: _____

Certification of Applicant for Replicated Designs to be Placed on Consent Agenda

Note: This form is to be used only for cases in which design documents are duplicates of previously approved waivers and the project can be placed on a Consent Agenda pursuant to Rule 9B-7.003(3), Florida Administrative Code.

I, _____, am applying for placement on the Consent Agenda pursuant to Rule 9B-7.003(3), Florida Administrative Code. I (check one of the following and complete blanks):

am the owner of this Project (name of project) _____,
and was the owner of the project known as _____,

am the franchisee of this Project (name of project) _____,
am under the same franchiser (name of franchiser) _____
who was the franchiser of the project known as _____,

am the licensee of this Project (name of project) _____,
am under the same licensor (name of licensor) _____,
who was the licensor of the project known as _____,

for which the majority of the Accessibility Advisory Council recommended approval, and the Florida Building Commission granted a waiver of one or more accessibility requirements in Final Order No. _____.

I hereby swear or affirm that the above information to the best of my knowledge is true and correct.

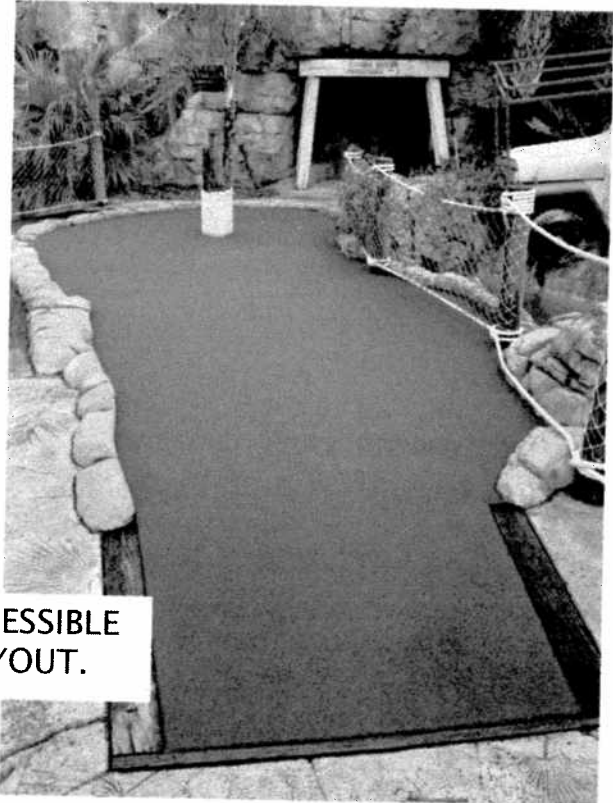
Dated this _____ day of _____, 20 _____

Signature

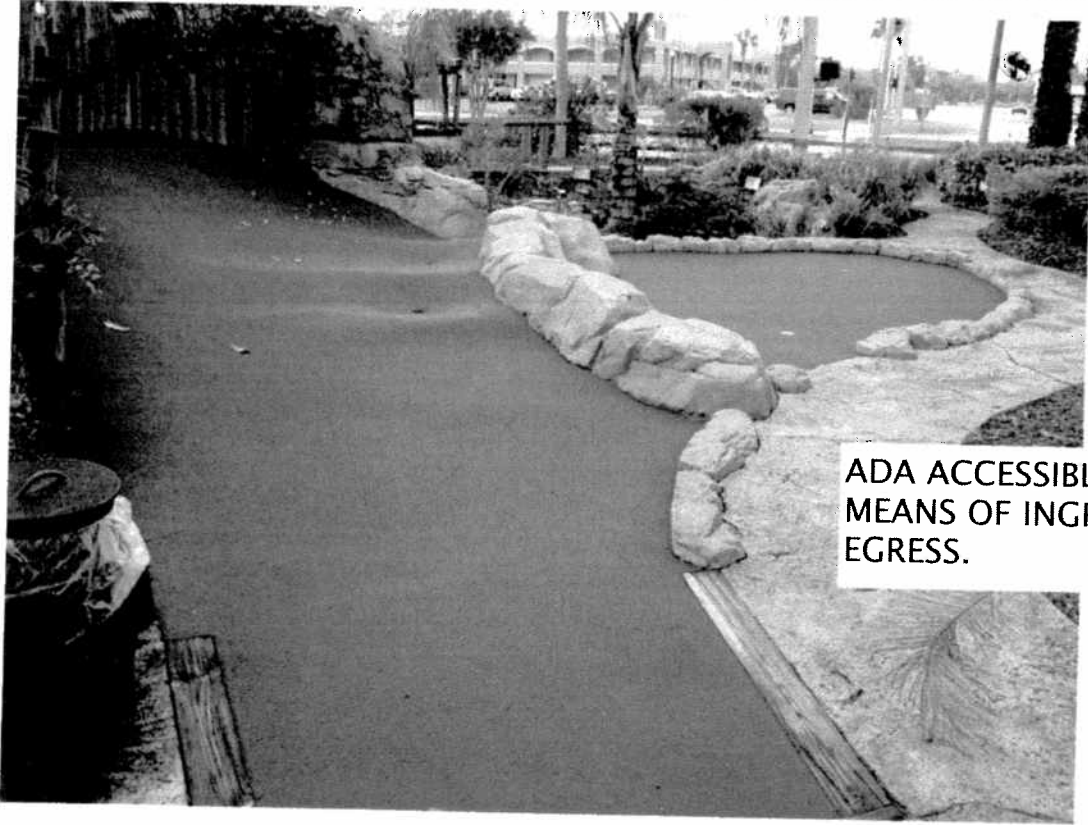
Printed Name

Providing false information to the Florida Building Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

**ADVENTURE GOLF DESIGN
& DEVELOPMENT, INC.**
13721 S West Bay Shore Dr.
Traverse City, MI 49684
231-941-9005

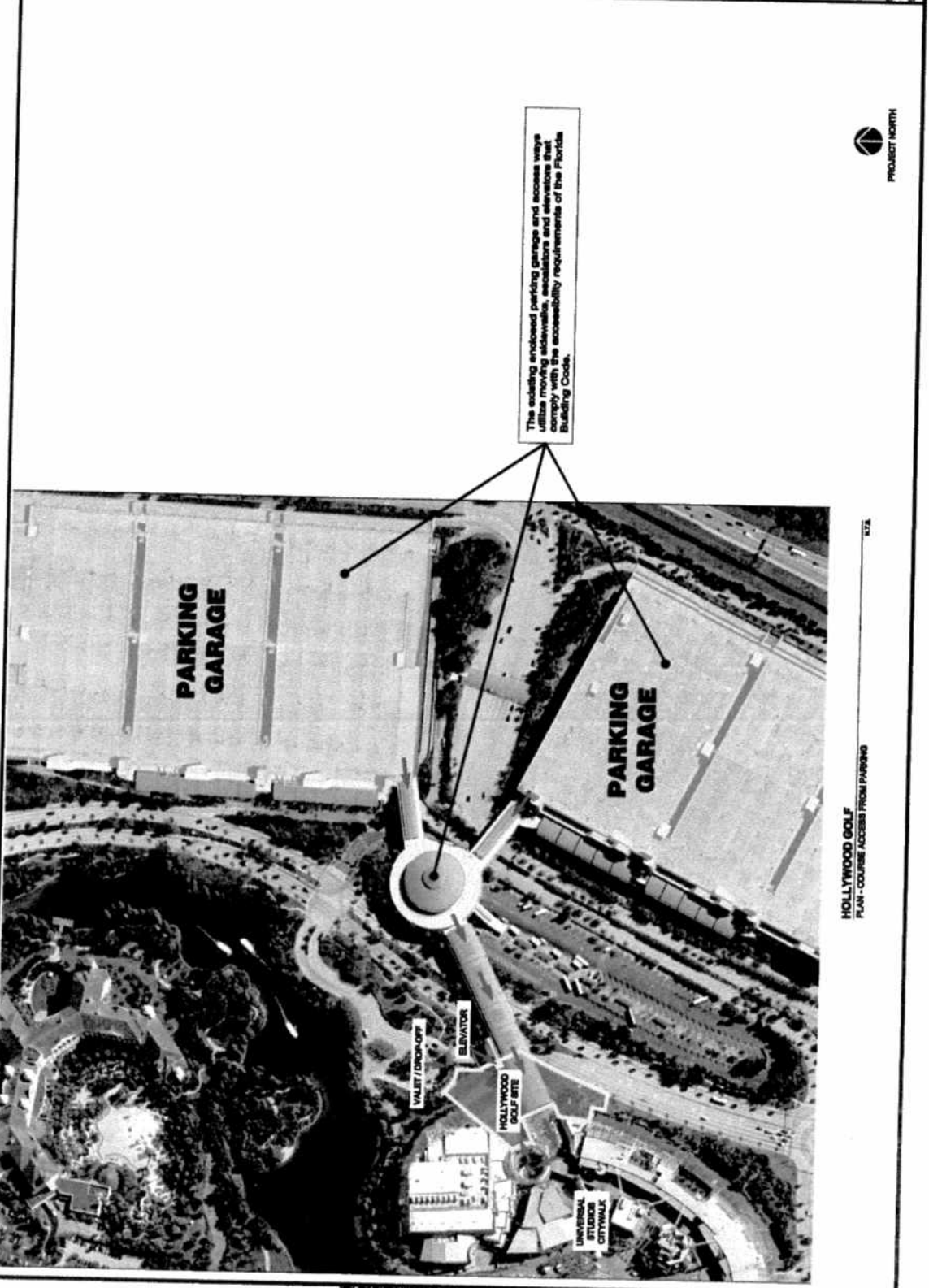


**ADA ACCESSIBLE
HOLE LAYOUT.**



**ADA ACCESSIBLE
MEANS OF INGRESS/
EGRESS.**

PROJECT NO.	1000000000	
DATE	10/1/00	
PROJECT NAME	HOLLYWOOD GOLF COURSE ACCESS	
PROJECT LOCATION	UNIVERSAL CITYWALK, ORLANDO, FLORIDA	
CLIENT	ITEC ENTERTAINMENT CORPORATION	
DESIGNER	PROJECT NORTH	
SCALE	AS SHOWN	
DATE	10/1/00	
BY	[Signature]	
CHECKED BY	[Signature]	
APPROVED BY	[Signature]	
REVISIONS		
NO.	DATE	DESCRIPTION
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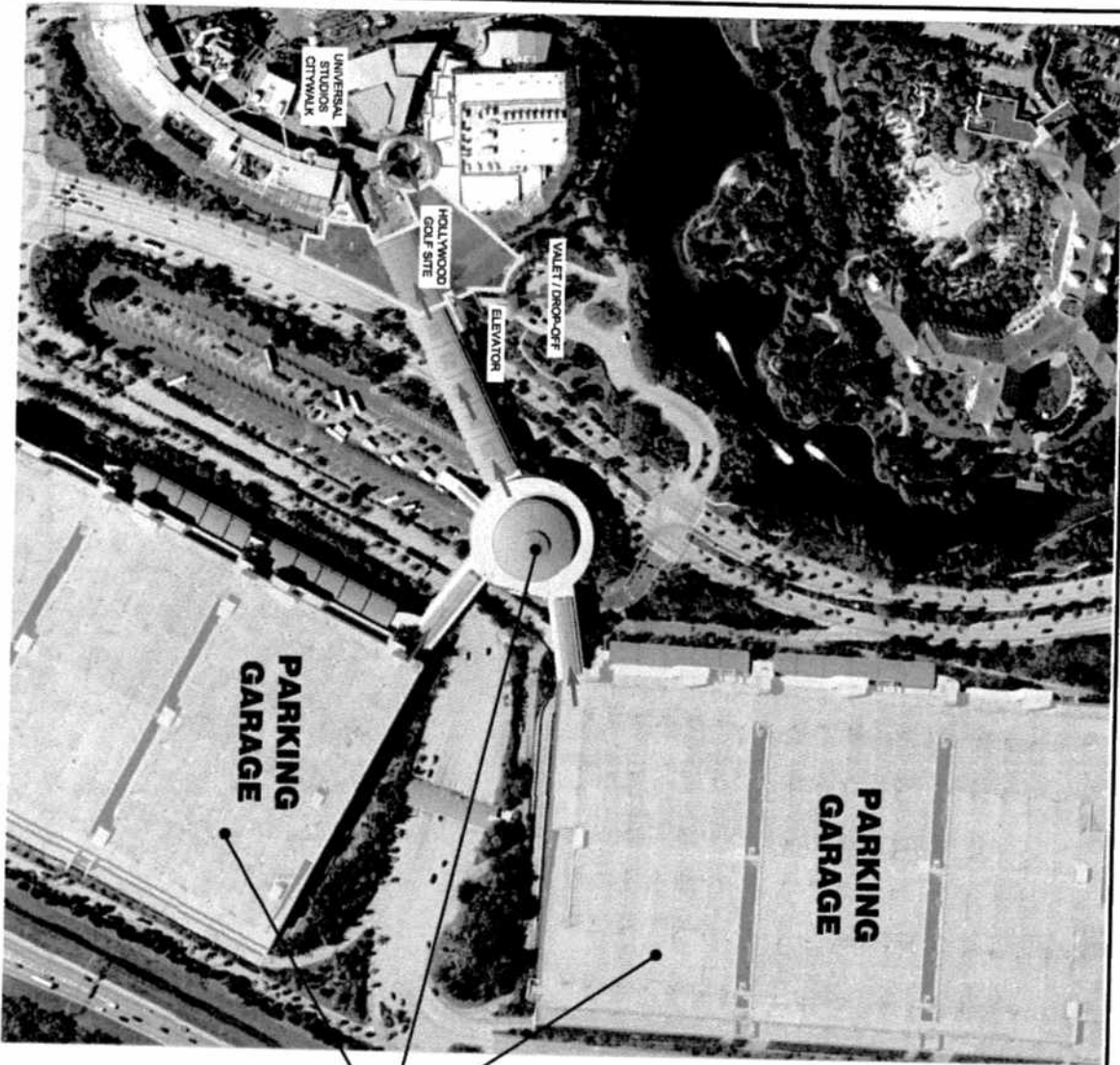


The existing enclosed parking garage and access ways utilize moving sidewalks, escalators and elevators that comply with the accessibility requirements of the Florida Building Code.

HOLLYWOOD GOLF
PLAN - COURSE ACCESS FROM PARKING



SCALE



HOLLYWOOD GOLF
PLAN - COURSE ACCESS FROM PARKING

N.T.S.

The existing enclosed parking garage and access ways utilize moving sidewalks, escalators and elevators that comply with the accessibility requirements of the Florida Building Code.

PROJECT NORTH



D-100



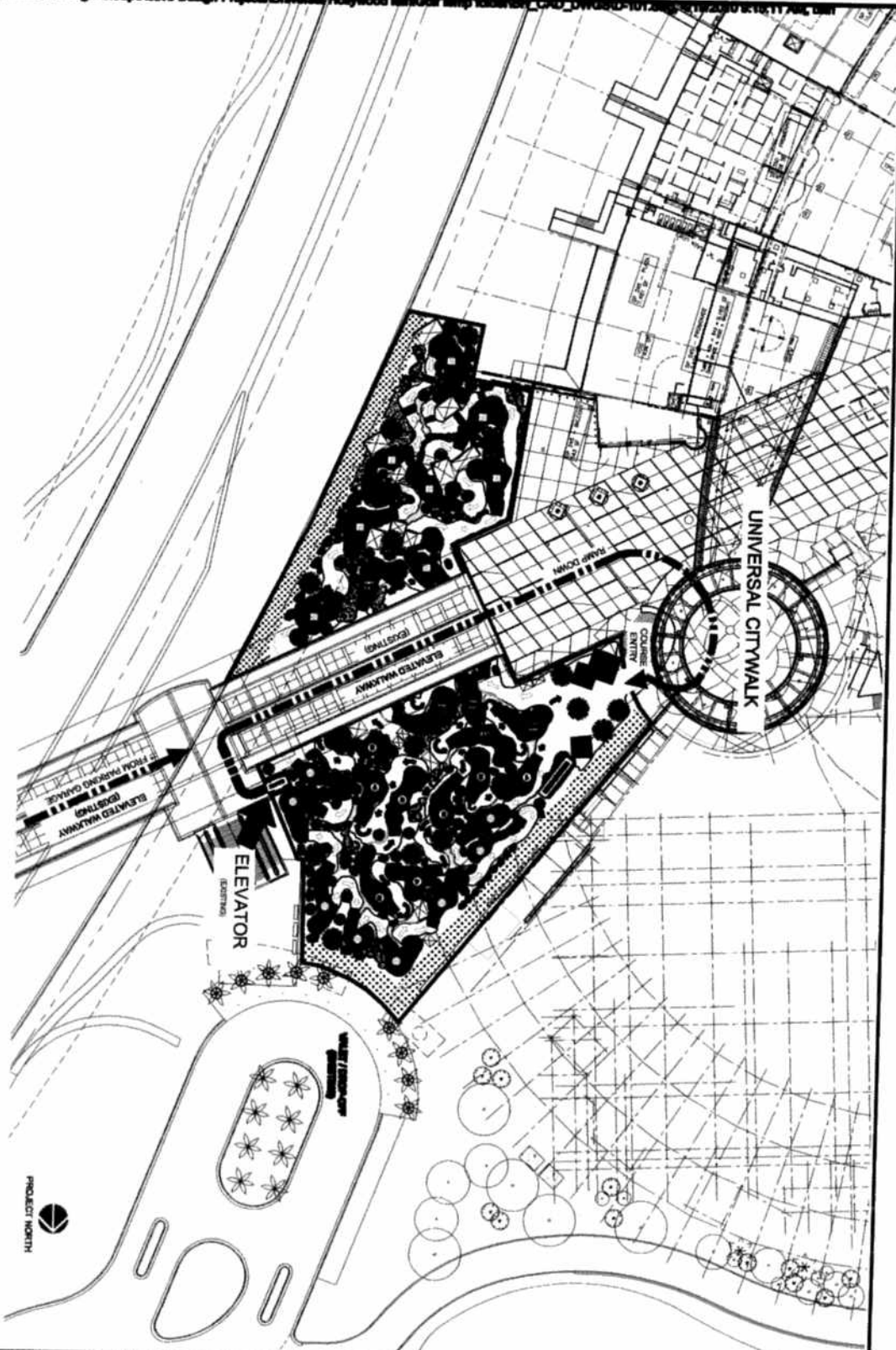
HOLLYWOOD GOLF
UNIVERSAL CITYWALK
ORLANDO, FLORIDA
HOLLYWOOD GOLF
PLAN-COURSE ACCESS
HGVI

NOTICE
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Drawing No. D-100
Date: 11/11/11
Scale: AS SHOWN
Project: HOLLYWOOD GOLF
Sheet No. 1 OF 1

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMITTING
2	11/11/11	ISSUED FOR CONSTRUCTION
3	11/11/11	ISSUED FOR AS-BUILT

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMITTING
2	11/11/11	ISSUED FOR CONSTRUCTION
3	11/11/11	ISSUED FOR AS-BUILT

HOLLYWOOD GOLF
PLAN - COURSE ENTRY

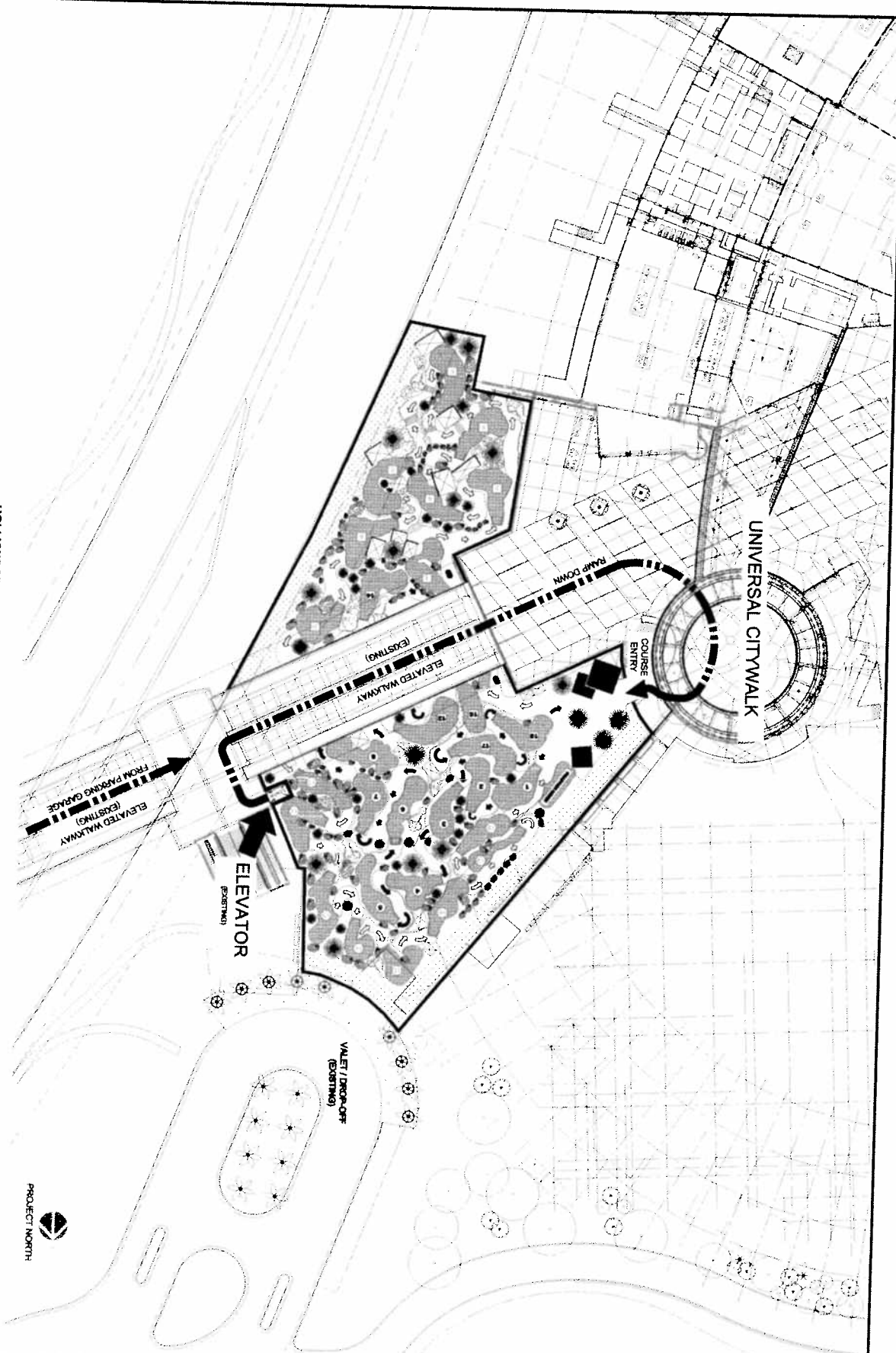


Scale: 1" = 100'



<p>ITEC ENTERTAINMENT CORPORATION</p> <p>1000 Hollywood Blvd., Suite 1000, Ft. Lauderdale, FL 33304 Tel: (305) 555-1000 Fax: (305) 555-1001</p>	<p>HOLLYWOOD GOLF UNIVERSAL CITYWALK ORLANDO, FLORIDA</p>		<p>NOTICE The information and data shown on this drawing are the property of ITEC Entertainment Corporation and are not to be used, copied, or reproduced in any form without the written permission of ITEC Entertainment Corporation.</p> <p>Project: HOLLYWOOD GOLF Drawing: PLAN - COURSE ENTRY Project Date: NEW</p>	<p>DATE BY</p> <p>01/15/01 J. R. ROSE</p> <p>01/15/01 J. R. ROSE</p> <p>01/15/01 J. R. ROSE</p> <p>01/15/01 J. R. ROSE</p> <p>01/15/01 J. R. ROSE</p>	<p>REVISIONS</p> <p>1. 01/15/01 J. R. ROSE 01/15/01</p> <p>2. 01/15/01 J. R. ROSE 01/15/01</p> <p>3. 01/15/01 J. R. ROSE 01/15/01</p> <p>4. 01/15/01 J. R. ROSE 01/15/01</p>
	<p>PROJECT</p> <p>HOLLYWOOD GOLF</p> <p>DRAWING</p> <p>PLAN - COURSE ENTRY</p>	<p>DATE</p> <p>01/15/01</p>			

HOLLYWOOD GOLF
PLAN - COURSE ENTRY



D-101
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ITEC
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CORPORATION

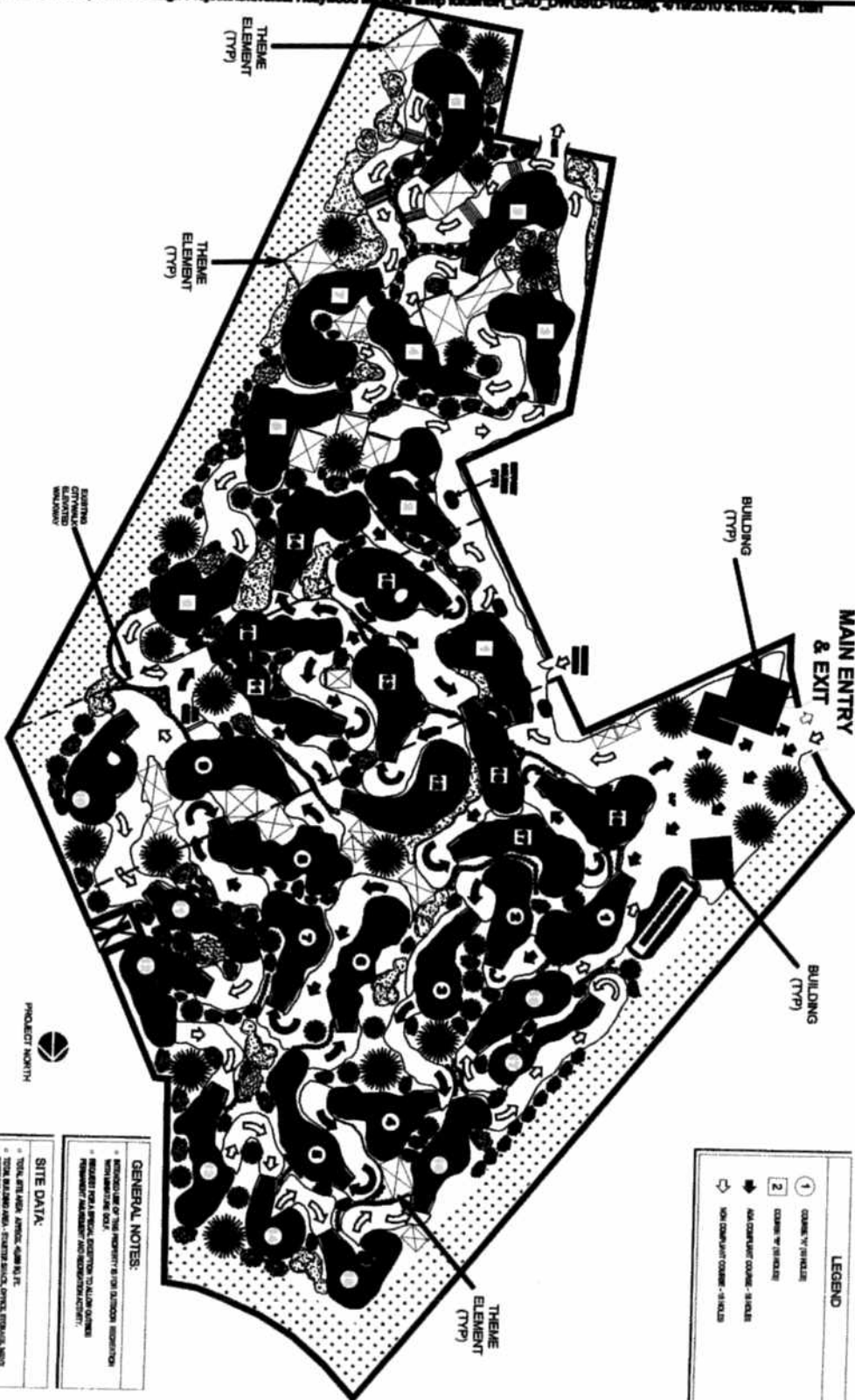
2544 Community College Blvd., Orlando, Florida 32819
7401 278-3800 • 407-298-0211
www.itec.com

HOLLYWOOD GOLF
UNIVERSAL CITYWALK
ORLANDO, FLORIDA

HOLLYWOOD GOLF
PLAN-COURSE ENTRY HGVI

NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/15/03
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312	REVISED	09/15/29
313	REVISED	10/15/29

HOLLYWOOD GOLF
COURSE LAYOUT



PROJECT NORTH

LEGEND

①	COURSE #1 HOLE
②	COURSE #2 HOLE
③	ALL COURSE HOLE - 9 HOLES
④	NON-COURSE HOLE - 9 HOLES

GENERAL NOTES:

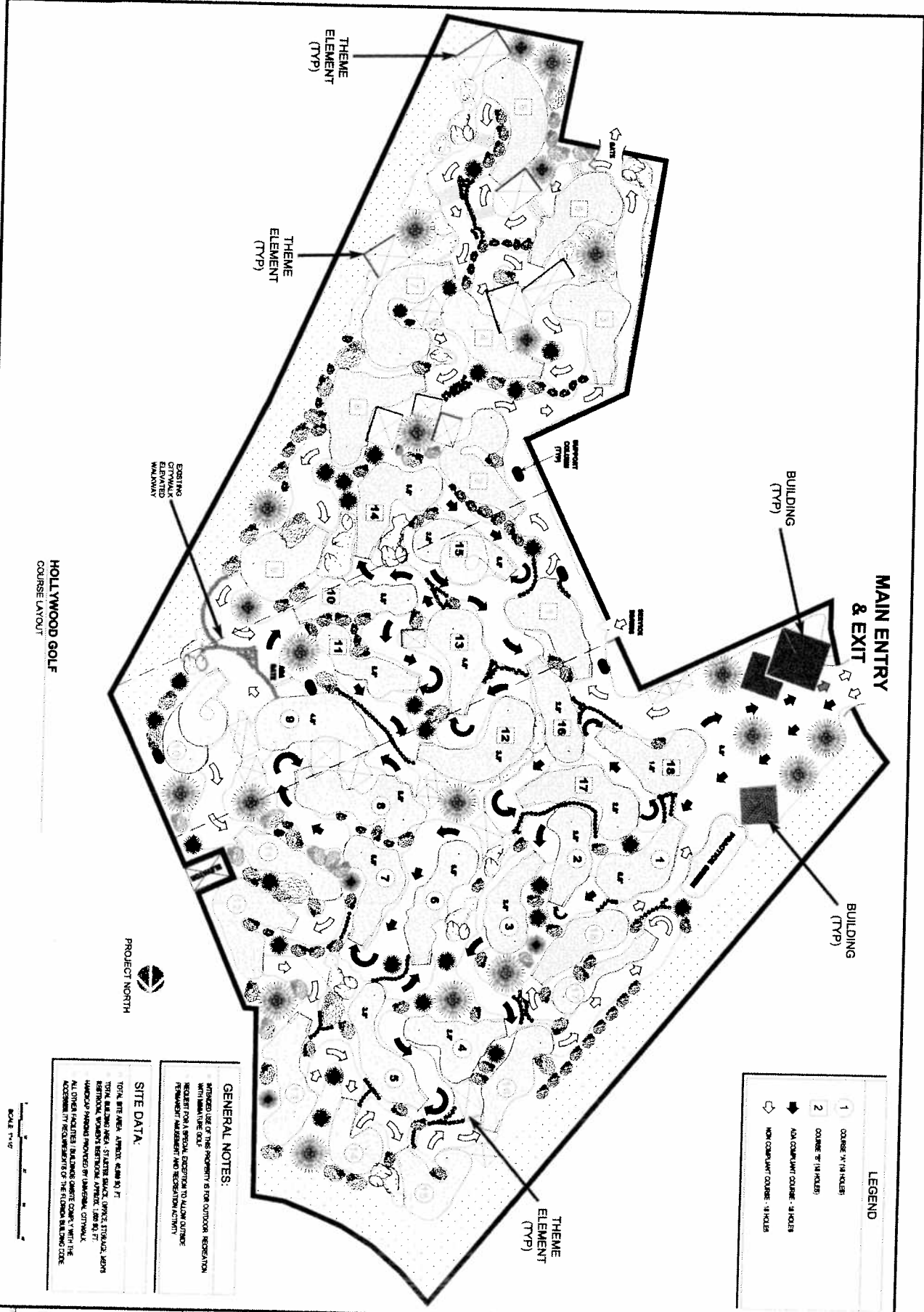
- 1. REVIEW ALL NOTES AND SPECIFICATIONS.
- 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

SITE DATA:

- 1. TOTAL AREA: 100,000 SQ. FT.
- 2. TOTAL BUILDING AREA: 10,000 SQ. FT.
- 3. TOTAL COURSE AREA: 10,000 SQ. FT.
- 4. TOTAL WATERWAY AREA: 10,000 SQ. FT.
- 5. TOTAL CITY AND WATERWAY AREA: 10,000 SQ. FT.



<p>ITEC ENTERTAINMENT CORPORATION 1000 University Blvd., Clearwater, Florida 34616 Tel: 813-462-1000 Fax: 813-462-1001</p>	<p>HOLLYWOOD GOLF UNIVERSAL CITYPARK ORLANDO, FLORIDA</p>	<p>NOTICE: The information on this drawing was prepared by the Designer and is based on the information provided by the Client. The Designer is not responsible for the accuracy of the information provided by the Client. The Designer is not responsible for the accuracy of the information provided by the Client.</p>	<p>DATE: 11/11/03 DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN APPROVED BY: J. B. BROWN</p>	<p>DATE: 11/11/03 DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN APPROVED BY: J. B. BROWN</p>
	<p>PROJECT: HOLLYWOOD GOLF PROJECT CODE: HGM</p>	<p>DATE: 11/11/03 DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN APPROVED BY: J. B. BROWN</p>	<p>DATE: 11/11/03 DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN APPROVED BY: J. B. BROWN</p>	<p>DATE: 11/11/03 DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN APPROVED BY: J. B. BROWN</p>



HOLLYWOOD GOLF
COURSE LAYOUT



LEGEND

1	COURSE 1 (18 HOLES)
2	COURSE 2 (18 HOLES)
▲	NON-COMPLIANT COURSE - 18 HOLES

GENERAL NOTES:

1. APPROVED USE OF THIS PROJECT IS FOR OUTDOOR RECREATION WITH MAINTENANCE USE.

2. RESIDENTIAL DEVELOPMENT IS PROHIBITED IN THIS AREA.

3. THIS PROJECT IS SUBJECT TO THE APPROVAL OF THE FLORIDA BALKING CODE.

SITE DATA:

TOTAL SITE AREA: APPROX. 100 ACRES

TOTAL BUILDING AREA: APPROX. 100,000 SQ. FT.

TOTAL PAVED AREA: APPROX. 100,000 SQ. FT.

TOTAL GREEN AREA: APPROX. 100,000 SQ. FT.



	<p>HOLLYWOOD GOLF UNIVERSAL CITYWALK ORLANDO, FLORIDA</p>	<p>DATE: 10/15/10</p> <p>PROJECT: HGV1</p>	<p>SCALE: 1" = 100'</p>	<p>PROJECT NUMBER: 101010101</p>
	<p>HOLLYWOOD GOLF COURSE LAYOUT</p>	<p>DATE: 10/15/10</p> <p>PROJECT: HGV1</p>	<p>SCALE: 1" = 100'</p>	<p>PROJECT NUMBER: 101010101</p>