

MOZART CONSTRUCTION COMPANY, INC.

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RE: 204 N. Collins St, Plant City, Florida

I would like to share basic information as to why we are in the position we currently are and why we are requesting an accessibility waiver for height requirements.

204 N. Collins St is an old service station which had housed various businesses and had various exterior changes over the years. The current owner in attempting to make efforts to revitalize the downtown sector of Plant City purchased the building and planned to convert to a local cigar bar and cigar sales facility. Recognizing the building was considered a historic building – we applied for approval through the local jurisdiction for exterior renovations and received approval. I am including the application and approval for the canvas awnings, canopies, etc and the open air deck. The design showed two open air smoking areas – the larger one on the ground floor and the second smaller area being the rooftop deck with railings and paired awnings. In the content of the original application was a photo of the building when it was a Sinclair gas station and it did have a canvas awning on a portion of it. I am also including approval indicating the conditions of the door styles and specified railing style.

We were then advised by our local jurisdiction that an emergency egress staircase as a life safety issue would be required. At that point I applied for appropriateness with the design and location of the staircase, information on the type of railing to be used and that was approved.

When we were trying to schedule the final inspections on the project – I was called in and advised that due to the possible load occupancy of the deck exceeded 5 - we would be required to install an ADA compliant chair lift. The chair lift would not be feasible with our building location. The deck is on the north side of the building and there is a parapet wall which separates the north section and the south section of the roof. Our emergency egress stairs encompass the north side of the building with any access to the deck level. On the corner of the building – the only possible area to put anything without it being located on the front of the building are the major TECO electric service supply lines to the building. The building does not lend itself to putting the lift on the front of the building as the historical and attractive tiled mansard creates a recessed parapet such that the open air deck is situated back away from the front and the deck would not be accessible.

Since this building is located on the highest traffic count corner in the historical downtown core of Plant City and to put a lift (or elevator) on the front would certainly take away from any historical architectural aesthetic aspect.

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Having done even more research trying to come to a resolution I was advised a chair lift would not be feasible as our deck is 206” up from the ground and ADA compliant travel height is 168” as well as no good recommendation for chairs lift to function and hold up well in open outside weather conditions. Upon realizing that a lift is not even an option – I reached out to consider an elevator – which would take up even more space than the chair lift and all the same reasons plus more – construction of a shaft and enclosure- would still apply toward the construction of an elevator.

Another consideration is that the building would offer equal and actually better services on the ground level than on the deck area. There are no staff services on the deck and the only unisex restroom is on the ground floor.

Had we been advised there would be a requirement for this feature at any time during construction we probably would not have done the deck and would have saved a substantial amount of money – especially for a new start up business.

Once we were directed that this was a requirement and we could find no feasible way to furnish ADA access to the deck area – we were advised by the building officials that our option would be to apply for a waiver of the requirement.

Since our structure is in a historic district as evidenced by the letter from the Plant City Planning and Zoning Dept as well as the letter from the Historic Preservation officer and Florida Historic Structure Form – we feel we qualify under the historical waiver category.