

August 20, 2025

Ocean Coast Resort
Fernandina Beach, Florida
Grace Project Number: 156422.01

Original Elevator Waiver File Number: 2023-01108

An elevator waiver was applied for and approved in 2023 for this project and final waiver is attached. Unfortunately, the Owner's financing did not come through at that time and the project was put on hold. Financing is now available, and the Owners have begun the process of redoing the development order (TRC) and preparing for resubmitting permits. We understand that we will need to reapply for this waiver. BTA is now part of a larger architectural firm Grace Design Studios.

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. A single story administrative/clubhouse building is also on the site. Existing ADA rooms are located on the first floor with adjacent accessible parking spaces. Additional designated parking will be located at the new front entry to the administrative/clubhouse building.

Since the check-in functions are provided in the single-story building, addition of an elevator at the point of entry is not feasible. Adding an elevator within the footprint of the existing guestroom buildings would result in demolition of structural members and foundations. The addition would also impede required egress paths.

The elevator (or lift) would have to be constructed beyond the footprint of the existing buildings. This would result in an elevator exposed to salt air environment. To avoid the corrosion issues of an exterior elevator, a larger area to include an elevator lobby on each level would have to be constructed. Placement on the site near the existing accessible rooms and without blocking windows is not possible due to the adjacent fire lane. Location near the administrative/clubhouse building would be more logical but would eliminate parking and would have to be demolished to allow for the addition.

The second phase of the project includes an addition (see diagrams provided), which is projected to start in the fall of 2028 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. The future addition will have an interior corridor circulation path and the elevator will not be exposed to the elements. ADA rooms will be located on upper floors within the addition for greater room diversity options.

Linda C Sawyer, AIA

FL License #AR0016090



Linda C Sawyer

Architect | Grace Design Studios