



2 JANUARY 2024

REGARDING:  
**SHALIMAR BEACH RESORT**  
2823 WEST GULF DRIVE  
SANIBEL, FL 33957

### LICENSED DESIGN PROFESSIONAL COMMENTS:

Shalimar Beach Resort is a re-developed hotel project, the original 1960s development having been wiped out in Hurricane Ian. This project was designed to recreate the original, with its 33 rentable units being split into seven separate buildings.

The redevelopment was designed to fulfill current building code regulations, including meeting all applicable accessibility requirements.

When the project was submitted for plan review by the City of Sanibel, we were asked to address Florida Statute requirements for vertical accessibility. Therefore, we are asking for a waiver of this requirement for the following reasons:

1. The project was designed as multiple buildings to fulfill local jurisdiction requirements that the re-development mirror pre-existing mass, form, height and density. The previous development did not meet accessibility requirements, while the new design has sufficiently met or exceeded in nearly all aspects.
2. We don't believe that providing vertical accessibility in the duplex buildings (see site plan and duplex drawings attached) would increase the quality of access and experience of those with physical disabilities using the site. The duplexes are only a single level raised above the state's Design Flood Elevation. As shown in the drawings, access to that level culminates only in a landing that serves two hotel room units, neither of which are counted in the scope of accessible units. There are no amenities, viewing or assembly areas in which this vertical access would serve.
3. The addition of the required vertical accessibility would create undue financial hardship for the owner, both in the significant up-front cost and in the lifetime, maintenance costs, while the spaces which that access would serve is simply egress space from otherwise non-accessible units.

Therefore, we believe that additional vertical accessibility for the duplex buildings would not create more parity between guests with mobility disabilities and request your consideration to wave this requirement for this project.

