



6 MAY 2024

REGARDING:  
**SHALIMAR BEACH RESORT**  
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. To fulfill local city ordinances, the re-developed 33 units mimic the massing of the original development as 6 separate buildings: (1) raised 2-story motel containing 21 units; (4) raised 1-story duplexes containing 8 total units; and (1) raised 2-story fourplex containing 4 units. A 7th building contains the office and manager's private residence.

The motel and fourplex buildings can be accessed via elevators, providing wheelchair access to all 25 of their units, and to a fully-accessible rooftop observation deck at the motel building.

The 2 required ANSI-compatible guest rooms are dispersed in type (a motel room and a 1-bedroom suite) and location (the motel building and fourplex) in order to provide an equitable hotel experience among all guests.

The check-in office, pool and pool bath, and the boardwalk leading to the beach are all designed to be fully accessible and in compliance with the Florida Building Code. Accessible parking spaces are located at or within proximity of every building on site. 25 of the 33 guest units are accessible to hotel guests. The summary of all of these features provides the same or similar views and experiences to all hotel guests, with or without any form of disability.

We are requesting a hearing to waive the vertical accessibility requirements from the four duplex buildings, 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 every aspect except for 8 total guest rooms.
2. We believe that providing vertical accessibility in the duplex buildings (see site plan and duplex drawings attached) would not increase the parity 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.



**\*AR9320**