

MINUTES
FLORIDA BUILDING COMMISSION
ACCESSIBILITY ADVISORY COUNCIL
March 14, 2005

Chairman Neil Melick called the meeting of the Accessibility Advisory Council to order at 9:20 A.M. at the Radisson Mart Hotel in Miami. In addition to Chairman Melick members present were J. R. Harding and Pam Dorwarth.

Review of Minutes of the January 24, 2005 Meeting: Chairman Melick stated that since a quorum was not present, review of the minutes would be deferred until the March meeting.

Review of Waivers from Accessibility Code Requirements.

Stock Exchange Restaurant, 125 Basin Street, #102-103, Daytona Beach: The applicant was represented by Peter Niles and Norman Fink who stated the applicant was seeking a waiver from providing vertical accessibility to a raised area in a restaurant which housed 68 of 365 total available seats in a restaurant. The applicant had purchased the property from the former owner and the raised platform was in existence at the time of the sale. Mr. Niles reported that there is insufficient room to construct ramps. The total cost of the present alteration is \$60,000 and he felt \$12,000 would not be adequate to do so even if there was enough room. Dr. Harding commented that vertical accessibility is required and suggested they pursue the possibility of using a new fold up design ramp that could be recessed into the platform when not needed. Chairman Melick temporarily tabled further discussion to allow the applicant the opportunity to consider Dr. Harding' suggestion.

Casa Casaurina, 1116 Ocean Drive, Miami Beach: Chairman Melick recognized Mr. Joshua Entin, Mr. Richard Londona and Valeria Mejia who represented the applicant which requested a waiver from providing vertical accessibility to the upper level of an historic residence that is being converted to a luxury lodging house and spa. The applicant plans to create a new accessible guestroom on the accessible grade level which will also house a dining room, kitchen, receiving area, locker rooms, media room, lounge, garage and spa treatment rooms. The project was under design and according to the applicant, it would cost an additional \$38,402 to make the upper levels accessible via LULA. Dr. Harding recommended the applicant obtain a letter from the appropriate historic preservation officer and establish a policy to allow access to the pool by disabled persons. He also said access to the observatory via LULA would be disproportionate, that access to the pool should be via portable ramp and in addition to the main entrance, provide an alteration entrance on the west side with a call box and awning. Mr. Entin stated the recommendations were acceptable. Since no quorum was present, no vote was taken and the Commission would hear the Council's informal recommendations at its plenary session.

Stock Exchange Restaurant: Mr. Niles reported that even though the property is owned by the City, no public funds are used for its operation. Dr. Harding recommended the applicant obtain verification of the configuration of the toilet rooms, parking and signage and to grant based on hardship.

School of Graduate Medical Sciences Barry University, 11300 Northeast Second Avenue, Miami Springs: Mr. Edward Cannon represented the applicant which requested a waiver from providing vertical accessibility to all rows of seats in two 80 seat classrooms and a 250 seat amphitheater. The project is a 26,475 square foot facility and administration offices which are located on the second level served by a passenger elevator. The ground floor also houses a multi-use physical diagnostics laboratory, the two classrooms, student service facilities, small group seminar rooms and an orthotics laboratory. There is also grade level access to the amphitheater which is terraced, providing each student with a view of medical procedures approximating the position of a surgeon performing such procedures. Mr. Cannon stated it would require an additional \$985,000 to add elevators, ramps and additional square footage to make all levels in the building fully accessible. Dr. Harding recommended granting the request provided seats are further dispersed in the small theaters because of structural infeasibility.

Village Park, 11700 Pierson Road, Wellington: The applicant requested a waiver from providing vertical accessibility to a press box located above an existing bleacher system. The project will cost \$199,000 and according to the applicant it would cost an additional \$80,000 to make the area accessible. A statement submitted by the building official indicated the project is not eligible for exceptions to vertical accessibility since the area will be occupied by volunteers from supporters and this renders it a place of public accommodation. Chairman Melick stated that since the area is open to the public it must be accessible. Dr. Harding recommended that the application be withdrawn. Following brief discussion, the application was withdrawn.

There being no further business to come before the Council, the meeting was adjourned at 1145 A.M.