

**FLORIDA BUILDING COMMISSION  
ACCESSIBILITY ADVISORY COUNCIL  
July 14, 2003**

Acting Chairman Johnny Long called the meeting of the Accessibility Advisory Committee to order at 9:00 A.M. at the Rosen Plaza Hotel, 9700 International Drive, Orlando, Florida. Members present were Mr. Long, J. R. Harding, Andrea Williamson, Pam Dorwarth and Michael Elliott. Staff present were Mary Kathryn Smith and Tim Dennis.

**Review of the Minutes of the May 13, 2002 Meeting:** Mr. Long asked if there were any corrections or additions to the minutes. Dr. Harding moved to approve the minutes as written, and following a second by Ms. Dorwarth, the vote of the Council was unanimous in favor of the motion.

**Review of Requests for Waivers from Accessibility Requirements:**

**Holmes Newman and Associates Interior Design, 104 N. E. 41<sup>st</sup> Street, Miami:** Mr. Long recognized Larry Schneider who represented the applicant and stated that the application had been withdrawn since the issues had been resolved.

**Econo Lodge Inn and Suite, 4900 Hollywood Boulevard, Hollywood:** No one was present representing the applicant. Ms. Dorwarth moved to defer action on the waiver and strongly advise the applicant that it was in his best interest to be present at the next meeting. Dr. Harding seconded the motion, and the vote of the Council was unanimous in favor of it.

**Lucerne Terrace LLC, 918 Lucerne Terrace, Orlando:** Michael McKee represented the applicant which requested a waiver from providing vertical accessibility to the second floor of an existing, 2,400 square foot building. It was constructed in 1926 and will be occupied by a dietetic, nutrition and food service consulting business to the long term care nursing home industry. According to Mr. McKee, the dieticians work from home and visit nursing homes from there rather than the administrative office. There will be three employees in the building and he stated that all work functions in the building could be accommodated on the accessible first floor. The project will cost \$89,304 and a contractor's estimate indicated it would cost an additional \$25,035 to install a lift. Mr. Long deferred further review until later in the meeting to allow Mr. McKee the opportunity to obtain additional information.

**First Guaranty Bank, 1234 King Street, Jacksonville:** Mr. Long recognized Steve Pfeiffer and John Wise who represented the applicant. They requested a waiver from providing vertical accessibility to the 5,000 square foot second floor during the first phase of a two part renovation project. The project will cost \$224,687 to modify the first floor during phase one, and Mr. Pfeiffer indicated it would cost an additional \$79,659 to \$100,132 to install an elevator at this time. Mr. Wise commented that no renovation work was currently planned for the second floor, which will be altered, including the

addition of an elevator during phase two. There is no public access to the second floor and research will have to be done before the elevator can be installed later since the condition of the second floor and roof framing systems are presently unknown. Mr. Wise also stated installation of a lift would decrease the stair width impacting life safety. Dr. Harding moved to recommend denying the request but received no second. Mr. Pfeiffer said that three years was estimated as the time necessary to complete the project. Dr. Harding moved to recommend granting the request for a period of four years. Ms. Dorwarth seconded the motion and offered an amendment to require placement of an employee break room on the first floor as well as the second. Dr. Harding accepted the amendment and the vote of the Council was unanimous in favor of the motion.

**Razzle's Night Club, 611 Seabreeze Boulevard, Daytona Beach:** No one was present representing the owner and Ms. Dorwarth moved to defer review of the application until the following meeting. Dr. Harding seconded the motion and the vote of the Council was unanimous in favor thereof.

**816 Commerce Street Building, 816 Commerce Street, Miami Beach:** Ms. Smith advised the Council that the applicant requested that this be deferred to allow a representative to attend. Dr. Harding moved to defer review of the application and following a second by Ms. Dorwarth, the vote of the Council was unanimous in favor of the motion.

**Congo River Golf, 5905 International Drive, Orlando:** Mr. Long recognized Glen Craig who represented the applicant, which requested a waiver from providing vertical accessibility to all 18 holes of a miniature golf course. The project is a new, \$600,000 facility and will be accessible for the first nine holes of the course, as well as the plaza, arcade, gift shop and clubhouse. Providing accessibility to half the holes is consistent with the proposed Guidelines for Recreational Facilities developed by the Access Board. Mr. Craig stated it would be structurally impracticable to make all holes accessible because of the extremely small amount of land available for the project. He said that people with disabilities could play the first nine holes, then return to the first hole and play through the course again. Mr. Long asked about the petting zoo immediately adjacent to the golf course because no plans had been submitted for that section of the project. Mr. Craig stated the zoo will be fully accessible. Ms. Dorwarth moved to recommend granting the request for the golf course portion of the project only, and was seconded by Mr. Elliott. The vote of the Council was as follows: Aye: Dorwarth and Elliott. Nay: Long, Harding and Williamson. Dr. Harding moved to recommend denying the request as insufficient hardship had been demonstrated. Ms. Williamson seconded the motion and the vote of the Council was as follows: Aye: Harding, Long and Williamson. Nay: Dorwarth and Elliott.

**Murano Grande Townhouses, 300 Alton Road, Miami Beach:** Robert Fine represented the applicant which requested a waiver from providing vertical accessibility to the upper levels of three townhouses being converted from residential use to offices. The alteration work will cost approximately \$30,000 per townhouse and Mr. Fine stated it would cost approximately \$75,000 to install an elevator, if structurally possible. The

building is post tensioned concrete and without extensive engineering investigations, it would be extremely expensive to penetrate the slabs to construct an elevator shaft. Mr. Fine also remarked that there would be five or fewer employees in each townhouse. Dr. Harding moved to recommend granting the request, provided five or fewer employees are employed in each townhouse. Following a second by Ms. Williamson, the vote of the Council was unanimous in favor of the motion.

**Garden of Eden, 28780 U. S. 19, Clearwater:** Mr. Long recognized Derek Junor who represented the applicant, which requested a waiver from providing vertical accessibility to a DJ booth, a stage and private dance area in a night club undergoing a \$75,000 alteration. According to Mr. Junor, providing ramps to these areas would negatively impact the amount of available seating and impede access to fire exits. Dr. Harding moved to recommend denying the request pertaining to the DJ booth because hardship had not been sufficiently demonstrated. Following a second by Ms. Dorwarth, the vote of the Council was as follows: Aye: Dorwarth, Harding and Williamson. Nay: Long and Elliott. Dr. Harding moved to recommend granting the waiver for the stage for a period of three years due to financial hardship. After a second by Mr. Elliott, the vote of the Council was unanimous in favor of the motion. Dr. Harding moved to recommend granting the request for the private dance area, and was seconded by Mr. Elliott. The vote of the Council was as follows: Aye: Long, Harding, Elliott, Dorwarth. Nay: Williamson. Dr. Harding moved to revisit the issue of the DJ booth and recommend granting the waiver for a period of two years. Following a second by Ms. Dorwarth, the vote of the Council was unanimous in favor of the motion.

**Lucerne Terrace LLC:** Michael McKee advised the Council that he had discussed the need for vertical accessibility with his business partner and eventually plans to provide a lift to the second floor; however, it is financially impossible to do so at the present time. Dr. Harding moved to recommend granting the request for a period of two years based on financial hardship. Ms. Dorwarth seconded the motion, and the vote of the Council was unanimous in favor of it.

**Health and Sciences Building, Florida International University, University Park, Miami:** Mr. Long recognized Doug Lambrecht who represented the applicant which requested a waiver from providing vertical accessibility to all rows of seats in four stadium-style lecture halls. He indicated it is structurally impracticable to provide lifts to each level or to have sloping floors in these areas. The lifts would reduce the number of available seats and sloping floors would not provide adequate sight lines. On the plans as submitted, wheelchair seating locations are all situated in the front of the classrooms. Mr. Lambrecht reported that he had been advised by staff that the number of wheelchair seating locations did not comply with Florida law and the plans were subsequently revised to comply. Dr. Harding moved to recommend granting the request for the large classroom since dispersed seating had been provided and defer action on the small classrooms. No second to the motion was received. Mr. Lambrecht stated that the plans could be modified to remove tiered seating from the small classrooms. Ms. Williamson moved to recommend denying the request for the small classrooms due to lack of

technical infeasibility.. Dr. Harding seconded the motion and the vote of the Council was unanimous in favor of it. Dr. Harding moved to recommend granting the request for the large classroom as provided on the amended plans. Following a second by Ms. Dorwarth, the vote of the Council was unanimous in favor of the motion.

There being no further business to come before the Council, the meeting adjourned at 1:05 P.M.