

**ACCESSIBILITY ADVISORY COUNCIL
TELECONFERENCE MEETING FROM TALLAHASSEE**
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**JANUARY 31, 2023
2:00 P.M.**

Minutes

ACCESSIBILITY ADVISORY COUNCIL PRESENT:

Joe Del Vecchio, Chairman
Stan De Aranzeta
Allison Klien

Lois Darlene Laibl-Crowe
Sila Miller
Paul Edward Viksne

ACCESSIBILITY ADVISORY COUNCIL NOT PRESENT:

Beth Meyer

STAFF PRESENT:

Mo Madani
Justin Vogel
Marlita Peters

Chip Sellers
Sabrina Evans
Jim Hammers

Welcome:

Time: 2:00 p.m.

Ms. Peters welcomed everyone to the teleconference meeting of the Accessibility Advisory Council.

Roll Call

Ms. Peters performed roll call for the Council. A quorum was determined with 6 members present at roll call.

Agenda Approval:

Ms. Miller entered a motion to approve the agenda for today's meeting as posted. Mr. Viksne seconded the motion. The motion passed unanimously with a vote of 6 to 0.

Approval of the minutes from December 5, 2022:

Mr. Del Vecchio entered a motion to approve the minutes from December 5, 2022 as posted. Mr. Viksne seconded the motion. The motion passed unanimously with a vote of 6 to 0.

Commission's Action on December 2022 Waiver Applications:

Mr. Madani informed the committee that the Commission actions were consistent with the Council's recommendations.

Application for waiver from Accessibility Requirements:

Mr. Sellers presented the waiver request with staff analysis and staff recommendation.

- 1) **2268 SW 22 St- Waiver 583- 22668 SW ST, Coral Gables 33145- Issue:** Vertical accessibility to the second floor.

Analysis:

The applicant is requesting a waiver from providing vertical accessibility to the second floor of an existing building with a floor area of 2,315 square feet. The existing building is a mixed occupancy with a business occupancy (salon) in the first floor and a residential occupancy in the second floor. According to the applicant, the first floor is fully accessible. The proposed project will consist of converting the occupancy use in the second floor to a salon with access from a set of stairs on the exterior of the building. The project cost is \$19,340 for the alteration. The alteration will consist of drywall, electrical, plumbing, new finishes, fixtures and HVAC system. The applicant has submitted two cost estimates of \$35,500 and \$27,000 for a lift. The applicant alleges substantial financial costs will be incurred by the owner if the waiver is denied.

Staff Recommendation:

Staff recommends granting the request for waiver for vertical accessibility on the grounds of economic hardship.

Motion:

Mr. Del Vecchio entered a motion to grant the waiver for vertical accessibility on the grounds of economic hardship. Mr. Viksne seconded the motion.

Council:

Ms. Miller asked Mr. Sellers a question.

Mr. Sellers provided an answer to Ms. Miller's question.

Motion Continued:

The motion passed unanimously with a vote of 6 to 0.

- 2) Lexington Hotel- Waiver- 600- 4299 Collins Ave, Miami Beach 33140 – Issue:**
Vertical accessibility to the front entry to the lobby.

Analysis:

The applicant is requesting a waiver from providing vertical accessibility to the lobby of a historic hotel built in 1950 with 86,981 square feet. The hotel has nine-stories with 143 rooms, of which six are accessible. Currently, the front entrance to the lobby is not ADA accessible and vertical accessibility to the hotel is provided via a north ramp which leads to an elevator in the basement that takes guest up to the main lobby. The proposed alteration will consist of adding a ramp necessary to make the front entrance of the hotel vertically accessible. However, according to the applicant, Ms. Debbie Tackett, Historic Preservation & Architecture Officer of City of Miami Beach Planning Department would not approve the installation of the proposed ramp due to the historical significance of the property and the fact that installation of such ramp would irreparably harm the very significant design, style and configuration of the subject structure. The Architect for the project stated that no other work is being done at the hotel and the intent of this application is to obtain a vertical accessibility waiver in order to comply with the Florida Accessibility Code. The applicant has provided documentation confirming the historic significance of the property.

Staff Recommendation:

Staff recommends granting the request for waiver for vertical accessibility to the extent it has been made necessary.

Staff:

Ms. Peters asked Mr. Sellers a question.

Mr. Seller provided an answer to Ms. Peters' question.

Council:

Mr. Viksne asked Mr. Sellers a question.

Mr. Sellers provided an answer to Mr. Viksne's question.

Motion:

Mr. Viksne entered a motion to grant the waiver for vertical accessibility on the grounds of historical significance.

Staff:

Mr. Vogel provided a comment.

Motion Continued:

Motion died from lack of second.

Alternative Motion:

Mr. Viksne entered a motion to grant the waiver for vertical accessibility to the extent it has been made necessary. Ms. Laibl-Crowe seconded the motion. The motion passed with a vote of 5 to 1.

Council:

Ms. Miller provided a comment.

- 3) Ocean Coast Hotel – 2707 Sadler Road, Fernandina Beach 3204-Issue:** vertical accessibility to the second floor.

Analysis:

The applicant is requesting a waiver from providing vertical accessibility to the second floor of a two-story hotel with 25,278 square feet. A single story administrative/clubhouse and a restaurant are also on site. According to the applicant, existing ADA rooms are located on the first floor with adjacent accessible parking spaces. The Architect for the project stated that the addition of an elevator within the footprint of the existing guestroom building would result in demolition of structural members and parts of the foundation, and would impede the required egress paths. The

architect stated an exterior elevator cannot be provided due to the presence of an adjacent fire lane. Finally, the architect stated that a second phase of this project, which is projected to start in fall of 2025, will include the addition of a three-story interior corridor hotel, which will provide for additional ADA rooms and a second floor walkway to the existing hotel providing an accessible route to all levels. The future addition will also have an interior lobby with enclosed vertical accessibility near the check-in. The applicant alleges that the hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

Staff Recommendation:

Staff recommends granting the request for waiver for vertical accessibility on the grounds of technical infeasibility.

Motion:

Ms. Laibl-Crowe entered a motion to grant the waiver for vertical accessibility on the grounds of technical infeasibility. Ms. Miller seconded the motion. The motion passed unanimously with a vote of 6 to 0.

Other Council Business:

None

Public Comment:

None

Member and Staff Comment:

None

Adjourn:

There being no further business before the Council, Ms. Peters adjourned the meeting at 2:19 p.m.