

**ACCESSIBILITY ADVISORY COUNCIL
TELECONFERENCE MEETING FROM TALLAHASSEE
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**FEBRUARY 5, 2024
2:00 P.M.**

Minutes

ACCESSIBILITY ADVISORY COUNCIL PRESENT:

Stan De Aranzeta
Lois Darlene Laibl-Crowe
Allison Klien

Beth Meyer
Paul Edward Viksne

ACCESSIBILITY ADVISORY COUNCIL NOT PRESENT:

Joe Del Vecchio, Chairman

Sila Miller

STAFF PRESENT:

Marlita Peters
Sabrina Evans
Jim Hammers

Mo Madani
Chip Sellers
Justin Vogel

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 5 members present at roll call.

Agenda Approval:

Ms. Laibl-Crowe entered a motion to approve the agenda for today's meeting as posted. Ms. Myer seconded the motion. The motion passed unanimously with a vote of 5 to 0.

Approval of the minutes from November 30, 2023:

Mr. Viksne entered a motion to approve the minutes from November 30, 2023, as posted. Ms. Laibl-Crowe seconded the motion. The motion passed unanimously with a vote of 5 to 0.

Commission's Action on August 2023 Waiver Applications:

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

Application for waiver from Accessibility Requirements:

- 1) **Shalimar Beach Resort-Waiver 656-2823 W. Gulf Drive, Sanibel 33957- ISSUE:**
Vertical Accessibility to the second floor.

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

Analysis:

The applicant is requesting a waiver from providing vertical accessibility to the second floor of a new two-story hotel with a floor area of 32,819 square feet. The proposed project is a re-developed new hotel with 33 guestrooms being split into one "two-story" motel building, four duplex buildings, one fourplex building, and an office suite. The engineer for the project stated that the proposed project was designed to fulfill current building code regulations, including meeting all applicable accessibility requirements. The required accessible rooms are located on the first floor of the motel building and the fourplex building, and all common-use facilities are located on the first floor and are accessible. The project estimated cost is \$15.5 Million for the construction. According to the applicant, a total of four elevators will be needed to provide for vertical accessibility throughout the proposed buildings. The estimated cost for the four elevators is \$662,500. Further, the applicant stated that 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. Applicant alleges substantial financial costs will be incurred by the owner if the waiver is denied.

Staff Recommendation:

Staff recommends denying the request for waiver for vertical accessibility since the project in question is new construction.

Representative:

Larry Schneider, Accessibility Consultant, presented details on the applicant's waiver request.

Discussion:

Members of Council and Staff went into discussion with questions and comments.

Public Comment:

Larry Schneider, Accessibility Consultant, provided a comment.

Joyce Owens, Architect, provided a comment in support of approving Waiver 656.

Commissioner Shock provided a comment.

Motion:

Ms. Laibl-Crowe entered a motion to recommend that the Commission deny the waiver for vertical accessibility since the project in question is new construction. Ms. Myer seconded the motion. The motion passed unanimously with a vote of 5 to 0.

- 2) **Soca Café- Waiver 654-239 SW 9 ST Suite 101, Miami 33174- ISSUE: Vertical Accessibility to the Mezzanine.**

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

Analysis:

The applicant is requesting a waiver from providing vertical accessibility to a mezzanine in a new café with 952 square feet. The new café is a tenant improvement which will be located within a newly constructed building, with hotel and condo occupancies. The seating layout for the café will be located at the ground level and the mezzanine level. The café will serve hotel patrons, condo residents, and the general public. The proposed alteration will consist of drywall framing, mechanical, electrical, plumbing, and fire sprinkler-related work. The project estimated construction cost is \$76,536.50 for the alteration. The applicant has submitted two cost estimates

of \$64,993 and \$45,760.67 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.

Representative:

Karen Rodriguez stated she represented Soca Cafe and was there to answer any question.

Santiago Vanegas stated he represented Soca Cafe and was there to answer any question.

Motion:

Ms. Laibl-Crowe entered a motion to recommend that the Commission grant the waiver for vertical accessibility on the grounds of economic hardship. Mr. Viksne seconded the motion. The motion passed unanimously with a vote of 5 to 0.

3) Doxa Academy-Waiver 653-111 Scott St. Melbourne, 32901-ISSUE: Vertical Accessibility to the second floor.

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

Analysis:

The applicant is requesting a waiver from providing vertical accessibility to an existing two-story office building with 5,000 square feet. The proposed alteration will consist of removing a wall and converting two rooms into one big room. The building is a commercial office building being used for adult educational purposes. The project construction cost is \$600 for the alteration. The applicant has submitted two cost estimates of \$35,500 and \$38,300 for a lift. The applicant alleges that the hardship is caused by 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.

Representative:

Dr. Scott Herber stated he represented Doxa Academy and was there to answer any questions.

Discussion:

Members of Council and Staff went into discussion with questions and comments.

Motion:

Ms. Myer entered a motion to recommend that the Commission grant the waiver for vertical accessibility on the grounds of economic hardship. Mr. Klien seconded the motion. The motion passed unanimously with a vote of 5 to 0.

- 1) **141 NE 24, LLC- Waiver 623-** 141 NE 24th Street, Miami, 33137- **ISSUE:** Vertical Accessibility to the Mezzanine

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

Analysis:

The applicant is requesting a waiver from providing vertical accessibility to an existing mezzanine in a warehouse with 4,837 square feet. The proposed alteration will consist of adding a new exterior metal commercial door, upgrading three interior doors, providing for accessible bathrooms, and adding new fire and safety equipment. The project estimated construction cost is \$32,200 for the alteration and \$9,800 is being spent on accessible upgrades. Construction cost of work completed in the past 3 years is \$50,000. The applicant has submitted two cost estimates of \$40,956.26 and \$37,900 for a lift plus \$4,900 for associated cost to install the 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.

Representative:

Javier Fajardo stated he represented 141 NE 24, LLC and was there to answer any question.

Motion: Motion:

Ms. Myer entered a motion to recommend that the Commission grant the waiver for vertical accessibility on the grounds of economic hardship. Ms. Laibl-Crowe seconded the motion. The motion passed unanimously with a vote of 5 to 0.

Commission's Action on August 2023 Waiver Applications:

Mr. Madani informed the committee that the Committee actions were consistent with the Council's recommendations with exception of Waiver 645 which was approved on the grounds of technical infeasibility and economic hardship.

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 2:51 p.m.