

**ACCESSIBILITY ADVISORY COUNCIL  
TELECONFERENCE MEETING FROM TALLAHASSEE  
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**MARCH 31, 2022**

**2:00 P.M.**

## **Minutes**

### **ACCESSIBILITY ADVISORY COUNCIL PRESENT:**

Joe Del Vecchio, Chairman  
Stan De Aranzeta  
Allison Klien

Beth Meyer  
Paul Edward Viksne

### **ACCESSIBILITY ADVISORY COUNCIL NOT PRESENT:**

### **STAFF PRESENT:**

Mo Madani  
Justin Vogel  
Marlita Peters  
Chip Sellers

Thomas Campbell  
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 4 members present at roll call.

Ms. Beth Meyer stated she was on the call during roll call, making the quorum 5.

**Agenda Approval:**

Mr. Viksne entered a motion to approve the agenda for today's meeting as posted. Mr. Del Vecchio seconded the motion. The motion passed unanimously with a vote of 5 to 0.

**Approval of the minutes from December 3, 2021:**

Mr. Del Vecchio entered a motion to approve the minutes from December 3, 2021 as posted. Mr. Viksne seconded the motion. The motion passed unanimously with a vote of 5 to 0.

**Commission's Action on December 2021 Waiver Applications:**

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

**Applications for waiver from Accessibility Requirements:**

- 1) Versace Casa Casuarina Hotel Renovation Project- Waiver 549- 1116 Ocean Drive, Miami Beach 33139- Issue: vertical accessibility to the second and third floor.**

**Analysis:**

The applicant is requesting a waiver from providing vertical accessibility to the second and third floors. This is a historic hotel built in 1930 with 25,250 square feet. The hotel has eleven guest rooms of which one is an accessible guest room and is located on an accessible route on the first floor. The proposed alteration will consist of upgrading the toilet rooms and the hotel rooms and adding a sushi bar and a retail store. The project estimated construction cost is \$250,000. The Applicant stated that the City of Miami Beach Historic Preservation Board has denied the installation of an elevator in the courtyard west side of the property due to the historical significance of the property and recommended that an elevator should be located inside one of the hotel rooms. In order to install the elevator inside the hotel, the applicant indicated that

alternate locations for the elevator (Hallway, in office area and inside any other interior area/rooms) were considered and it was determined that there is no room for vertical accessibility as there is a lack of space and installation of an elevator will affect the historical look of the original design of the building. In addition, the City of Miami Beach Planning Department has noted that placement of an elevator within the interior of the hotel has the potential for irreparable damage of the 1930's building resulting from the floors and ceilings being cut open to install an elevator. The applicant has provided documentation confirming the historic significance of the property.

Mr. Del Vecchio had a question regarding the waiver.

Mr. Sellers provided an answer to the question.

Mr. Schneider provided a presentation for the Versace Casa Casuarina Hotel Renovation Project.

**Staff Recommendation:**

Staff recommends granting the request for waiver for vertical accessibility on the grounds of historical nature of the property.

**Motion:**

Ms. Klien entered a motion to accept the waiver on the basis of historical nature of the property.

Mr. Viksne seconded the motion. The motion was passed unanimously with a vote of 5-0.

**2) Interior Remodeling for Vinya Food and Drink- Waiver 548- 266 Miracle Mile, Coral Gables 33134- Issue: vertical accessibility to the mezzanine.**

**Analysis:**

**Economic Hardship Threshold:  $156,195.58/206,393 = 76\%$**

The applicant is requesting a waiver from providing vertical accessibility to the mezzanine of an existing one-story restaurant with a floor area of 2,968 square feet. The floor area of the Mezzanine is 406 square feet. The proposed alterations will consist of upgrading the existing dining area, the kitchen and the associated toilet rooms. In addition, the applicant is proposing to modify the existing mezzanine space so that it can be used as an overflow area for dining. The project cost is \$206,393 for the alteration with \$102,739.55 towards accessibility. The applicant has submitted two cost estimates of \$28,736 and \$28,900.00 for a lift with an associated cost for installing the lift of \$24,720.03. The applicant alleges substantial financial costs will be incurred by the owner if the waiver is denied.

Mr. Schneider provided a presentation for the Interior Remodeling for Vinya Food and Drink.

**Staff Recommendation:**

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

**Motion:**

Mr. Viksne entered a motion to accept the waiver on the basis of the economic hardship. Mr. Del Vecchio seconded the motion. The motion was passed unanimously with a vote of 5-0.

**3) Dr. Ori Eizenberg Weinger- Wavier 553- 601 Brickell Key Dr. Unit 291, Miami 33131- Issue: vertical accessibility to the mezzanine.**

**Analysis:**

The applicant is requesting a waiver from providing vertical accessibility to the mezzanine of an existing Animal Hospital with 2,500 square feet. The floor area of the mezzanine is 600 square feet. The proposed alterations will consist of modifying the existing mezzanine level to add three new exam rooms, storage, staff breakroom, electrical lights and new HVAC drop. According to the applicant, all services (three exam rooms, bathrooms, pharmacy, treatment, and surgery area) will continue to be available on the existing first floor. The Architect stated that the main level is located over a parking garage and has a post-tensioned concrete floor slab which cannot be cut without damaging the adjacent floor structure of that level of the building and that placement of a commercial chair lift would either block the corridor leading to the clinic's pharmacy/treatment area or require major demolition and reconfiguration of the existing floor plan and steel structures in that area. The applicant alleges the hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

Mr. Schneider provided a presentation for Dr. Ori Eizenberg Weinger.

**Staff Recommendation:**

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

**Motion:**

Mr. Del Vecchio entered a motion to accept the waiver on the basis of technical infeasibility. Mr. Viksne seconded the motion. The motion passed with a vote of 5-0.

**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 2:39 p.m.