

**ACCESSIBILITY ADVISORY COUNCIL  
TELECONFERENCE MEETING FROM TALLAHASSEE  
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**APRIL 3, 2023  
2:00 P.M.**

## **Minutes**

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

Joe Del Vecchio, Chairman  
Stan De Aranzeta  
Allison Klein

Lois Darlene Laibl-Crowe  
Beth Meyer  
Sila Miller

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

Paul Edward Viksne

### **STAFF PRESENT:**

Thomas Campbell  
Sabrina Evans  
Jim Hammers  
Marlita Peters

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 6 members present at roll call.

**Agenda Approval:**

Ms. Laibl-Crowe 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 6 to 0.

**Approval of the minutes from January 31, 2023:**

Ms. Meyer entered a motion to approve the minutes from January 31, 2023 as posted. Ms. Miller seconded the motion. The motion passed unanimously with a vote of 6 to 0.

**Commission's Action on February 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:**

**Staff:**

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

- 1) **404 N 17 Ave LLC Former Hutchinson Hotel- Waiver 614-** 404 N 17 Ave, Hollywood, 33020- **Issue:** Vertical Accessibility to all levels.

**Analysis:**

The applicant is requesting a waiver from providing vertical accessibility to all levels of a threestory, 13,916 square feet historic building built in 1924. The building has a total of 32 units, none of which are accessible. The applicant is proposing to use the building as a mixed occupancy (hotel and apartment building complex). According to the applicant, the first floor will have six guest rooms and six apartments, the second floor will have one guest room and seven apartments, and the third floor will have eleven guest rooms. Currently, the existing building has no accessible entrance as both entrances (main and side) are elevated leading into the lobby. The first-floor rooms are accessed via a steep four step riser and the upper floors are only accessible via stairs. The project estimated construction cost is \$2-2.5 million dollars. The

proposed alteration will consist of a full interior rehabilitation and restoration of the exterior of the building. The architect for the project stated that it would be impossible to install an elevator or a lift in the structure due to there being insufficient room on the lot. The applicant has provided documentation confirming the historic significance of the property.

**Applicant:**

Joe Kaller, Kaller Architects, briefly provided more details for Waiver 614.

**Council:**

Mr. Del Vecchio asked Mr. Kaller and Mr. Sellers questions.

Mr. Kaller and Mr. Sellers provided answers to Mr. Del Vecchio's questions.

**Staff Recommendation:**

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

**Motion:**

Ms. Klein entered a motion to grant the waiver for vertical accessibility on the grounds of the historical nature of the property. Ms. Laibl-Crowe seconded the motion. The motion passed with a vote of 5 to 1.

**Staff:**

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

- 2) **Island Coconut Grove Building- Waiver 612-** 2950 SW 28<sup>th</sup> Lane, Miami 33133-  
**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 office building with a floor area of 2,175 square feet. The existing building will house a small local construction company. The proposed alteration will consist of providing accessible single user men's and single user women's restrooms on the ground floor, an accessible single user restroom on the second floor, and renovations to make the building better suited for the intended occupant. The project cost is \$356,723 for the alteration and \$69,140 towards accessibility. The applicant has submitted two cost estimates of \$119,025 and \$120,848 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.

**Applicant:**

Robert Fine, Representative of Island Coconut Grove Building, briefly provided more details for Waiver 612.

**Motion:**

Mr. Del Vecchio entered a motion to 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 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 2:20 p.m.