

**ACCESSIBILITY ADVISORY COUNCIL  
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**AUGUST 8, 2023  
2:00 P.M.**

## **Minutes**

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

Joe Del Vecchio, Chairman  
Stan De Aranzeta  
Lois Darlene Laibl-Crowe

Beth Meyer  
Sila Miller

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

Allison Klein

Paul Edward Viksne

### **STAFF PRESENT:**

Thomas Campbell  
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 4 members present at roll call.

**Agenda Approval:**

Ms. Miller 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 4 to 0.

Ms. Laibl-Crowe joined the meeting, making the quorum 5 members present.

**Approval of the minutes from June 8, 2023:**

Ms. Miller entered a motion to approve the minutes from June 8, 2023, as posted. Ms. Myers seconded the motion. The motion passed unanimously with a vote of 5 to 0.

**Commission's Action on June 2023 Waiver Applications:**

Mr. Madani informed the committee that the Commission's action on Waiver 609 was inconsistent with the council's recommendations to grant the waiver for vertical accessibility based on the historical nature of the property, as the Commission granted the waiver to the extent it has been made necessary. The commission's actions on Waiver 605 and Waiver 592 were consistent with the Council's recommendations.

**Application for waiver from Accessibility Requirements:**

- 1) **Southern Grounds- Waiver 608-** 556 Central Avenue, St. Petersburg 33701- **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 historic two-story office building built in 1941 with 5,394 square feet. The Applicant is proposing to convert the building from an office building to a coffee shop. According to the applicant, the proposed coffee shop will be designed to accommodate a chef-driven coffee shop with a full commercial kitchen. The first floor will house a commercial kitchen, a coffee bar, dining seating and accessible restrooms and the second floor will contain a small space for

customer seating, additional restrooms and a storage area. In addition, all functions that exist on the second floor will be available on the ground floor for equal access. The project cost is \$1,172,794.64 for the alteration. The alteration will consist of interior framing, mechanical, electrical, plumbing, new finishes and fixtures. According to the Florida Department of State, the above referenced property is listed in the National Register of Historic Places as a contributing resource to the Downtown St. Petersburg Historic District, and that full compliance with the requirements for vertical accessibility would threaten or destroy the historic significance of the said building. The applicant has provided documentation confirming the historic significance of the property.

**Staff Recommendation:**

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

**Motion:**

Mr. Del Vecchio entered a motion to grant the waiver for vertical accessibility on the grounds of historical nature of the property. Ms. Miller seconded the motion. The motion passed unanimously with a vote of 5 to 0.

- 2) **Old School Square Office Suites- Waiver 631-** 102 North East 1<sup>st</sup> Avenue, Delray Beach 3344 – **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 3,000 square feet. The proposed alteration will consist of installation of an accessible ramp and re-stripping the pavement area. The project cost is \$9,700 for the alteration. The applicant has submitted two cost estimates of \$27,900 and \$35,000 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.

**Presenter:**

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

**Discussion:**

Members of the Council and Larry Schneider went into discussion with questions and comments.

**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 5 to 0.

- 3) **Novak Cornwall Building – Waiver 627** – 602 East Union Street, Jacksonville 32206 – **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 an existing boarding house for women with 5,360 square feet. The proposed alteration will consist of changing the use of the existing building into an art center, housing an art studio in the second floor, renovating the interior of the building, adding two new accessible restrooms and providing for an accessible path to the principle street. The project cost is \$170,953 for the alteration with \$5,310 towards accessibility. The applicant has submitted two cost estimates of \$85,000 and \$55,000 for an elevator. 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.

**Presenter:**

Michael Dunlap, Architect of Record, presented details on the applicant waiver request.

**Motion:**

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

- 4) **Carlos Miranda – Waiver 628** – 600 NW 5<sup>th</sup> Street, Miami 33128 – **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 warehouse with 8,857 square feet. A portion of the second floor of the existing warehouse is currently used as a private office for the owner. The proposed alteration will consist of upgrading the windows, adding a new bathroom on the second floor for use by the owner, and adding a new exterior deck. The project cost is \$24,500 for the alteration. The applicant has submitted two cost estimates of \$90,000 and \$54,450 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.

**Presenter:**

Jorge Vargas, Professional Engineer, introduced himself as the representative for this waiver request.

**Motion:**

Ms. Laibl-Crowe entered a motion to grant the waiver for vertical accessibility on the grounds of economic hardship. Mr. Del Vecchio seconded the motion. The motion passed unanimously with a vote of 5 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 2:27 p.m.