

**ACCESSIBILITY ADVISORY COUNCIL  
TELECONFERENCE MEETING FROM TALLAHASSEE  
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**OCTOBER 5, 2022  
2:00 P.M.**

**Minutes**

**ACCESSIBILITY ADVISORY COUNCIL PRESENT:**

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

Sila Miller  
Paul Edward Viksne

**ACCESSIBILITY ADVISORY COUNCIL NOT PRESENT:**

Allison Klein

Beth Meyer

**STAFF PRESENT:**

Mo Madani  
Thomas Campbell  
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 4 members present at roll call.

**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 4 to 0.

**Approval of the minutes from August 2, 2022:**

Mr. Viksne entered a motion to approve the minutes from August 2, 2022 as posted. Mr. Del Vecchio seconded the motion. The motion passed unanimously with a vote of 4 to 0.

**Commission's Action on August 2022 Waiver Applications:**

Mr. Madani informed the committee that the Commission's actions were consistent with the Council's recommendations, with exception of Waiver 581.

**Applications for Waiver of Accessibility Requirements:**

- 1) Days Inn, Ocala North – Waiver 574 – 3811 NW Blitchton Rd, Ocala 34484 – 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 two-story hotel with 11,696 square feet and 65 rooms. The hotel has two wings in an "L"-shaped configuration. The front wing of the building has 25 rooms which are currently operating and functional. The rear wing has 40 rooms, with 20 on the first floor and 20 on the second floor, and this wing is undergoing maintenance. The proposed alterations consist of painting, flooring, windows, doors, and light remodeling. The engineer for the project stated that it would be technically infeasible to provide vertical accessibility to the second floor, due to lack of space on the site to locate an exterior type lift, the lack of proper exterior circulation width, as well as restrictions within an already built and operating business facility. The engineer stated that it would be an extreme hardship to provide accessibility to the second floor, as it would require demolishing a large portion of the building. The first floor of the hotel is fully accessible. 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.

**Council:**

Ms. Miller asked a question.

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

**Motion:**

Ms. Miller entered a motion to grant the waiver for vertical accessibility on the grounds of technical infeasibility. Mr. Viksne seconded the motion. The motion passed unanimously with a vote of 4 to 0.

**2) Gonzalez Office Building – Waiver 586 – 3375 Capital Circle NE #B, Tallahassee 32303 – Issue: Vertical accessibility to the second and third floor.**

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

Lois Darlene Laibl-Crowe joined the meeting making the quorum 5 members present.

**Analysis:**

The applicant is requesting a waiver from providing vertical accessibility to the second and third floors of an existing office building with a floor area of 6,250 square feet. The existing building has two main floors and an occupied attic. The project cost is \$208,633 for the alteration with \$93,612 going towards accessibility. The alteration will consist of interior framing, electrical, plumbing, new finishes, fixtures and 2 new porches. The applicant has submitted three cost estimates of \$208,633, \$212,317 and \$225,317 for an elevator. The Architect stated he designed solutions to address the ADA accessibility deficiencies along the accessible path, rework the existing toilet rooms and drinking fountains on the first and second floor to be ADA compliant and reconfigured the existing stair and handrails of the main stair to be ADA compliant. This ADA corrective work comprises the majority of the proposed scope of work for this project. 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.

**Council:**

Mr. Del Vecchio provided a comment.

**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) 411-419 Michigan Ave – Waiver 590 – 411 Michigan Avenue, Miami Beach 33139 – Issue:** Vertical accessibility to the first 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 first floors of two historic buildings. The historic buildings consist of a 508 square feet structure built in 1933 as a garage, and a 681 square feet two-story structure built in 1934 as a residence. According to the applicant, both buildings will be relocated, elevated over 4 feet above their original elevation to address sea-level rise and flooding issues, and adaptively reused for commercial use, such as a café. As part of the restoration, the second floor of the two-story building will be removed to open up the interior and the roof of the one-story building will be removed to provide a unique open-air seating area for the café. Further, the applicant stated that providing for vertical accessibility via elevator, lift and/or ramp to access the ground floor retail of the historic buildings would completely destroy the historic integrity of the buildings by obscuring and requiring irreparable changes.

According to Miami Beach Planning Department, in order to accommodate vertical accessibility to the raised historic buildings, substantial modifications to the historic exteriors would be required, including extensive ramps and/or lifts, all of which would compromise the historic integrity of the Mediterranean Revival design. Further, according to Florida Department of State, with the amount space provided between the buildings entrance and the sidewalk there is no technically feasible way to erect an ADA compliant ramp and that compliance with the requirements for accessible routes and entrances would threaten or destroy the historic significance of the said structures. The applicant has provided documentation confirming the historic significance of the property.

**Staff Recommendation:**

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

Matt Amster stated he represented the applicant and property owner and briefly provided details on Waiver 590. He also stated the team for the applicant was present to answer any questions.

John Cardello stated there were no comments from Cube 3.

**Council:**

Ms. Miller asked Mr. Amster a question.

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

Mr. Del Vecchio asked Mr. Amster a question.

Mr. Amster and Mr. Cardello provided an answer to Mr. Del Vecchio's question.

Mr. Del Vecchio provided a comment.

**Motion:**

Mr. Viksne entered a motion to grant the waiver for vertical accessibility on the grounds of historical significance and technical infeasibility. 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:**

Mr. Del Vecchio apologized to members on being late and thanked everyone for joining the meeting.

**Adjourn:**

There being no further business before the Council, adjourned the meeting at 2:28 p.m.