

**ACCESSIBILITY ADVISORY COUNCIL  
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**OCTOBER 5, 2023  
2:00 P.M.**

## **Minutes**

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

Stan De Aranzeta  
Allison Klein

Sila Miller  
Paul Edward Viksne

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

Joe Del Vecchio, Chairman  
Lois Darlene Laibl-Crowe

Beth Meyer

### **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 4 members present at roll call.

**Agenda Approval:**

Mr. Viksne entered a motion to approve the agenda for today's meeting as posted. Ms. Klein seconded the motion. The motion passed unanimously with a vote of 4 to 0.

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

Ms. Miller entered a motion to approve the minutes from August 8, 2023 as posted. Mr. Viksne seconded the motion. The motion passed unanimously with a vote of 4 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) **Orchidea Hotel and Restaurant -Waiver 640** 1350 Collins Avenue, Miami Beach 33139 - **ISSUE:** Vertical Accessibility to the second floors of buildings one and two, and all levels of building three.

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 floors of three existing two-story hotel buildings with 5,789 square feet, and all levels of the third building. The project cost is \$1,119,331 for the alteration with \$329,125 towards accessibility. The proposed alteration will consist of renovating the existing guest rooms in building one and building two, adding a new bar and new ADA bathrooms to the ground floor of building one, removing the existing pool, adding a new kitchen on the ground floor of building three, raising up the walkway between building one and building two to allow for access via the front entry doors, providing a ramp on the north side of building one for access and renovating the guest rooms on the second floor of building three. In addition, an accessible guest room will be provided, and all food service will occur on the first floor. The applicant has submitted two cost

estimates of \$95,135 and \$47,070 for a lift per building. The associated cost to install a lift is \$60,937 per building. 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:**

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

**Motion:**

Ms. Miller entered a motion to 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 4 to 0.

- 2) **Elizabeth Bishop House Waiver 637-** 624 White Street, Key West 33040 - **ISSUE:** Vertical Accessibility to the first and second floors.

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 and second floors of a historic two-story house built in 1933 with 1,366 square feet. The Applicant is proposing to provide a public garden with educational exhibits focusing on the life and work of poet Elizabeth Bishop. This outdoor component will be open to the public 5 days a week and will have accessible pathways and an accessible ground-floor restroom. The interior of the house will include offices for everyday administrative use and occasional exhibits for the public. The architect for the project stated that providing for vertical accessibility to the first floor and second floor would be technically infeasible due to the existing structural condition which would require removing or altering multiple load-bearing structural members that are essential parts of the building structural frame and that such alteration would threaten or destroy the historic integrity of the building. The project cost is \$426,619 for the alteration. The alteration will consist of the restoration of the cistern porch, and the historic windows and shutters; and providing for a new accessible restroom and accessible pathways connecting the restroom to the public right-of-way. 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 Key West National Register Historic District, and compliance with the requirements for vertical accessibility would threaten or destroy the historic integrity of the 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 on the grounds of the historical nature of the property and technical infeasibility.

**Representative:**

Arlo Haskell, Executive Director of Elizabeth Bishop House, stated he was present to answer any questions on the applicant's waiver request.

**Motion:**

Ms. Klein entered a motion to grant the waiver for vertical accessibility on the ground of the historical nature of the property. Mr. Viksne seconded the motion. The motion passed unanimously with a vote of 4 to 0.

- 3) **Harding – Waiver 635** – 7418 Harding Ave, Miami Beach 33141 – **ISSUE:** Vertical Accessibility to the first and second floors.

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 and second floor of a historic two-story existing multi-family built in 1946 with 13,396 square feet. The applicant is proposing to convert the building from a multi-family building to a hotel. The project cost is \$2,100,000.00 for the alteration. The alteration will consist of the removal of existing interior walls, doors, and stairs; the replacement of windows and doors; and upgrading the mechanical, electrical, and plumbing systems. According to the City of Miami Beach Planning Department, the above referenced property is listed in the National Register of Historic Places as a contributing resource to the North Shore Historic District, and that full compliance with the requirements for vertical accessibility would threaten or destroy the historic significance of the 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 on the grounds of the historical nature of the property.

**Representative:**

Sylvia Pawlowski provided a comment on the applicant's waiver request.

**Motion:**

Mr. Viksne entered a motion to grant the waiver for vertical accessibility on the grounds of the historical nature of the property. Ms. Klein seconded the motion. The motion passed unanimously with a vote of 4 to 0.

- 4) **Beach Plaza 1401-1409-1411 Collins Avenue – Waiver 620** – Building at 1401, 1409, and 1411 Collins Avenue, Miami Beach 33156 – **ISSUE:** Vertical Accessibility to the basement, and the first, second, and third floors of guest rooms in building 1401.

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 basement, and first, second, and third floors of a historic three-story hotel built in 1936. The project cost is \$1,000,000 for the alteration. The proposed alteration will consist of restoring the original historic materials of the historic space; updating guest rooms with new vinyl flooring, new furniture, and lighting; and updating guest room bathrooms with new flooring, plumbing fixtures, cabinetry, lighting, and finishes. The engineer for the project stated that the second and third floors are serviced by an elevator with dimensions of 49 inches wide by 38 1/2 inches deep with a door clear opening width of 32 inches compared to the FBC – Accessibility required minimum dimensions of 36 inches wide by 54 inches deep. Because of the layout and the historic nature of the building, it would be technically infeasible to expand the elevator shaft. In addition, the hotel has an elevated first guest room floor that cannot be serviced by a lift since it would encroach upon the required means of egress. According to City of Miami Beach Planning Department, the above-referenced property is listed in the National Register of Historic Places as a contributing resource to the Miami Beach Architectural District, and that compliance with the requirements for vertical accessibility would require substantial modifications to the historic building and would irreparably harm the very significant design, style, and configuration of the 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 on the grounds of the historical nature of the property and technical infeasibility.

**Representative:**

Carlos Diaz and Robert Fine presented details on the applicant's waiver request.

**Discussion:**

Members of the Council, staff, and Rober Fine went into discussion with questions and comments.

**Motion:**

Ms. Miller entered a motion to grant the waiver for vertical accessibility on the grounds of the historical nature of the property and technical infeasibility. Mr. Viksne seconded the motion. The motion passed unanimously with a vote of 4 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 2:43 p.m.