

ACCESSIBILITY ADVISORY COUNCIL
May 9, 2005

CONSENT AGENDA:

The Council recommended approval on:

Case #4 – Sarasota Film Society based on the provisions of F.S. 553.512 related to unnecessary.

Case #5 - Coral Springs Auto based on the provisions of F.S. 553.512 related to disproportionate cost.

Case # 7 – New Yoga Studio based on the provisions of F.S. 553.512 related to disproportionate cost and technical infeasibility.

The Council recommended approval with conditions on the following cases:

Case #2 – Selby Group Office Building. The applicant is requesting a waiver from providing vertical accessibility to the second floor of a two-story building being converted from residential to office use. The existing building consisted of four apartments which is being converted to two office spaces on the first floor and one combined space on the second floor. The Council recommended approval of the waiver based on the provisions of F. S. 553.512 related to disproportionate cost with the condition that one of the office spaces on the first floor be converted to a conference room to ensure equivalent facilitation. Plans are to be submitted to DCA staff verifying the change.

Case #3 – Winterport LLC. The applicant is requesting a waiver from providing vertical accessibility to all levels of multiple buildings of a Bed and Breakfast. This project consists of alterations to 2 existing structures as well as construction of 2 new two-story cabanas. The Council recommended granting the waiver to the 2 existing structures based on the provisions of F.S. 553.512 related to disproportionate cost. However, the 2 cabanas are new construction and are not subject to the same provisions. However, based on the facts presented, the Council recommended granting the waiver for cabana 2 with an accessible room on the first floor and conditioned on vertical accessibility being provided to one room of the second floor of cabana 1. This portion of the waiver is based on the provisions of F.S. 553.512 related to financial hardship. Plans are to be provided to DCA staff to verify compliance.

Case #6 – Reid and Associates. The applicant is requesting a waiver from providing vertical accessibility to the second floor of an existing Veterinarian's office which was used as storage. Part of the storage area is being converted to office space. The Council recommended approval based on the provisions of F.S. 552.512 related to disproportionate cost and with the condition that new plans be submitted to DCA staff to verify accessibility compliance for the new second floor accessible restroom.

Case #8 – Jeanette Williams and Susan Everhard. The applicant is requesting a waiver from providing vertical accessibility to the second floor of a townhouse undergoing a conversion from a residential use to a commercial use. The Council recommended approval based on the provisions of F.S. 553.512 related to disproportionate cost and technical infeasibility with the condition that plans be submitted to DCA staff to verify the second floor restroom complies with all accessible provisions.

Case #10 – S.S. Sasquatch LLC. The applicant is requesting a waiver from providing vertical accessibility to the entrance of an existing building previously used as a warehouse. The applicant is a not for profit organization providing boxing and weight lifting for underprivileged youth. This is a temporary structure that is scheduled for demolition within 24 months upon the completion of the new facility. The Council recommended approval for 2 years at which time the building must be demolished or an accessible ramp installed. This waiver is based on the provisions of F.S. 553.512 related to unreasonable.

Case #11 – Sea World Aviculture Barn. The applicant was required by the building official to request a waiver from providing vertical accessibility to the second floor storage area of an existing building undergoing alterations estimated at \$775,000. The purpose of the second floor is for the storage of props and equipment for shows and a small 300 sq. ft. conditioned area for storage of animal food. This clearly falls within the provisions of F.S. 553.509, subsection 2 related to unoccupied spaces. The Council recommended the Commission to issue an order finding that the second floor storage area complies with F.S. 553.509, subsection 2 and that no waiver is required.

Case #9 – Paris Theater. The applicant requested to continue this case to provide additional information and clarification. The Council recommended deferring this case to the next meeting.

Case #1 – Greystone Hotel. The applicant is requesting a waiver from providing vertical accessibility to all levels of a hotel located in the Miami Beach Historic Ocean District. The applicant based the request on technical infeasibility and did not provide any cost of renovations or estimates for vertical accessibility. Upon review of the case, the Council could not concur with the technical infeasibility. It was the Council's recommendation to continue this case to a future meeting to allow the applicant to provide alteration cost estimates and vertical accessibility cost estimates.