

FLORIDA BUILDING COMMISSION

ACCESSIBILITY ADVISORY COUNCIL

December 3, 2001

Chairman Bunny Armstrong called the meeting to order at 9:05 A.M. at the Rosen Plaza Hotel, 9700 International Drive in Orlando, Florida. Members present were: Neil Melick, Vice-Chairman, Andrea Williamson, Michael Elliott, J. R. Harding and Pam Dorwarth. Staff present were Mary Kathryn Smith and Kathy Butler.

Chairman Armstrong welcomed Mr. Elliott, who had been appointed to fulfill the unexpired term of David Ramsey and invited him to fully participate in Council deliberations.

Review of the Minutes of August 27, 2001 and October 1, 2001. Dr. Harding moved to approve the minutes of August 27 as published, and following a second by Mr. Melick, the vote of the Council was unanimous in favor of the motion. Dr. Harding moved to approve the October 1, 2001 minutes as published and was seconded by Mr. Melick. The vote of the Council was unanimous.

Review of Applications for Waiver from the Accessibility Code Requirements.

Florida Army National Guard, Cecil Field Naval Air Station, Jacksonville. Lt. Col. Mike Adams represented the applicant which requested a waiver from providing vertical accessibility to the second floor of a building previously used to house a flight simulator. The applicant also requested a waiver from providing an accessible lavatory within an accessible toilet stall. The building is currently being leased from the Jacksonville Economic Development Council, which plans to demolish it when the National Guard vacates. Col. Adams indicated that the only occupants of the building will be active duty military personnel and should any one of them become ill or disabled, they can be transferred to a fully accessible facility at another location. The project will cost \$500,000, and all work is being funded by the Development Council, which has also planned renovations to include constructing a new electrical service, new telecommunications, new boiler system, new fire alarm system and corrections to Life Safety Code deficiencies. Following brief discussion, Mr. Melick moved to grant the waiver for vertical accessibility provided the building is for military use only for a five year period. Following a second by Dr. Harding, the vote of the Council was as follows: Aye: Harding, Melick, Dorwarth, Elliott and Williamson. Nay: Armstrong. Dr. Harding moved to require compliance in the toilet in accordance with Figure 30(e) of the Code. The vote of the Council was unanimous in favor of the motion.

Cocoa Beach Health and Fitness, 1355 North Atlantic Avenue, Cocoa Beach. Chairman Armstrong recognized Ms. Kimberley Fama, who represented the applicant, which requested a waiver from providing vertical accessibility to the second floor of a building that is being converted from a business occupancy to assembly use as a community fitness center. The structure was originally built in 1967, and was not designed to address accessibility issues at that time. Documentation was submitted with the application that confirms a stairwell in the facility is not structurally capable of accommodating a

lift, and that the cost of installing an elevator would be \$35,000-40,000. Ms. Fama stated that all amenities provided on the second floor, e.g. showers, lockers, steam rooms and cardiovascular equipment, as replicated on the accessible first floor. Child care, strength equipment and a juice bar are also planned for the first floor. Ms. Fama asked for a three year period in which to obtain funds to install the elevator. Brief discussion followed, and Dr. Harding moved to recommend granting the waiver for a two year period. He was seconded by Ms. Williamson, and the vote of the Council was as follows: Aye: Harding, Melick, Williamson, Elliott. Nay: Armstrong and Dorwarth.

Belen Jesuit Preparatory School, 500 S. W. 127th Avenue, Miami. Mr. Adolfo Albaisa represented the applicant, which requested a waiver from providing vertical accessibility to all rows of seats in a new, 18,000 square foot auditorium which provides 636 fixed seats with 12 wheelchair accessible seating areas. This exceeds the number required by the Florida Accessibility Code. The auditorium will cost \$1,500,000; however, Mr. Albaisa was not prepared to state the cost if vertical access was required to all rows. Dr. Harding moved to recommend granting the waiver, provided the two seats shown on the front row are moved to the center of the section and if two additional accessible seats are added to Section B. He was seconded by Ms. Dorwarth, and the vote of the Council was unanimous in favor of the motion.

Bahn Thai Restaurant, 1319 South Monroe Street, Tallahassee. Ms. Armstrong recognized Mr. Charles Snyder who represented the applicant. The applicant is expanding an existing restaurant to include existing space in an empty contiguous building. There is an elevation difference of 16 inches between the two rooms, and Mr. Snyder stated it would cost \$5,800 for a lift to access the area of \$4,500 for a ramp. Some amenities are available in the existing dining room that will not be provided in the addition - overhead televisions, travel videos and karaoke. The toilet rooms in the existing facility are being converted to provide one unisex accessible room. He also stated that of the existing 100 seats, 65 are accessible and in the future 8 seats will be reserved for persons with disabilities. The new area will provide an additional 70 seats. Dr. Harding moved to recommend denying the request, and following a second by Ms. Williamson, the vote of the Council was unanimous in favor of the motion.

Brownes and Company Apothecary, 841 Lincoln Road, Miami Beach. The applicant was represented by Mr. Robert Fine. He stated the applicant requested a waiver from providing vertical accessibility to the second floor of a day spa undergoing a \$360,000 alteration. The first floor contains an office, storage room and waiting area, while all spa services are provided on the second level, which is presented accessed only by a stairway. The stated that he estimated it would cost an additional \$80,000 to install an elevator to the second floor, because the configuration of the area would require a lift to penetrate a floor which is prohibited. No work is being done on the existing mezzanine. Mr. Gary Fineburg, the owner, was also present and said the business currently employs 28 people, and he anticipated hiring an additional 10 after the construction is completed. He also said the current first floor office space could be converted to an additional treatment room. Mr. Melick moved to recommend granting the waiver for three years if an elevator were installed, and if no elevator is added, to immediately widen the stairs and add a lift. Ms. Dorwarth seconded the motion, and the vote of the Council was as follows: Aye: Armstrong, Melick, Williamson, Dorwarth and Elliott. Nay: Harding.

Kids in Distress, Inc., 819 Northeast 26th Street, Fort Lauderdale. Mr. Carlos Gonzalez and Mr. Mark Vanderbosch represented the applicant which requested a waiver from providing children's toilets with the heights and configurations specified in the Florida Accessibility Code. Staff toilet rooms in the facility were designed to comply with the code, and the waiver application pertained only to the toilets in the classrooms. The project is a therapeutic preschool, designed to meet the needs of abused children, and the toilet configuration is based on the experience teachers/therapists trained to the specific requirements for the children. Mr. Gonzalez stated that many of the children have been victims of sexual abuse and are at high risk for continued abuse either to themselves or to the other children. He commented that this requires viewing windows so staff can monitor the children. Dr. Harding moved to recommend granting the waiver to the Florida Code, provided the toilets meet the requirements specified in the ADAAG Guidelines for Accessible Children's Facilities. Following a second by Ms. Dorwarth, the vote of the Council was unanimous in favor of the motion.

Miami Seaquarium Replacement Marine Stadium, 4400 Rickenbacker Causeway, Miami.

Ms. Butler advised the Council it was not necessary to review the application, since it was to be placed on the consent agenda. The plans are identical to those previously receiving a waiver from the Commission, and the waiver was needed by time on the one previously granted had elapsed.

Ponce de Leon Warehouse Showroom Addition, 4203 Ponce de Leon Boulevard, Coral

Gables. No one was present representing the applicant, and Mr. Melick moved to defer action until the following meeting, and to have a letter sent to the applicant urging attendance and additional information. Following a second by Ms. Dorwarth, the vote of the Council was unanimous in favor of the motion.

There being no further action to come before the Council, the meeting adjourned at 12:05 P.M.