

**ACCESSIBILITY ADVISORY COUNCIL
TELECONFERENCE MEETING FROM TALLAHASSEE**
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**APRIL 4, 2024
2:00 P.M.**

Minutes

ACCESSIBILITY ADVISORY COUNCIL PRESENT:

Joe Del Vecchio, Chairman
Stan De Aranzeta

Beth Meyer
Paul Edward Viksne

ACCESSIBILITY ADVISORY COUNCIL NOT PRESENT:

Lois Darlene Laibl-Crowe
Allison Klien

Sila Miller

STAFF PRESENT:

Marlita Peters
Sabrina Evans
Jim Hammers

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. Mr. Del Vecchio seconded the motion. The motion passed unanimously with a vote of 4 to 0.

Approval of the minutes from February 5, 2024:

Mr. Viskne entered a motion to approve the minutes from February 5, 2024, as posted. Ms. Myer 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 expect for Waiver 653, for which the Commission added economic hardship as grounds for granting the waiver.

Application for waiver from Accessibility Requirements:

- 1) **Jose Andres Carmiol-Waiver 662-140 N. Krome Ave, Homestead 33030- 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 building with 3,654 square feet. The existing building is a mixed occupancy with an art gallery on the first floor and a tattoo parlor on the second floor. The proposed alteration will consist of interior framing, mechanical, electrical, plumbing, new finishes, and fixtures. The project cost is \$120,076.65. The building was built in 1956 and is in the historic district of the City of Homestead. The Architect for the project stated that the installation and associated construction for a lift would be very disruptive to the building layout and structure, which is already limited in square footage. The limited space is due to the structure having a precast concrete second story. Cutting into the double-T concrete beam isn't viable. Further, the architect stated that all services offered on the second floor would also be offered on the first floor with

the same amenities to serve any customer as well as customers with accessibility needs. The applicant alleges that 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.

Representative:

Jose Andres Carmiol, Owner, stated he was there to answer any questions the Council may have and provided a comment.

Motion:

Mr. Del Vecchio entered a motion to recommends granting the request for 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) Gregori Construction Inc. -Waiver 661- 3067 US HWY 1, Mims 327754- 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 existing mezzanine of a construction company office and warehouse with 4,250 square feet. According to the applicant, the proposed alteration will consist of adding additional offices, a conference room and restroom to the existing mezzanine. The first floor is fully accessible, and the second floor will not be open to the public. The project cost is \$123,563 for the alteration. The applicant has submitted two cost estimates of \$92,400 and \$110,000 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.

Representative:

Tony Lascola, Project Manager, stated he was there to answer any questions the Council may have on the waiver petition.

Motion:

Mr. Viksne entered a motion to recommends granting the request for waiver for vertical accessibility on the grounds of economic hardship. Mr. De Aranzeta seconded the motion. The motion passed unanimously with a vote of 4 to 0.

3) Community Complex at the Jimmy Graves Field Track and Field- Waiver 663-1900
16th Street, Vero Beach 32960-**ISSUE:** Vertical Accessibility to the press box.

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

Analysis:

The applicant is requesting a waiver from providing vertical accessibility to a press box with 144 square feet. This is a new construction project which consists of new bleachers, a small press box, restrooms, a concession building, and a playfield. Except for the press box, all areas within the proposed project will be accessible. The architect for the project stated that in order to meet the code requirement for vertical accessibility, an elevator with 22 feet tall hoist way and an effective footprint of 6 ft. x 8 ft. would be required. The hoist way will need to be freestanding because the pre-manufactured press box cannot accept any load from the elevator. In addition, providing for the structure to withstand the Florida Building Code's wind loads requirements are very costly. The project construction cost is \$ 276,898. An estimate of \$80,000 for an elevator was submitted. The applicant alleges that 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 waiver on the grounds it would be unreasonable and unnecessary economic hardship to require vertical accessibility to the press box since it would be eligible for the federal exception.

Representative:

Peter Gilstad, Architect, stated he was there to answer any questions the Council may have on the waiver petition.

Motion:

Mr. Del Vecchio entered a motion recommends granting the waiver on the grounds it would cause unreasonable and unnecessary economic hardship to require vertical accessibility to the press box since it would be eligible for the federal exception. 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.