

**ACCESSIBILITY ADVISORY COUNCIL  
TELECONFERNCE MEETING FROM TALLAHASSEE**

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**DECEMBER 4, 2025  
2:00 P.M.**

**Minutes**

**ACCESSIBILITY ADVISORY COUNCIL PRESENT:**

Joe Del Vecchio, Chairman  
Allison Klein  
Lois Darlene Laibl-Crowe

Beth Meyer  
Paul Edward Viksne

**ACCESSIBILITY ADVISORY COUNCIL NOT PRESENT:**

Stan De Aranzeta

Sila Miller

**STAFF PRESENT:**

Marlita Peters  
Jim Hammers  
Mo Madani

Justin Vogel  
Chip Sellers

**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 members present at roll call.

**Agenda Approval:**

Ms. Laibl-Crowe entered a motion to approve the agenda for today's meeting as posted. Ms. Meyer seconded the motion. The motion passed unanimously with a vote of 5 to 0.

**Approval of the minutes from October 9, 2025:**

Mr. Viksne entered a motion to approve the minutes from October 9, 2025, as posted. Ms. Laibl-Crowe seconded the motion. The motion passed unanimously with a vote of 5 to 0.

**Commission's Action on 2025 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) Dugger's Tropical Cottages Post-Disaster Rebuild (7Cottage) – Waiver 750- 2902**  
West Gulf Drive, Sanibel 33957 -**ISSUE:** Vertical Accessibility to an elevated first floor.

**Staff:**

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 floor of seven new cottages. The occupancy classification for the new cottages is Residential Group R1 (transient/short-term rental). This is a rebuilt project after catastrophic damage during Hurricane Ian. The rebuilding will consist of approximately 668, 705, 714, 702, 832, 816, and 1279 square feet cottages and compact layouts that provide all essential living functions on a single accessible floor. Each cottage will be reconstructed within the same footprint as its pre-storm predecessor and elevated to comply with the minimum flood elevation requirements. The attorney for the project stated that installing an elevator or platform lift would require major structural redesign, demolition, or expansion beyond reasonable limits. The total project

construction cost is \$2.2 million and the estimated development cost per cottage ranges from \$104,600 to \$200,000, depending on unit size (668 - 1,279 sq. ft.). Applicant alleges substantial financial costs will be incurred by the owner if the waiver is denied.

**Council Recommendation:**

Staff recommends denying the request for waiver for vertical accessibility since the project is in question is new construction.

**Representative:**

Mr. Colten Thomas, Attorney, provided details on Waiver 750.

**Discussion:**

Members of the Council, staff, and Mr. Thomas went into discussion with questions and comments.

**Motion:**

Ms. Klein entered a motion to deny the request for waiver for vertical accessibility since the project is in question is new construction. Mr. Del Vecchio seconded the motion. The motion passed unanimously with a vote of 5 to 0.

2) **Traymore Hotel, LLC- Waiver 752-** 2445 Collins Avenue, Miami Beach 33140 -  
**ISSUE:** Elevator Turning Space Requirement.

**Staff:**

Mr. Madani informed the Council that Waiver 752 is deferred to the next Council's meeting.

**Discussion:**

Ms. Klein asked Mr. Madani a question.

Mr. Madani provided an answer to Ms. Klein's question.

**Motion:**

Ms. Klien entered a motion to defer Waiver 752 for the next Council's meeting. Ms. Laibl-Crowe seconded the motion. The motion passed unanimously with a vote of 5 to 0.

**Other Council Business:**

Mr. Del Vecchio provided a comment.

**Public Comment:**

None

**Member and Staff Comment:**

None

**Adjourn:**

There being no further business before the Council, Ms. Peters adjourned the meeting at 2:25 p.m.