

**ACCESSIBILITY ADVISORY COUNCIL
TELECONFERENCE MEETING FROM TALLAHASSEE
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**MARCH 31, 2025
2:00 P.M.**

Minutes

ACCESSIBILITY ADVISORY COUNCIL PRESENT:

Joe Del Vecchio, Chairman
Stan De Aranzeta
Allison Klein

Lois Darlene Laibl-Crowe
Beth Meyer
Paul Edward Viksne

ACCESSIBILITY ADVISORY COUNCIL NOT PRESENT:

Sila Miller

STAFF PRESENT:

Marlita Peters
Sabrina Evans
Jim Hammers
Alan Burke

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 5 members present at roll call.

Joe Del Vecchio joined the meeting, making the quorum of 6 members present.

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 6 to 0.

Approval of the minutes from January 30, 2025:

Mr. Viksne entered a motion to approve the minutes from January 30, 2025, as posted. Ms. Myers seconded the motion. The motion passed unanimously with a vote of 6 to 0.

Commission's Action on 2025 Waiver Applications:

Mr. Madani informed the committee that the Commission's actions were consistent with the Council's recommendations.

Application for waiver from Accessibility Requirements:

- 1) 2746 Park St, LLC-Waiver 692-** 2746 Park Street, Jacksonville 32205- **ISSUE:**
Vertical Accessibility to the second floor.

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

Representative:

Stephen Salem, 2746 Park St, LLC, provided a comment and detail about waiver 692.

Analysis:

The applicant is requesting a waiver from providing vertical accessibility to the second floor of an office with 2,752 square feet. The first floor is currently occupied by an antique store and the second floor will be used as an office space. The proposed alteration will consist of replacing the exterior stairs and landing. The project estimated construction cost is \$13,950 for the alteration. The applicant has submitted two cost estimates of \$43,000 and \$43,812 for a lift. The applicant alleges substantial financial costs will be incurred by the owner if the waiver is denied.

Staff Recommendation:

Staff recommend granting the request for waiver for vertical accessibility on the grounds of economic hardship.

Motion:

Ms. Meyer entered a motion to recommend granting the request for waiver for vertical accessibility on the grounds of economic hardship. Mr. Del Vecchio seconded the motion. The motion passed unanimously with a vote of 6 to 0.

- 2) **IKO Clay Hill -Waiver 697-** 6598 County Road 218, Maxville 32234 **-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 new shingle manufacturing plant with a floor area of 265,000 square feet. A large majority of the proposed project is dedicated to industrial processes. These processes include asphalt coating, granule distribution, shingle processing and storage. The overall manufacturing facility will be carried out on the first floor and the second floor will be used as an office. The project estimated construction cost is \$150 million. The engineer for the project stated that vertical accessibility in this manufacturing plant is unnecessary and unreasonable. The ground floor of this manufacturing building is in full compliance with the Federal ADA and Florida Accessibility Code. By design, the upper structures of this industrial building are heavily restricted for safety and security purposes and accessible solely by IKO's employees to operate and repair automated machinery, inspect and control product quality, and provides local operator and maintenance personnel service areas for toilet facilities, showers, uniforms, breaks, training, etc. Being a manufacturing facility producing products weighing 70+ pounds, significant physical dexterity is required for these personnel including lifting, climbing equipment structures and accessing confined spaces. The applicant alleges the hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

Staff Recommendation:

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

Motion:

Mr. Del Vecchio entered a motion to recommend denying the request for waiver for vertical accessibility since the project in question is a new construction. Ms. Laibl-Crowe seconded the motion. The motion passed unanimously with a vote of 6 to 0.

3) Tenant Separation 1st/2nd Floor for 1112 SE 9th LN, Waiver 714 -1112 SE 8th Ln, Cape Coral 33990-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 multi-tenant metal office /warehouse building with 9,800 square feet. The existing building consists of four total units with one of the units “Unit A” consisting of two floors. The applicant is proposing to separate Unit A into two smaller (1,250 square feet) units, Unit A-1 on the first floor and Unit A-2 on the second floor. The proposed alteration will consist of closing off the interior staircase between Unit A-1 and Unit A-2. The project cost is \$2,300 for the alteration. The applicant has submitted two cost estimates of \$66,550 and \$120,000 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.

Motion:

Ms. Laibl-Crowe entered a motion to recommend granting the request for waiver for vertical accessibility on the grounds of economic hardship. Mr. Del Vecchio seconded the motion. The motion passed unanimously with a vote of 6 to 0.

4) Alterations and Legalization at 1820-Waiver 708- 1820 SW 3 Ave., Miami 33129-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 mixed-use building with 6,709 square feet. According to the applicant, the building consists of a ground floor designated for commercial use with two units, which has already undergone extensive remodeling in the past three years at a cost of \$114,705. The second floor, which is designated for office and residential use, is currently undergoing interior alterations. The proposed alteration will consist of reconfiguring the existing office restroom for ADA compliance and creating two full kitchens and bedrooms. The project cost is \$173,200 for the alteration with \$25,580 towards accessibility. The applicant has submitted two cost estimates of \$183,500 for an elevator and \$122,318 for a lift. The applicant alleges substantial financial costs will be incurred by the owner if the waiver is denied.

Staff Recommendation:

Staff recommend granting the request for waiver for vertical accessibility on the grounds of economic hardship.

Motion:

Mr. Del Vecchio entered a motion to recommend granting the request for waiver for vertical accessibility on the grounds of economic hardship. Mr. Viksne seconded the motion. The motion passed unanimously with a vote of 6 to 0.

5) Grow Healthy Dispensary -Waiver 706- 19510 US-1, Tequesta 33477- ISSUE:
Vertical Accessibility to the second floor.

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

Representative:

Larry Schneider, Accessibility Consultant, provided details on Waiver 706.

Analysis:

The applicant is requesting a waiver from providing vertical accessibility to the second floor of an office building with 3,748 square feet. The applicant is proposing to covert the building from an office building to a mercantile function for medical cannabis distribution products. The proposed alteration will consist of interior door and framing relocation, wall partition infill of retail and office space areas along with windows and the upgrade of the toilet rooms for accessibility compliance. The project cost is \$257,394 for the alteration with \$98,379 towards accessibility. The applicant has submitted three cost estimates of \$136,139, \$42,122 and \$43,332 for a lift. The applicant alleges substantial financial costs will be incurred by the owner if the waiver is denied.

Staff Recommendation:

Staff recommend granting the request for waiver for vertical accessibility on the grounds of economic hardship.

Motion:

Ms. Laibl-Crowe entered a motion to recommend granting the request for waiver for vertical accessibility on the grounds of economic hardship. Mr. Del Vecchio seconded the motion. The motion passed unanimously with a vote of 6 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 2:33 p.m.