

**ACCESSIBILITY ADVISORY COUNCIL
TELECONFERENCE MEETING FROM TALLAHASSEE
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**MAY 29, 2025
2:00 P.M.**

Minutes

ACCESSIBILITY ADVISORY COUNCIL PRESENT:

Joe Del Vecchio, Chairman
Stan De Aranzeta
Allison Klein

Lois Darlene Laibl-Crowe
Paul Edward Viksne

ACCESSIBILITY ADVISORY COUNCIL NOT PRESENT:

Beth Meyer

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.

Agenda Approval:

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

Approval of the minutes from March 31, 2025:

Mr. Viksne entered a motion to approve the minutes from March 31, 2025, as posted. Mr. De Aranzeta 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 Commission's actions were consistent with the Council's recommendations. **Application for waiver from Accessibility Requirements:**

- 1) **Jesuit High School of Tampa-New Press Box Waiver 709-** 4701 N. Himes Ave.,
Tampa 33614 **-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 492 square feet. The proposed alteration will consist of replacing the non-compliant grandstand with a new grandstand, adding two new ADA ramps and providing a full-length circulation aisle. The project construction cost is \$5,356,529. An estimate of \$584,335 for an elevator was submitted. The architect for the project stated that adding an elevator tower would obstruct the only existing circulation route between the existing facilities and that providing an elevator tower is very costly. The applicant alleges substantial financial costs will be incurred by the owner if the waiver is denied.

Staff Recommendation:

Staff recommend granting the waiver on the grounds it would cause unreasonable and unnecessary economic hardship to require vertical accessibility to the press box.

Representative:

David Peterson, Architect, provided details on Waiver 709.

Discussion:

Members of the Council and Mr. Peterson went into discussion with questions and comments.

Motion:

Mr. Viksne entered a motion to recommend granting the request for waiver on the grounds it would cause unreasonable and unnecessary economic hardship to require vertical accessibility to the press box.

Ms. Klein provided a comment.

Motion died for lack of a second.

Alternate Motion:

Mr. Viksne entered a motion to recommend granting the request for the waiver for vertical accessibility to the press box on the grounds of technical infeasibility. Ms. Klein seconded the motion. The motion passed with a vote of 4 to 1.

2) Superblue Miami, LLC -Waiver 721- 1101 NW 23 Street, Miami 33127-ISSUE:
Vertical Accessibility to the Second Mezzanine

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 mezzanine of a one-story building with 5,175 square feet. The alteration for the project consisted of converting an existing distribution warehouse to a mixed occupancy (art gallery, retail of goods, restaurant and place of assembly), installation of ADA compliant entry ramps and restrooms, construction of new wall partitions, upgrades to the mechanical, electrical, and plumbing systems, and structural reinforcements to support the change of use. According to the applicant, upon completion of the required renovations, a certificate of occupancy was issued for the facility on June 2, 2023, and a temporary special use permit was issued for the mezzanine level ("Es Devlin" exhibit.) The building is fully ADA accessible. The "Es Devlin" exhibit is 694 square

feet which serve as a continuation of the immersive experience. The Architect for the project stated that the “Es Devlin” exhibit installation is a site-specific experience comprised of mirrored tunnels and a maze-like configuration with projection-based immersive sequences reflecting human and environmental biology. The “Es Devlin” exhibit layout is intentionally continuous and curvilinear, with a mirrored ceiling that highlights all openings from above the small footprint of the second level which greatly limits placement of a lift just outside the Exhibit area. Furthermore, the architect stated that placement of a lift in the few available spots would impede life-safety infrastructure, fire suppression, critical emergency egress corridors and interfere with adjacent programming and programmatic flow of the experience”. 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 recommend granting the request for the waiver for vertical accessibility on the grounds of technical infeasibility.

Motion:

Ms. Laibl-Crowe entered a motion to recommend granting the request for waiver vertical accessibility on the grounds of technical infeasibility. Mr. Del Vecchio seconded the motion. The motion passed unanimously with a vote of 5 to 0.

3) Cactus Club Café -Waiver 716- 850 Commerce Street, Miami Beach 33139-ISSUE:
Vertical Accessibility to the Mezzanine

Economic Hardship Threshold:

$$(1,118,193) / (2,442,085) = 46$$

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 mezzanine in a restaurant with 8,984 square feet. The proposed alteration will consist of constructing a new dining area, kitchen area, accessible ramp, and dining mezzanine. The floor area of the new mezzanine will be 840 square feet. The seating layout for the restaurant will be located at the ground level and the mezzanine level. The project cost is \$2,442,085 for the alteration with \$37,650 towards accessibility. The applicant has submitted two cost estimates of \$1,080,543 and \$1,159,747 for an elevator. The Architect for the project stated that providing vertical accessibility to the mezzanine would be technically infeasible due to structural constraints and floor area limitations inherent to the existing building. Furthermore, the architect stated that all items provided on the mezzanine level are also provided at the ground level. The applicant alleges substantial financial costs will be incurred by the owner if the waiver is denied and that

the hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

Staff Recommendation:

There is no staff recommendation for this petition.

Representative:

Sophia Chesrow, Architect, provided details on Waiver 716.

Joe Vecchione, Architect, provided details on Waiver 716.

Discussion:

Members of the Council, staff, Ms. Chesrow, Mr. Vecchione, and Duncan Bath went into discussion with questions and comments.

Motion:

Ms. Laibl-Crowe entered a motion to recommend denial of the request for the waiver for vertical accessibility on the grounds of not being able to account for vertical accessibility to the mezzanine. Mr. Del Vecchio seconded the motion. The motion passed with a vote of 4 to 1.

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 3:02 p.m.