

**ACCESSIBILITY ADVISORY COUNCIL
TELECONFERENCE MEETING FROM TALLAHASSEE
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**AUGUST 7, 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
Sila Miller
Paul Edward Viksne

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. Mr. Del Vecchio seconded the motion. The motion passed unanimously with a vote of 5 to 0.

Approval of the minutes from May 29, 2025:

Mr. Viksne entered a motion to approve the minutes from May 29, 2025, as posted. Ms. Klein 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.

Ms. Lois Darlene Laibl-Crowe joined the meeting making the quorum 6 members present.

Application for waiver from Accessibility Requirements:

- 1) Tangerine Learning Center – Waiver 684- 7699 Biscayne Blvd, Miami 33138 - ISSUE: Vertical Accessibility to the Second Floor.**

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

Ms. Sila Miller joined the meeting making the quorum 7 members present.

Analysis:

The applicant is requesting a waiver from providing vertical accessibility to the second floor of an office building with 2,800 square feet. Currently, the first floor is occupied by a learning center, and the second floor is used as an office space. The applicant is proposing to convert the second floor to a learning center. The Architect for the project stated that the proposed conversion involves only a procedural change of use with no substantial renovation. Furthermore, the architect stated that the estimated cost of installing a new passenger elevator to

the second floor would cost \$100,000. The applicant alleges substantial financial costs will be incurred by the owner if the waiver is denied.

Council Recommendation:

Staff recommend granting the request for waiver for vertical accessibility to the extent it has been made necessary.

Discussion:

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

Motion:

Mr. Del Vecchio entered a motion to recommend denial the request for waiver for vertical accessibility on the grounds that it is not necessary.

Discussion:

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

Motion Continued:

Ms. Klein seconded the motion.

Discussion:

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

Motion Continued:

The motion passed with a vote of 5 to 2.

2) Cactus Club Café- Waiver 716- 850 Commerce Street, Miami Beach 33139 -ISSUE:
Vertical Accessibility to the 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 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 \$3,257,085 for the alteration with \$37,650 towards accessibility. The Architect for the project stated that several different options

for vertical accessibility were explored (an elevator, machine room without elevator, and a LULA lift) and that all three options would require substantial modifications to the existing building structure and envelope. The modifications would require new pile foundations, roof slab, footers, beams, shear walls to support the elevator, new masonry for the elevator shaft walls, dewatering and waterproofing at the elevator pit, temporary shoring, concrete removal and extensive roof modifications. Additionally, the architect states that the addition of vertical accessibility and the required accessible clearances would disrupt key programmatic components that are required to be accessible (i.e. manager's office and employee lockers) and would impact the usable square footage to the point where it would not make sense operationally to construct the mezzanine. All items provided on the mezzanine level are also provided at the ground level. 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.

Council Recommendation (May 29, 2025):

The Council recommended denying the request for waiver for vertical accessibility on the grounds of not being able to account for vertical accessibility to the mezzanine.

Commission Action (June 10, 2025):

The Commission voted to defer the decision on this waiver to allow the applicant to submit additional information.

Representative:

Sophia Chesrow, AIA, for Cactus Club Café, provided details on Waiver 716.

Maryam Massah Dolan, Representative for the Owner, provided details on Waiver 716.

Discussion:

Mr. Del Vecchio, Ms. Chesrow, and Ms. Massah Dolan went into discussion with questions and comments.

Motion:

Ms. Myers entered a motion to recommend 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 7 to 0.

3) 2020 Interior Renovations- Waiver 720- 2920 SW 27th Avenue, Miami 33133-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 mixed-use commercial building with 4,892 square feet. The applicant is proposing to convert the building from mixed-use commercial to an office. The proposed alteration will consist of making structural repairs, installing new partition walls, and installing new air conditioning and lighting. Currently, the second floor is accessed via an existing staircase. The Architect for the project stated that vertical accessibility to the second floor would require extensive structural renovations, which would include demolition and reconfiguration of the existing wood floor joists, partial removal of the prefabricated roof trusses, reconstruction of the affected roof assembly, installation of supplemental steel framing or columns, and installation of new concrete footings. Further, the architect states that all services offered on the second floor are also provided on the ground floor. 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.

Motion:

Ms. Laibl-Crowe entered a motion to recommend granting the request for waiver for vertical accessibility on the grounds of technical infeasibility. Ms. Miller seconded the motion. The motion passed unanimously with a vote of 7 to 0.

**4) Dapper D's Cigars Downtown- Waiver 722- 11 Ocean Street, Jacksonville 32202-
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 historic two-story structure built in 1914 with 3,694 square feet. The applicant is proposing to convert the building from a cigar lounge to a restaurant with a bar on the first floor and a cigar lounge on the second floor. The proposed alteration will consist of doors, windows, flooring, mechanical, electrical, plumbing and exterior upgrades. The project cost is \$259,000 for the alteration. The applicant has submitted three cost estimates of \$59,000 for the shaft, \$94,000 and \$107,850 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:

Mr. Viksne entered a motion to recommend granting the request for waiver for vertical accessibility on the grounds of economic hardship. Ms. Klein seconded the motion. The motion passed with a vote of 6 to 1.

5) 408 E 7th-Office Conversion – Waiver 725- 408 E 7th, Tampa 33602 -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 Historic two-story residential building built in 1901 with 2,155 square feet. The applicant is proposing to convert the building from residential to an office. The project cost estimate is \$600,000 for the alteration. According to the City of Tampa's Architectural Review and Historic Preservation Manager, the residential building is a contributing resource to the local and national Tampa Heights Historic Districts. Full compliance with the requirements for vertical accessibility would threaten or destroy the historic integrity of the said building and would require the modification of the character defining features of the building. The applicant has provided documentation confirming the historic significance of the property.

Staff Recommendation:

Staff recommends granting the request for waiver for vertical accessibility on the grounds of the historical nature of the property and technical infeasibility.

Motion:

Mr. Viksne entered a motion to recommend granting the request for waiver for vertical accessibility on the grounds of the historical nature of the property and technical infeasibility. Ms. Miller seconded the motion. The motion passed unanimously with a vote of 7 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 2:52 p.m.