

**ACCESSIBILITY ADVISORY COUNCIL
TELECONFERENCE MEETING FROM TALLAHASSEE**

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MEETING ID: 256 971 123 657 153

PASSCODE: OP7VE6YQ

JOIN THE MEETING BY CONFERENCE CALL: 1-213-458-8552

ACCESS CODE/MEETING ID 966 321 97#

OCTOBER 1, 2026

2:00 P.M.

Minutes

ACCESSIBILITY ADVISORY COUNCIL PRESENT:

Allison Klein
Lois Darlene Laibl-Crowe
Beth Meyer

Sila Miller
Paul Edward Viksne

ACCESSIBILITY ADVISORY COUNCIL NOT PRESENT:

Joe Del Vecchio, Chairman

STAFF PRESENT:

Marlita Peters
Sabrina Evans
Jim Hammers
Alan Burke

Mo Madani
Chip Sellers
Justin Vogel

Welcome: (0:07)

Time: 2:00 p.m.

Ms. Peters welcomed everyone to the teleconference meeting of the Accessibility Advisory Council.

Roll Call (0:37)

Ms. Peters performed roll call for the Council. A quorum was determined with 5 members present at roll call.

Agenda Approval: (3:05)

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 July 30, 2026: (3:38)

Ms. Miller entered a motion to approve the minutes from July 30, 2026, as posted. Ms. Myer seconded the motion. The motion passed unanimously with a vote of 5 to 0.

Commission's Action on August 2026 Waiver Applications: (4:11)

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

Application for waiver from Accessibility Requirements:

- 1) Stone Tile Group-Orlando, FL-Waiver 774- 2405 West Princeton Street, Suite 7 32804**
ISSUE: Vertical Accessibility to the second floor. (4:29)

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 an office building totaling 17,551 square feet. The project involves a business with a warehouse. An adjacent business condominium was purchased and incorporated into the business. The proposed alteration will consist of doors, flooring, mechanical, electrical, and exterior upgrades. The total project cost for the alteration is \$99,102. The applicant has submitted two cost estimates for a lift, totaling \$44,000 and \$50,901, respectively. A bid in the amount of \$30,125 was also submitted for the work associated with installing the lift. The applicant alleges that 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. Myer entered a motion to recommend granting the request for waiver for vertical accessibility on the grounds of economic hardship. Ms. Laibl-Crowe seconded the motion. The motion passed unanimously with a vote of 5 to 0.

**2) Iron Forge Metalworks, LLC-Waiver 780- 465 Tresca RD, Jacksonville 32225 -
ISSUE: Vertical Accessibility to the second floor. (7:22)**

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 an existing two-story metal fabrication building. A new 47,208-square-foot pre-engineered metal building will be constructed to encompass the existing 29,430-square-foot pre-engineered metal building. The existing second-floor office area is accessed by an existing staircase and does not contain amenities or functions that are also provided on the accessible first floor. The proposed alteration includes the installation of a new automatic sprinkler system throughout the existing and new areas. The Architect for the project evaluated the feasibility of incorporating an elevator to provide vertical accessibility to the second floor. Due to the existing building configuration, the proposed elevator location would conflict with the existing grand-entry stair and established egress paths serving both sides of the building. Accommodating the elevator would therefore require additional egress paths, new exterior penetrations through the building envelope, and cutting and excavating the existing floor slab. The applicant alleges that the hardship is caused by a condition or set of conditions affecting the owner that does not affect owners in general.

Staff Recommendation:

Staff recommend granting the request for waiver for vertical accessibility on the grounds of technical infeasibility.

Discussion:

Ms. Miller asked staff some questions.

Mr. Madani and Mr. Sellers provided answers to Ms. Miller's questions.

Motion:

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

3) 228 N Ridgewood Dr LLC. -Waiver 782- 228 N. Ridgewood Drive, Sebring Beach 33870 **-ISSUE:** Vertical Accessibility to the second and third floor. **(11:32)**

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

Analysis:

The applicant is requesting a waiver from the requirement to provide vertical accessibility to the second and third floors of a three-story, 19,430-square-foot office building. The proposed alterations include upgrades to the doors, windows, flooring, mechanical, electrical, plumbing, and exterior components. The estimated construction cost is \$3,028,347. The project architect stated that a temporary certificate of occupancy has been issued and that the existing elevator is inoperable and requires modernization. A new elevator will be installed within the existing shaft; however, it will not comply with the current ADA accessibility requirements. According to the architect, full compliance is technically infeasible because the existing concrete elevator shaft is integral to the building's cast-in-place structural frame and cannot be modified to accommodate a compliant elevator. In addition, all work areas are designed and constructed so individuals with disabilities can approach, enter and exit the employee work areas. The applicant alleges that the hardship results from a condition or set of conditions affecting the owner that does not generally affect other owners.

Staff Recommendation:

While noting that the proposed new elevator will apparently satisfy Florida-specific vertical accessibility requirements, staff recommend denying the request for a waiver from any ADA related requirements, as the Commission lacks the authority to do so.

Representative:

Drew Locher, General Contractor, provided details on Waiver 780.

Discussion:

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

Motion:

Mr. Viksne entered a motion to recommend deferring this application to allow the applicant to provide additional information and clarification regarding the requested waiver. Ms. Miller seconded the motion. The motion passed unanimously with a vote of 5 to 0.

Other Council Business: (24:34)

None

Public Comment: (24:40)

Roy Eden thanked the staff and Council for their work.

Member and Staff Comment: (24:50)

None

Adjourn: (25:00)

There being no further business before the Council, Ms. Peters adjourned the meeting at 2:26 p.m.