

**ACCESSIBILITY ADVISORY COUNCIL
TELECONFERENCE MEETING FROM TALLAHASSEE
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**OCTOBER 9, 2025
2:00 P.M.**

Minutes

ACCESSIBILITY ADVISORY COUNCIL PRESENT:

Joe Del Vecchio, Chairman
Stan De Aranzeta
Allison Klein

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.

Agenda Approval:

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

Approval of the minutes from August 7, 2025:

Mr. Del Vecchio entered a motion to approve as modified, the minutes from August 7, 2025, adding he could not be heard after the second waiver. Ms. Meyer 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 except for waiver 684, which the Commission voted to grant to the extent it had been made necessary.

Mr. Viksne joined the meeting, making the quorum 6 members present.

Application for waiver from Accessibility Requirements:

- 1) **Chang Robotics Office Alteration– Waiver 727** - 420 3rd Street South, Jacksonville Beach 32250 - **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 building with 6000 square feet. The existing building consists of four tenant spaces. The applicant is proposing to convert one of the tenant spaces from a tattoo shop to an office space. The proposed alteration will consist of making structural repairs, installing new partition walls, windows, plumbing, stairs and installing new air conditioning and lighting. The Architect for the project stated that providing vertical accessibility to the second floor would reduce valuable usable area, require reconfiguration of existing load-bearing structural members, and

impede proposed life safety path of travel. 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 waiver for vertical accessibility on the grounds of technical infeasibility.

Representative:

Tahir Edwards, AIA for Chang Robotics Office Alteration, provided details on Waiver 727.

Motion:

Mr. Del Vecchio 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 6 to 0. The motion passed with a vote of 6 to 0.

- 2) **Jose Sagaro – Waiver 730** - 819 SW 10th Avenue, Miami 33130 - **Issue:** Vertical accessibility to the mezzanine.

Mr. Sellers informed the Council of a correction to the address.

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 an existing commercial warehouse with 3,600 square feet. The proposed alteration will consist of constructing a new mezzanine with a floor area of 1,500 square feet. The proposed mezzanine will be designed for limited access and will not be open to the public. The project cost is \$101,900 for the alteration. The applicant has submitted two cost estimates of \$89,880 for a lift and \$194,543 for a LULA. 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.

Representative:

Jose Sagaro, Owner, stated he did not have any questions or comments.

Motion:

Mr. Del Vecchio 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 0.

**3) South Performance LLC– Waiver 735 - 4760 NW 17 Avenue, Miami 33142 -
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 mezzanine of two-story commercial building with 7,856 square feet. The proposed alteration will consist of upgrading the existing restrooms to meet ADA requirements, adding stair handrails and general upgrades to electrical, lighting and HVAC ductwork. The project cost is \$42,000 for the alteration with \$35,000 towards accessibility. The applicant has submitted two cost estimates of \$45,000 and \$ 123,500 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.

**4) Ocean Coast Resort – Waiver 604 - 2707 Sadler Road., Fernandina Beach 32034 -
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 hotel with 62,620 square feet. A single story administrative/clubhouse and a restaurant are also on site. According to the applicant, existing ADA rooms are located on the first floor with adjacent accessible parking spaces. The Architect for the project stated that the addition of an elevator within the footprint of the existing guestroom building would result in demolition of structural members and parts of the foundation and would impede the required egress paths. Further, the architect stated that a second phase of this project, which is projected to start in fall of 2028, will include the addition of a three-story interior corridor hotel, which will provide

additional ADA rooms and a second-floor walkway to the existing hotel providing an accessible route to all levels. The future addition will also have an interior lobby with enclosed vertical accessibility near the check-in. 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 waiver for vertical accessibility on the grounds of technical infeasibility.

Motion:

Mr. Del Vecchio 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 with a vote of 6 to 0.

- 5) Ronita Holdings, LLC – Waiver 740 - 1925 17th AVE, Vero beach 32960 -**
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 an apartment building with 2,357 square feet. The applicant is proposing to convert the building from an apartment to a bed and breakfast. The proposed alteration will consist of installing new sheetrock and fire sprinkler system. The project cost is \$ 27,661 for the alteration. The applicant has submitted two cost estimates of \$8,565 and \$ 24,200 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. Ms. Miller seconded the motion. The motion passed unanimously with a vote of 6 to 0.

- 6) 590-27 WAREHOUSE LLC – Waiver 743 - 590 NW 27 Street, Miami 33127 -**
Issue: Vertical accessibility to the Second Floor and elevated bowling lane.

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 and the bowling room of a two-story warehouse with 9,173 square feet. The building is configured as a one-story warehouse with a partial second story and an elevated bowling room. The proposed alteration will consist of structural repairs, doors, windows, plumbing, HVAC and electrical upgrades. The Architect for the project stated that the entire facility, including the bowling area is intended for private use only and will not be open to the public. Further, the architect stated that due to the building's age, warehouse configuration, structural limitations, and the need to preserve life-safety egress, it is technically infeasible to provide compliant vertical access to the elevated bowling room and the partial second story. 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 waiver for vertical accessibility on the grounds of technical infeasibility.

Motion:

Mr. Viksne entered a motion to recommend granting the request for waiver for vertical accessibility on the grounds of technical infeasibility. Ms. Meyer 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 2:26 p.m.