

**ACCESSIBILITY ADVISORY COUNCIL  
TELECONFERENCE MEETING FROM TALLAHASSEE  
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**JANUARY 30, 2025  
2:00 P.M.**

## **Minutes**

### **ACCESSIBILITY ADVISORY COUNCIL PRESENT:**

Joe Del Vecchio, Chairman  
Stan De Aranzeta  
Lois Darlene Laibl-Crowe

Beth Meyer  
Paul Edward Viksne

### **ACCESSIBILITY ADVISORY COUNCIL NOT PRESENT:**

Allison Klein

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 4 members present at roll call.

**Agenda Approval:**

Mr. Viksne entered a motion to approve the agenda for today's meeting as posted. Ms. Meyer seconded the motion. The motion passed unanimously with a vote of 4 to 0.

**Approval of the minutes from November 22, 2024:**

Mr. Viksne entered a motion to approve the minutes from November 22, 2024, as posted. Ms. Meyer seconded the motion. The motion passed unanimously with a vote of 4 to 0.

**Commission's Action on 2024 Waiver Applications:**

Mr. Madani informed the committee that the Committee actions were consistent with the Council's recommendations with the exception of waiver 694, which the Commission granted to the extent it had been made necessary by the local jurisdiction.

**Application for waiver from Accessibility Requirements:**

- 1) 5 Points Theater **Waiver 690** -1028 Park Street, Jacksonville 32204 **ISSUE:** Vertical accessibility to add levels above and below the occupiable grade level.

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

Ms. Lois Darlene Laibl-Crowe entered the meeting, making the quorum 5 members present.

**Analysis:**

The applicant is requesting a waiver from providing vertical accessibility to all levels above and below the occupiable level of a historic theater built in 1926 with 11,795 square feet. The applicant is proposing to convert the theater into a music venue and event space. The project cost is \$1,818,398 for the alteration. The alteration will consist of installing a lift to provide for vertical accessibility from the building's entrance to the occupiable main level of the venue and the newly constructed accessible restrooms, upgrading existing restrooms for compliance with current code requirements, providing a family restroom with an adult changing table, providing a continuous ramp to allow wheelchair users to access all tiered level of the main venue and the

stage floor, and reconfiguring the main staircase of the existing mezzanine to provide a clearer and more direct exist path from the mezzanine to the main level. The Architect for the project stated that providing full vertical accessibility to all levels is technically infeasible due to the following constraints:

**1. Structural challenges:** - The mezzanine and backstage area consist of multiple sub-levels that do not communicate with each other. Installing evaluators or lifts to each level would require extensive structural modifications, to repair and rebuild restrooms and other existing concrete features. - The restroom sub-level mezzanine and the lower viewing tier are on separate planes, making elevator access impractical without further significant and disruptive alterations.

**2. Site limitations:** - The building is bound by adjacent properties on the north and south, with no exterior access from these facades. - The historic district restrictions prevent the addition of exterior elements, such as an elevator shaft, that would compromise the building's historic character.

**3. Hardship:** - Installing an elevator would provide access to only a portion of the space while requiring additional lifts to traverse smaller sub-levels. The cumulative cost, disruption, and structural impacts associated with such measures impose undue hardship on the project. Further, the architect stated that all items provided on the mezzanine level are also provided at the main level as required by the ADA.

**Staff Recommendation:**

Staff recommend granting the request for waiver for vertical accessibility to all levels above and below the occupiable grade level on the grounds of technical infeasibility.

**Representative:**

Ms. Bethany Dyche, HJM Architects, provided details on Waiver 690 and stated she was present to answer any questions.

**Motion:**

Mr. Viksne entered a motion to recommend granting the request for waiver for vertical accessibility to all levels above and below the occupiable grade level on the grounds of technical infeasibility. Mr. Del Vecchio seconded the motion. The motion passed unanimously with a vote of 5 to 0.

**Other Council Business:**

None

**Public Comment:**

None

Accessibility Advisory Council

January 30, 2025

Page 4

**Member and Staff Comment:**

None

**Adjourn:**

There being no further business before the Council, Ms. Peters adjourned the meeting at 2:10 p.m.