

**ACCESSIBILITY ADVISORY COUNCIL  
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**JUNE 6, 2024  
2:00 P.M.**

## **Minutes**

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

Stan De Aranzeta  
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:**

**Time: 2:01 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 6 members present at roll call.

**Agenda Approval:**

Mr. Viksne entered a motion to approve the agenda for today's meeting as posted. Ms. Miller seconded the motion. The motion passed unanimously with a vote of 6 to 0.

**Approval of the minutes from May 7, 2024:**

Mr. Viskne entered a motion to approve the minutes from May 7, 2024, as posted. Ms. Meyer seconded the motion. The motion passed unanimously with a vote of 6 to 0.

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

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

**Application for waiver from Accessibility Requirements:**

- 1) **Ivan Purvis-Waiver 659-3787 Old Middleburg Road N, Jacksonville 322140- 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 an existing two-story office building with 12,910 square feet. The proposed alteration will consist of installation of new egress fixtures, stairs, enclosed staircase, light fixtures, and walls for new training rooms. According to the applicant, the building will be used as a business occupancy and will hold training for maritime school. There will be training rooms on the first and second floor. The first floor is fully accessible. The project cost is \$92,405 for the alteration. The applicant has submitted two cost estimates of \$33,000 and \$18,894 for a lift plus \$65,307 for associated cost to install the lift. The applicant alleges that the hardship is caused by 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.

**Representative:**

Michael Lomeli, Architecture, stated that he had no comment.

**Motion:**

Mr. Viksne entered a motion to recommend that the Commission to grant the waiver for vertical accessibility on the grounds of economic hardship. Ms. Laibl-Crowe seconded the motion. The motion passed unanimously with a vote of 6 to 0.

- 2) **Maxliving Headquarters-** 6404 Old Winter Garden Road, Orlando 32835- **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 an existing two-story office building with 5,878 square feet. The proposed alteration will consist of interior drywall, electrical, HVAC, painting doors, windows, flooring, and ADA restrooms. According to the applicant, the first floor is fully accessible, and that installation of a lift is not feasible, since the second-floor height is greater than 14 ft. The project cost is \$360,190 for the alteration with \$24,293 towards accessibility. The applicant has submitted two cost estimates of \$88,564 and \$98,000 for a LULA elevator plus \$25,094 for associated cost to install the LULA. The applicant alleges that the hardship is caused by 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.

**Representative:**

Natan Wallace, Architecture, stated that he had no comment.

**Discussion:**

Ms. Klein asked Mr. Wallace a question.

Mr. Wallace provided an answer to Ms. Klein's question.

**Motion:**

Mr. Viksne entered a motion to recommend that the Commission to grant the waiver for vertical accessibility on the grounds of economic hardship. Ms. Laibl-Crowe seconded the motion. The motion passed unanimously with a vote of 6 to 0.

- 3) **Jonathan Tran-Waiver 669-1206 E. Colonial Dr, Orlando 32803-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 an existing two-story building with 1,900 square feet. The existing building is a mixed occupancy with a restaurant on the first floor and salon suites on the second floor. The alteration consisted of interior drywall, electrical, painting doors, and tiling. The project cost is \$28,397 for the alteration. The applicant has submitted two cost estimates of \$10,350 and \$20,029 for a lift. The applicant alleges that the hardship is caused by 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:**

Ms. Miller entered a motion to recommend that the Commission to grant the waiver for vertical accessibility on the grounds of economic hardship. Mr. Viksne seconded the motion. The motion passed unanimously with a vote of 6 to 0.

- 4) **Tampa Electric Company- Skills Training Center-Waiver 670- 820 78<sup>th</sup> Street, Tampa 33619-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 the mezzanine and balcony of a new one-story building with a floor area of 35,759 square feet. The proposed project is a business occupancy building at an existing Tampa Electric secure operations center located in Hillsborough County. The functional areas located at ground level within the building include

offices, meeting rooms, and training rooms, as well as a mezzanine and balcony. The mezzanine and the balcony are located within the lobby and dedicated to the development of skills required for powerline workers to observe and perform all tasks related to electric delivery. The project estimated cost is \$17.8 million for the construction. The applicant stated that the mezzanine and balcony are intended for able-bodied line worker trainees for the development of critical electric delivery skills through observations. Applicant alleges 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 denying the request for waiver for vertical accessibility since the project in question is new construction.

**Representative:**

Tony Huggins, Architecture, stated that he had no comment.

Richard Haas, Architecture, stated that he had no comment.

**Motion:**

Ms. Klein entered a motion to recommend that the Commission to deny the request for waiver for vertical accessibility since the project in question is new construction. Ms. Laibl-Crowe seconded the motion. The motion passed unanimously with a vote of 6 to 0.

**5) Shalimar Beach Resort-Waiver 672- 2823 West Gulf Dr, Sanibel 33957- ISSUE:  
Vertical Accessibility to the second floor of the four proposed duplex buildings.**

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 4 duplex buildings of a new two-story hotel with a floor area of 20,930 square feet. The proposed project is a re-developed new hotel with 33 guestrooms being split into raised one “two-story” motel building containing 21 units, four raised “one-story” duplex buildings containing 8 units, one raised “two-story” fourplex building containing 4 units, and an office suite with manager’s private residence. The engineer for the project stated that the proposed project was designed to fulfill current building code regulations, including meeting all applicable accessibility requirements. The required accessible rooms will be in the motel building and the fourplex building. All the rooms in the motel building and fourplex building will be accessed via elevators. All common-use facilities and the rooftop observation deck at the motel building will also be fully accessible. The project cost is \$16,241,538.00 for the construction. The applicant stated that additional access to the duplex buildings would not increase the parity of a guest's

experience with or without any form of disability.” Applicant alleges substantial financial costs will be incurred by the owner if the waiver is denied.

**Staff Recommendation:**

Staff recommends denying the request for waiver for vertical accessibility since the project in question is new construction.

**Representative:**

Jovan Millet, Architecture, provided a comment.

Joyce Owens, Architecture, provided a comment.

**Discussion:**

Ms. Meyer asked the representatives a question.

Ms. Owens provided an answer to Ms. Meyer’s question.

**Public Comment:**

Commissioner Brad Schiffer provided a comment.

Mr. Madani provided a comment.

Sean Niesel, Owner of Shalimar Beach Resort, provided a comment.

Commissioner Brad Schiffer provided a comment.

Mr. Madani provided a comment.

Mr. Vogel provided a legal comment.

**Discussion:**

Members of the Committee, staff, and Mr. Niesel went into discussion with questions and comment.

**Motion:**

Ms. Meyer entered a motion to recommend that the Commission grant the waiver on the grounds that it would cause unreasonable and unnecessary extreme hardship to require vertical accessibility to the second floor of the four duplex buildings.

**Discussion:**

Ms. Laibl-Crowe asked the representatives a question.

Ms. Owens provided an answer to Ms. Laibl-Crowe's question.

**Motion Continued:**

Mr. Viksne 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 2:50 p.m.