

**ACCESSIBILITY ADVISORY COUNCIL  
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**AUGUST 20, 2024  
10:00 A.M.**

## **Minutes**

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

Stan De Aranzeta  
Lois Darlene Laibl-Crowe  
Allison Klein

Beth Meyer  
Paul Edward Viksne

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

Joe Del Vecchio, Chairman

Sila Miller

### **STAFF PRESENT:**

Marlita Peters  
Sabrina Evans  
Jim Hammers  
Alan Burke

Mo Madani  
Chip Sellers  
Justin Vogel

**Welcome:**

**Time: 10:00 a.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. Ms. Klein seconded the motion. The motion passed unanimously with a vote of 5 to 0.

**Approval of the minutes from April 4, 2024:**

Mr. Viksne entered a motion to approve the minutes from February 5, 2024, as posted. Ms. Laibl-Crowe seconded the motion. The motion passed unanimously with a vote of 5 to 0.

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

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

**Application for waiver from Accessibility Requirements:**

- 1) **Hopkins Place LLC-Waiver 557-** 199 E Base St., Madison 53704 **ISSUE:** Vertical accessibility to the second floor.

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

**Analysis:**

The petitioner is requesting a waiver from providing vertical accessibility to the second floor of a two-story hotel built in 1908 with 6,000 square feet. The project cost is \$85,773 for the alteration, with \$8,400 being allocated towards accessibility, and another \$9,300 having been spent on accessibility within the past three years, including providing ramps to entryways and fixing cracks in the sidewalk. The alteration will consist of new electric, plumbing, HVAC, walls, flooring, an ADA restroom, and finishes. The petitioner is changing the use of the existing building from hotel and restaurant to office, retail and restaurant. The petitioner has submitted two cost estimates of \$69,550 and \$125,000 for an elevator. The petitioner alleges that they will incur substantial financial costs 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 Grey, owner of Hopkins Place LLC, provided a comment.

**Discussion:**

Members of the council and Mr. Grey went into discussion with questions and comments.

**Motion:**

Mr. Viksne entered a motion to recommend that the Commission grant the waiver for vertical accessibility on the grounds of economic hardship. Ms. Laibl-Crowe seconded the motion.

**Discussion:**

Ms. Meyer asked the staff a question.

Mr. Vogel provided an answer to Ms. Meyer's question.

Ms. Meyer provided a comment.

**Motion Continued:**

The motion passed unanimously with a vote of 5 to 0.

- 1) **Free Kids Academy of Hastings -Waiver 677-101 East Ashland Ave, Hastings, 32145-  
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 office building built in 1927 with 5,292 square feet. The applicant is proposing to convert the building from an office building to a private school. The project cost is \$250,000 for the alteration. The proposed alteration will consist of installing a sprinkler system and refinishing bathrooms to be ADA-compliant. According to the Florida Department of State, the above-referenced property is a locally designated historic structure, and full compliance with the requirements for vertical accessibility would threaten or destroy the historic significance of the building and would result in the demolition of the historic bank vault that is a character-defining

feature of the building. It would also require specialized demolition equipment to remove the vault from the structure. Historically, the property is known as the Potato Growers Association Building, which housed the collective agency representing Hastings's potato farmers and is a significant site in Hastings' agricultural history. 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.

**Representative:**

Jeff Cummings, owner of Free Kids Academy of Hastings, provided a comment.

**Discussion:**

Members of the council and Mr. Cummings went into discussion with questions and comments.

**Motion:**

Mr. Viksne entered a motion to recommend that the Commission grant the waiver historical nature of the property and technical infeasibility. Ms. Laibl-Crowe seconded the motion.

**Discussion:**

Members of the council and Mr. Cummings went into discussion with questions and comments.

**Motion Continued:**

The motion passed unanimously with a vote of 5 to 0.

- 2) **316 N Main St LLC -Waiver 675-316 N Main Street, Hastings 32145-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 building built in 1927 with 10,293 square feet. The applicant is proposing to convert the building from mixed occupancy (residential and commercial) to an event center. The project cost is \$250,000 for the alteration and the past three years \$100,000 was spent on a new roof and structural repairs. The alteration will consist of buildout for new businesses. According to the Florida Department of State, the above referenced property is a locally designated historic

structure and that full compliance with the requirements for vertical accessibility would threaten or destroy the historic significance of the said building, since it would result in either the demolition of the original historic stairwell, or a historically significant wall mural. 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.

**Representative:**

Jeanie Dennis, property owner of 316 N Main St LLC, provided a comment.

**Motion:**

Mr. Viksne entered a motion to recommend that the Commission grant the waiver on the grounds of the historical nature of the property. Ms. Laibl-Crowe seconded the motion. The motion passed unanimously with a vote of 5 to 0.

**3) Zipline at Haile Quarry-Waiver 681- 3975 NW CR 235, Newberry 32669 ISSUE:**  
Vertical accessibility to the Zip Lines.

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

**Analysis:**

The applicant is requesting a waiver from providing vertical accessibility to 5 of 6 zip line courses. One of the 6 zip lines will be an ADA-compliant line which will be accessed via an ADA-compliant facility. The ADA-compliant facility is where the customers receive instruction, and are weighed in, trained, and outfitted before going out on the course. The accessible landing point is connected by an accessible route to the fully ADA-accessible “Welcome Center” building and an ADA-compliant parking area. ADA bathrooms, decks and parking areas will be on an accessible route. The project cost is \$800,000. The architect for the project stated that the “Zip Line Amusement Ride” portion of the project is in a natural setting and has unique design and topographic features, including tower structures, which would make providing full ADA access to each feature infeasible without prohibitive expense. The proposed project design appears to comply with the spirit of the code section 234, Amusement Rides, of the 8th Edition (2023) Florida Building Code, Accessibility. 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 request for waiver for vertical accessibility on the grounds that requiring vertical accessibility to all of the zipline courses would cause unnecessary and

unreasonable hardship.

**Public Comment:**

Scott Thomason, CBO, City of Newberry, spoke in support of Waiver 681.

**Discussion:**

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

**Motion:**

Ms. Meyer entered a motion to recommend that the Council recommends granting the request for waiver for vertical accessibility on the grounds that requiring vertical accessibility to all the zipline courses would cause unnecessary and unreasonable hardship. Ms. Klein seconded the motion. The motion passed unanimously with a vote of 5 to 0.

- 4) 1943 NW 97<sup>th</sup> Avenue -Waiver 673-** 1943 NW 97<sup>th</sup> Avenue, Doral 33172 **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 existing two-story warehouse building with 10,309 square feet. The proposed alteration will consist of windows, doors, electrical, plumbing, HVAC, framing, flooring, and finishes. The project estimated cost is \$250,000 for the alteration. The architect for the project stated that the existing second floor will be used for ancillary functions to the warehouse storage operations such as shipping, receiving, and personnel. The applicant has submitted two cost estimates of \$109,744.50 and \$85,000 for a lift. The applicant alleges substantial financial costs will be incurred by the owner if the waiver is denied.

**Staff Recommendation:**

Staff recommends for waiver for vertical accessibility on the grounds of economic hardship.

**Public Comment:**

Vince Seijas, Building Official, provided a comment regarding the project.

**Representative:**

Kenneth Dyman, Architect, provided a comment.

**Discussion:**

Members of the council, public, and staff went into discussion with questions and comments.

**Motion:**

Mr. Viksne entered a motion to recommend that the Council recommends 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.

**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 10:36 a.m.