

**ACCESSIBILITY ADVISORY COUNCIL
TELECONFERENCE MEETING FROM TALLAHASSEE**

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MEETING ID: 256 971 123 657 153

PASSCODE: OP7VE6YQ

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ACCESS CODE/MEETING ID 966 321 97#

JULY 30, 2026

2:00 P.M.

Minutes

ACCESSIBILITY ADVISORY COUNCIL PRESENT:

Lois Darlene Laibl-Crowe
Beth Meyer

Sila Miller
Paul Edward Viksne

ACCESSIBILITY ADVISORY COUNCIL NOT PRESENT:

Joe Del Vecchio

Allison Klein

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 (0:14)

Ms. Peters performed roll call for the Council. A quorum was determined with 4 members present at roll call.

Agenda Approval: (3:13)

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 4 to 0.

Approval of the minutes from May 28, 2026: (3:44)

Mr. Viksne entered a motion to approve the minutes from May 28, 2026, as posted. Ms. Meyer seconded the motion. The motion passed unanimously with a vote of 4 to 0.

Commission's Action on June 2026 Waiver Applications: (4:13)

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

Application for waiver from Accessibility Requirements:

- 1) **Costco-Davie, FL-Waiver 773-** 1890 S. University Drive, Davie 33334 **-ISSUE:**
Vertical Accessibility to the mezzanine. **(4:55)**

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 one-story Costco Wholesale warehouse with a total floor area of 143,201 square feet.

The project architect states that the proposed mezzanine addition will provide employee services—including lockers, vending machines, and seating amenities—that duplicate those currently available on the accessible ground floor. The architect further states that both the proposed mezzanine and the existing ground-floor employee areas are restricted to employee use, represent less than 2% of the total building area, and should be considered accessory spaces to the Mercantile occupancy. According to the architect, these employee-only spaces are typically occupied by 30 to 35 employees at any given time, representing approximately one-third of an active shift. The architect also notes that Costco Wholesale is committed to providing

equitable accommodation for its employees and believes that the proposed design is consistent with both those principles and the current Florida Accessibility Code, without the need to install an elevator or platform lift to serve the mezzanine.

The estimated cost of the alteration is \$1,896,832. 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 denial of the waiver request because the applicant has not demonstrated that providing vertical accessibility to the proposed mezzanine is technically infeasible or structurally impracticable. The application does not identify any unique physical, structural, or site-specific conditions that would justify granting a waiver.

Representative:

Ian Dixon provided additional details for Waiver 773.

Motion:

Ms. Miller entered a motion to recommend denying the request for waiver for vertical accessibility due to a lack of documentation demonstrating technical infeasibility. Ms. Laibl-Crowe seconded the motion. The motion passed unanimously with a vote of 4 to 0.

- 2) **Charles Sssa-Waiver 718-** 2525 Riverside Ave., Jacksonville 32204 **-ISSUE:** Vertical Accessibility to the second and third floor. **(10:27)**

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 and third floors of a historic three-story residential building constructed in 1927, with a total floor area of 6,983 square feet. The project involves a change of occupancy from a medical office to a business office.

Under the proposed design, the first floor will contain a conference room, break room, waiting area, and other primary business functions. The second floor will provide additional office space and a break room, while the third floor will not be occupied and will instead serve as a mechanical attic space. A new platform lift and stairway will be constructed to provide access to the first floor. Access to the second and third floors will continue to be provided by the building's two existing historic staircases.

According to the Florida Department of State, Bureau of Historic Preservation, the building is a contributing resource to the Riverside Historic District. The first floor retains a high degree of historic integrity, and there is no location on the first floor where an elevator can be constructed without adversely affecting the historic woodwork and trim. Additionally, the rounded staircase in the lobby is a character-defining feature of the building, and the secondary staircase is too small to accommodate an elevator.

Therefore, full compliance with the vertical accessibility requirements for the second and third floors would threaten or destroy the historic significance of the structure. The applicant has provided documentation confirming the historic significance of the property.

Staff Recommendation:

Staff recommend granting the request for waiver for vertical accessibility on the grounds of the historical nature of the property and technical infeasibility.

Motion:

Mr. Viksne entered a motion to recommends granting the request for waiver for vertical accessibility on the grounds of the historical nature of the property. Ms. Myers seconded the motion. The motion passed with a vote of 3 to 1.

3) 1849 J LLC-Waiver 772- 1849 James Avenue, Miami Beach 33139 -ISSUE: Vertical Accessibility to the first and second floor. (14:05)

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 residential building constructed in 1950, containing a total building area of 28,908 square feet. The project involves a change of occupancy from apartment use to hotel use.

The applicant asserts that providing vertical accessibility is technically infeasible due to the building's original 1950s design, narrow building dimensions, pod-style configuration, and limited courtyard area. According to the applicant, achieving full vertical accessibility would require the installation of eight elevators and eight ramps, resulting in extensive structural modifications that would compromise required life-safety egress, significantly reduce usable courtyard and hotel space, and adversely affect the building's historic layout and character. The proposed renovation incorporates numerous accessibility improvements, including accessible routes, ramps, and two fully accessible guest rooms located on the ground floor. Based on these conditions, the applicant contends that additional elevators and ramps cannot be reasonably accommodated without fundamentally altering the historic building. The estimated construction cost for the proposed alteration is \$235,000.

Documentation submitted by the applicant includes correspondence from the Miami Historic Preservation & Architecture Officer confirming that the property is listed in the National Register of Historic Places as a contributing resource within the Miami Beach Architectural District. The Historic Preservation & Architecture Officer further states that full compliance with the vertical accessibility requirements would threaten or destroy the historic significance of the building. The applicant has provided supporting documentation verifying the property's historic designation.

Staff Recommendation:

Staff recommend granting the request for waiver for vertical accessibility on the grounds of the historical nature of the property and technical infeasibility.

Representative:

Matthew Amster, Legal Representative, provided additional details for Waiver 772.

Motion:

Ms. Laibl-Crowe entered a motion to recommend granting the request for waiver for vertical accessibility on the grounds of the historical nature of the property and technical infeasibility. Mr. Viksne seconded the motion. The motion passed unanimously with a vote of 4 to 0.

Public Comment: (20:13)

Ian Dixon asked staff questions regarding the vote on Waiver 773.

Mr. Madani and Mr. Vogel provided answers to Mr. Dixon's questions.

Ms. Miller stated she was not in favor of reconsidering her vote for denial on Waiver 773.

Discussion:

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

Alterative Motion:

Ms. Laibl-Crowe entered a motion to reconsider the Council's decision on Waiver 773. Mr. Viksne seconded the motion. The motion failed with a vote of 2 to 2. The motion deferred to its original motion for denial.

Staff: (28:11)

Mr. Vogel provided a comment.

Ian Dixon provided a comment.

Member and Staff Comment:(29:14)

None

Adjourn: (29:20)

There being no further business before the Council, Ms. Peters adjourned the meeting at 2:29 p.m.