

**ACCESSIBILITY ADVISORY COUNCIL
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**APRIL 2, 2026
2:00 P.M.**

Minutes

ACCESSIBILITY ADVISORY COUNCIL PRESENT:

Joe Del Vecchio, Chairman
Stan De Aranzeta
Allison Klein

Sila Miller
Paul Edward Viksne

ACCESSIBILITY ADVISORY COUNCIL NOT PRESENT:

Lois Darlene Laibl-Crowe

Beth Meyer

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:

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 January 29, 2026:

Mr. Viksne entered a motion to approve the minutes from January 29, 2026, as posted. Ms. Miller seconded the motion. The motion passed unanimously with a vote of 5 to 0.

Commission's Action on February 2026 Waiver Applications:

Mr. Madani informed the committee that the Commission actions were consistent with the Council's recommendations with the exception of Waiver 754, which the Commission granted to the extent it had been made necessary by the local jurisdiction.

Application for waiver from Accessibility Requirements:

- 1) **Kellogg Park Nature Center – Waiver 762-** 855 E. Nursery Road, Santa Rosa Beach 32459 -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 proposed new building with a total floor area of 1,753 square feet. The second floor consists solely of a 100-square-foot observation deck and does not include any additional infrastructure, occupiable rooms, or functional program elements. The total estimated construction cost for the project is \$551,617. According to the project architect, the second-floor space is intended exclusively as a passive observation area, providing a vantage point over the parking area. The space is not designed to support primary building functions, active use, or operational activities. All essential building functions, including fully ADA-compliant restrooms, are located on the first floor, which is fully accessible. Further, the architect states that no required programmatic elements are located on the second floor, and access to this area is not necessary for public use or

building operations. The architect also notes that the cost of installing a compliant lift would account for roughly 30% of the total building construction cost, representing a significant financial burden that offers no meaningful improvement to accessibility, as all primary functions are already located on the accessible first floor. The applicant has submitted two cost estimates of \$138,980 and \$121,243 for a lift. The applicant alleges substantial financial costs will be incurred by the owner if the waiver is denied and 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 denying the request for waiver for vertical accessibility since the project in question is new construction.

Motion:

Ms. Klein entered a motion to recommend denying the request for waiver for vertical accessibility since the project in question is new construction. Ms. Miller seconded the motion.

Discussion:

Mr. Del Vecchio provided a comment.

Motion Continued:

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

2) Guida House- Waiver 761 - 1516 N. Renfrew Street, Tampa 33607 -ISSUE: Vertical Accessibility to the Second Floor and Basement.

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 basement of a historic two-story residential building constructed in 1952, with a total area of 4,470 square feet. The City of Tampa Parks and Recreation Department proposes the adaptive reuse of the building as a community-focused civic facility, with the first floor serving as public meeting space and the second-floor functioning as administrative offices and staff support areas. The project consists solely of alterations and restoration and does not include any significant building additions. According to the project engineer, the installation of an elevator or lift would require modifications to both the structure and character-defining elements or would require the addition of an incompatible exterior elevator shaft that would alter the building's historic appearance. Furthermore, the project engineer has stated that the building's limited footprint, structural configuration, foundation constraints, and ceiling heights do not allow for a compliant location for an elevator or lift without disproportionate structural reconstruction. According to

the City of Tampa's Architectural Review and Historic Preservation Manager, the Guida House is a contributing resource to the local and national Tampa Historic Districts. Full compliance with vertical accessibility requirements would threaten or destroy the building's historic integrity and would require modification of its character-defining features. 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.

Representative:

Heather Bonds provided a comment on Waiver 761.

Motion:

Mr. Viksne entered a motion to recommend granting the request for waiver for vertical accessibility on the grounds of the historic nature of the property. Ms. Klein seconded the motion.

Discussion:

Mr. Del Vecchio asked a question.

Heather Bonds provided an answer to Mr. Del Vecchio's question.

Motion Continued:

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

3) The Cathcart House Interior Alteration- Waiver 766- 38 S. Swinton Ave, Delray Beach 33444-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 residential building constructed in 1902, with a total area of 1,143 square feet. The applicant proposes to convert the building from residential use to a restaurant. The first floor will include a small kitchen and restrooms, with seating on the porch. The second floor will include a bar, indoor dining, and outdoor dining on the second-floor porch. The second floor is currently accessed via an exterior wood staircase. The estimated project cost for the alteration is \$477,375. According to the Florida Department of State, Bureau of Historic Preservation, the

Cathcart House, also known as the Snyder House, is a contributing resource within the Old School Square Historic District. Full compliance with the requirements for vertical accessibility to the second floor would threaten or destroy the historic significance of the Cathcart House. Furthermore, the project engineer has stated that the installation of an elevator would require substantial structural intervention, which would threaten or destroy the building's historic integrity. 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 recommend granting the request for waiver for vertical accessibility on the grounds of the historical nature of the property and technical infeasibility. Mr. De Aranzeta seconded the motion.

Discussion:

Ms. Miller provided a comment.

Motion Continued:

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

Other Council Business:

None

Public Comment:

None

Member and Staff Comment:

Members of the Council went into discussion with questions and comments.

Adjourn:

There being no further business before the Council, Ms. Peters adjourned the meeting at 2:20 p.m.