



**ARCHITECTURAL REVIEW COMMISSION  
PUBLIC HEARING**

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| <b>MEETING DATE:</b> | <b>Monday, April 5, 2021</b>   |
| <b>TIME:</b>         | <b>6:00 PM</b>   |
| <b>LOCATION:</b>     | <b>Old City Hall, City Council Chambers, 3rd Floor<br/>315 E. Kennedy Boulevard, Tampa, FL 33602</b> |

**MINUTES**

**CALL TO ORDER:** Chair Zachary Greco called the hearing to order and gave instructions to petitioners regarding procedures at the Public Hearing.

**SILENT ROLL CALL:** Ron Vila completed the silent roll call.  
Commissioners Present: Shawna Boyd, Ashley De Cubas, Zachary Greco, Daniel Myers, Brent Taylor, and Susan Klaus Smith

Commissioners Arriving  
After Roll Call:

Commissioners Absent: Stephen Sutton  
Staff Present: Dennis Fernandez, Ron Vila and Beverly Jewesak

Staff Arriving After  
Roll Call:

Legal Present: Camaria Pettis-Mackle

**INTRODUCTIONS:** Chair Zachary Greco introduced himself and staff. The commissioners introduced themselves.

**READING OF THE MINUTES FOR MARCH 1 & MARCH 3, 2021:**

Chair Greco stated that the minutes stand as read by unanimous consent.

**ANNOUNCEMENTS:** Dennis Fernandez, Historic Preservation Manager

- Welcome to our April 5<sup>th</sup> public hearing.
- I have submitted the staff reviews for March 2021 into the record.
- We will have a second hearing on Wednesday, April 7, 2021, to hear the remaining cases for April. The May case load is filling up, and we may need to adjust the hearing dates moving forward.

**CONFLICT OF INTEREST/EX PARTE STATEMENTS:** Camaria Pettis-Mackle  
None submitted.

**CONTINUATIONS:** Dennis Fernandez, Historic Preservation Manager

ARC 21-106 – 703 S. Newport Avenue - Requested by agent to continue to the May 3, 2021, Public Hearing.  
ARC 21-185 -1202 N. Howard Avenue – Requested by agent to continue to the May 3, 2021, Public Hearing.

**Motion: Susan Klaus Smith**

**Second: Shawna Boyd**

Move to grant a continuance in case **ARC 21-106** for the property located at **703 S. Newport Avenue** and case **ARC 21-185** for the property located at 1202 N. Howard Avenue to the Monday, May 3, 2021, Public Hearing at 6:00 p.m.

**The motion was approved by a vote of 6-0-0.**

**SWEAR-IN:** Beverly Jewesak swore in all owners, applicants, interested parties, and witnesses in City Council Chambers.

**ITEMS TO BE REVIEWED:**

**ARC 21-106** OWNER: Darryl & Frances Farley Snabes  
AGENT: Lyle Breeze  
DISTRICT: Hyde Park  
LOCATION: 703 S. Newport Avenue  
REQUEST: **Certificate of Appropriateness** - New Construction: Accessory Structure  
Site Improvements  
PURPOSE: Residential  
***Requested by agent to continue to the May 3, 2021, Public Hearing.***

**ARC 21-159** OWNER: Renee D Behr  
AGENT: Juan E. Rivera and Bassam Dammak  
DISTRICT: Tampa Heights  
LOCATION: 601 E. Amelia Avenue  
REQUEST: **Certificate of Appropriateness** - New Construction: Single Family Residence  
Site Improvements  
PURPOSE: Residential  
***Mis-Noticed – Agent Required to Re-Notice***

Additional swear-in conducted.

**ARC 21-189** OWNER: Richard Cole Woods and Terry Lee Knight  
AGENT: Mary (Missy) Schukraft  
DISTRICT: Hyde Park  
LOCATION: 704 S. Fielding Avenue  
REQUEST: **Variance** - Side yard setback from 7'-0" to 0.5'  
Rear yard setback from 20'-0" to 0'-0"  
**Certificate of Appropriateness** - New Construction: Addition  
PURPOSE: Residential

Public Comment for the Variance: No one came forward.

**Motion: Susan Klaus Smith**

**Second: Brent Taylor**

Move that the variance request for case **ARC 21-189** for property located at **704 S. Fielding Avenue** be **denied** as depicted on the site plan presented at the Public Hearing for a north side yard setback from 7'-0" to 0.5' and a rear yard setback from 20'-0" to 0'-0", based upon the petitioner not meeting the burden of proof with regard to the six hardship criteria set forth in Section 27-114(d) of the City of Tampa Code of Ordinances for granting variances as stated and the evidence provided in this Public Hearing, **specifically that** the alleged hardships or practical difficulties are not unique and singular with respect to the property, **and that** the hardship or practical difficulty of combining the primary and accessory structures does result from the actions of the applicant and is a self-created hardship or practical difficulty, which shall not justify a variance.

**The motion was approved by a vote of 5-1-0, Commissioner De Cubas voting against.**

**Motion: Shawna Boyd**

**Second: Ashley De Cubas**

Move to grant a continuance for the Certificate of Appropriateness in case **ARC 21-189** for the property located at **704 S. Fielding Avenue** to the Wednesday, May 5, 2021, Public Hearing at 6:00 p.m.

**The motion was approved by a vote of 6-0-0.**

Additional swear-in conducted.

|                   |           |   |
|-------------------|-----------|---|
| <b>ARC 20-148</b> | OWNER:    | Tampa Theatre Building A Condominium                              |
|                   | AGENT:    | Jonathan Moore  |
|                   | DISTRICT: | Local Landmark  |
|                   | LOCATION: | <u>711 N. Franklin Street</u>                                     |
|                   | REQUEST:  | <b>Certificate of Appropriateness</b> – Storefront Rehabilitation |
|                   | PURPOSE:  | Commercial  |

Public Comment: No one came forward.

**Motion: Susan Klaus Smith**

**Second: Ashley De Cubas**

Move to grant a **Certificate of Appropriateness** for the drawings and documents presented at this Public Hearing in **ARC 20-148** for the property located at **711 N. Franklin Street**, with the following conditions **to be approved by staff**:

- Provide detail on the air distribution system;
- Storefront information be updated as the project moves forward;

because, based upon the finding of fact, the proposed project is consistent with "The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," for the following reasons: purposed addition is consistent with the standards, the historic character of the structure along with its distinctive features, finishes, and construction techniques shall be retained and preserved.

**The motion was approved by a vote of 5-1-0, with Commissioner Boyd voting against.**

**ARC 21-185** OWNER: Cigar Factory Tampa, LLC  
AGENT: Bryan W Sykes  
DISTRICT: Local Landmark  
LOCATION: 1202 N. Howard Avenue  
REQUEST: Certificate of Appropriateness - Rehabilitation  
New Construction: Addition  
Site Improvements  
PURPOSE: Commercial  
***Request by Agent to continue to the May 3, 2021, Public Hearing.***

Chair Greco called a 5-minute recess.

**ARC 21-180** OWNER: CONFIDENTIAL  
AGENT: Mary (Missy) Schukraft  
DISTRICT: Hyde Park  
LOCATION: 910 S. Oregon Avenue  
REQUEST: **Certificate of Appropriateness** - New Construction: Addition to Primary Structure  
Enclose Porch  
PURPOSE: Residential

**Motion: Shawna Boyd**

**Second: Susan Klaus Smith**

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in **ARC 21-180** for the property located at **910 S. Oregon Avenue**, with the following conditions **to be approved by staff:**

- North elevation windows following the existing window pattern;
- The 6" cantilever is removed, and elevations & wall sections be updated;

because, based upon the finding of fact, the proposed project is consistent with the "Hyde Park Design Guidelines" of the City of Tampa, for the following reasons: massing, rhythm and scale are consistent with the guidelines.

**The motion was approved by a vote of 5-1-0, with Commissioner Greco voting against.**

**ELECTION OF OFFICERS:**

The Commission has the option to retain those currently serving if they agree to serve for another year or nominate a new individual who would take over those duties. I will accept nominations for Chair and then Vice-Chair, affirm that the individual is in agreement to serve, and the individual who gets the most votes will serve in that position for the next year.

The floor was opened to nominations for Chair. Commissioner Ashley De Cubas nominated Commissioner Zachary Greco for Chair. No other nominations were provided. Commissioner Greco accepted the nomination. The Commission voted Commissioner Greco to the position of Chair by a vote of 6-0-0.

The floor was opened to nominations for Vice-Chair. Commissioner Ashley De Cubas nominated Commissioner Klaus Smith for Vice-Chair. No other nominations were provided. Commissioner Klaus Smith accepted the nomination. The Commission voted Commissioner Klaus Smith to the position of Vice-Chair by a vote of 6-0-0.

**NEW BUSINESS:**

None submitted.

**ADJOURNMENT:** Without objection, the meeting was adjourned at 8:30 p.m.

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**Zachary Greco, Chair**

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**Dated**

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