



**ARCHITECTURAL REVIEW COMMISSION
PUBLIC HEARING**

MEETING DATE:	Wednesday, September 15, 2021
TIME:	6:00 PM
LOCATION:	Old City Hall, City Council Chambers, 3rd Floor 315 E. Kennedy Boulevard, Tampa, FL 33602

MINUTES

CALL TO ORDER: Vice Chair Susan Klaus Smith called the hearing to order at 6:07 p.m. 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, Daniel Myers, Susan Klaus Smith, Stephen Sutton, and Brent Taylor

Commissioners Arriving

After Roll Call:

Commissioners Absent: Zachary Greco

Staff Present: Dennis Fernandez, Ron Vila, and Beverly Jewesak

Staff Arriving After

Roll Call:

Legal Present: Camaria Pettis-Mackle

INTRODUCTIONS: Vice Chair Susan Klaus Smith introduced herself and staff. The commissioners introduced themselves.

READING OF THE MINUTES FOR AUGUST 2 & AUGUST 4, 2021:

Vice Chair Susan Klaus Smith stated that the minutes stand as read by unanimous consent.

ANNOUNCEMENTS: Dennis Fernandez, Architectural Review and Historic Preservation Manager

- Welcome Commissioners.
- I have submitted the staff reviews for August 2021 into the record.
- We will have a second hearing on Wednesday, September 22, 2021, to hear the remaining cases for August.
- The 2022 ARC Calendar is inside your packet and we will email it to you to prepare your calendar for next year.

CONFLICT OF INTEREST/EX PARTE STATEMENTS: Camaria Pettis-Mackle

None submitted.

CONTINUATIONS: Ron Vila, Historic Preservation Specialist

ARC 21-406 – 203 W. Verne Street and

202 W. Beach Place – Agent requests to continue to November 1, 2021 at 6:00 p.m.

ARC 21-433 – 832 S. Boulevard – Staff requests to continue to September 22, 2021, at 6:00 p.m.

Motion: Daniel Myers

Second: Stephen Sutton

Move to grant a continuance in case **ARC 21-406** for the property located at **203 W. Verne Street and 202 W. Beach Place** to the Monday, November 1, 2021, Public Hearing at 6:00 p.m.

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

Motion: Stephen Sutton

Second: Ashley De Cubas

Move to grant a continuance in case **ARC 21-433** for the property located at **832 S. Boulevard** to the Wednesday, September 22, 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.

ARC 21-367 OWNER: Shane and Aimee O'Neil
AGENT: Shane O'Neil
DISTRICT: Tampa Heights
LOCATION: 502 E. Robles Street
REQUEST: **Certificate of Appropriateness** - New Construction: Primary Structure,
Accessory Structure,
Site Improvements
PURPOSE: Residential

Public Comment: No one came forward.

Motion: Shawna Boyd

Second: Stephen Sutton

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in **ARC 21-367** for the property located at **502 E. Robles Street**, with the following conditions to be **approved by staff:**

- As feasible, an additional window is provided on the east elevation;
- Space and planting are provided between the pedestrian walkway and the fence as well as the fence being relocated to align with the northwest corner of the main structure to align with page 69 of the Design Guidelines;
- Fence gate and A/C unit are shifted towards the front of the main structure to alleviate conflict with the window;
- Accessory structure elevation is updated to reflect the freeze board shingles, brackets and the roof pitch to match the pitch of the main structure roof;
- Front elevation updated to reflect the front door and side lights proposed at Public Hearing.

because, based upon the finding of fact, the proposed project is consistent with the “Tampa Heights Design Guidelines” of the City of Tampa, for the following reasons: massing, setbacks, alignment, trim and detail are consistent with the guidelines.

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

ARC 21-368 OWNER: Shane and Aimee O'Neil
AGENT: Shane O'Neil
DISTRICT: Tampa Heights
LOCATION: 504 E. Robles Street
REQUEST: **Certificate of Appropriateness** - New Construction: Primary Structure, Accessory Structure, Site Improvements
PURPOSE: Residential

Motion: Shawna Boyd

Second: Ashley De Cubas

Motion to reopen the public hearing to ask additional questions.

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

Public Comment: No one came forward.

Motion: Shawna Boyd

Second: Stephen Sutton

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in **ARC 21-368** for the property located at **504 E. Robles Street**, with the following conditions to be **approved by staff**:

- All brackets;
- All piers are revisited in terms of quantity and rhythm;
- Front door elevation is updated to reflect the 8’ door as discussed at the Public Hearing;
- Front entry welcome walls and steps, to include the side steps be reconsidered;
- Accessory structure roof pitch is updated to match the main structure;
- Accessory structure elevations be updated to reflect the freeze and shingles discussed at the Public Hearing;
- Height of brick columns be lowered to align with the sill height of the windows;
- The overhang on accessory structure is reduced;
- Lighting selections;
- Staff administratively revises the apron and ribbon drive to achieve a straight drive to accessory structure, to the extent possible.

because, based upon the finding of fact, the proposed project is consistent with the “Tampa Heights Design Guidelines” of the City of Tampa, for the following reasons: scale, height, width, massing and form are consistent with the guidelines.

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

ARC 21-405 OWNER: 235 Development and Investment Group LLC
AGENT: Alan Dobbs
DISTRICT: Tampa Heights
LOCATION: 307 E. Oak Avenue
REQUEST: **Certificate of Appropriateness** - New Construction: Addition,
Modifications,
Site Improvements
PURPOSE: Residential

Additional swear-in was performed.

Public Comment: No one came forward.

Motion: Shawna Boyd

Second: Ashley De Cubas

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in **ARC 21-405** for the property located at **307 E. Oak Avenue**, with the following conditions to be **approved by staff**:

- A/C units are screened;

because, based upon the finding of fact, the proposed project is consistent with the "Tampa Heights Design Guidelines" of the City of Tampa, for the following reasons: orientation and site coverage, alignment, spacing and trim and detail are consistent with the guidelines.

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

ARC 21-406 OWNER: Pineywoods Florida VII, LLC
AGENT: Shaun Luttrell
DISTRICT: Hyde Park
LOCATION: 203 W. Verne Street and 202 W. Beach Place
REQUEST: **Certificate of Appropriateness** - New Construction: Primary Structure,
Site Improvements
PURPOSE: Storefront Residential
Requested by Agent to continue to the November 1, 2021, Public Hearing at 6:00 p.m.

ARC 21-433 OWNER: John and Whitney Henry
AGENT: Yves Radames Culqui
DISTRICT: Hyde Park
LOCATION: 832 S. Boulevard
REQUEST: **Certificate of Appropriateness** - New Construction: Addition to Primary
Structure,
Porch Addition
PURPOSE: Residential
Requested by Staff to continue to the September 22, 2021, Public Hearing at 6:00 p.m.

ARC 21-434 OWNER: Jae and Monica Heinberg
AGENT: John Keener
DISTRICT: Hyde Park
LOCATION: 1723 W. Hills Avenue
REQUEST: **Certificate of Appropriateness** - New Construction: Addition to Primary Structure, Rehabilitation

PURPOSE: Residential

Public Comment: No one came forward.

Motion: Stephen Sutton

Second: Ashley De Cubas

Move to grant a continuance in case **ARC 21-434** for the property located at **1723 W. Hills Avenue** to Wednesday, October 6, 2021 at 6:00 p.m.

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

NEW BUSINESS:

None submitted.

ADJOURNMENT: Without objection, the meeting was adjourned at 9:55 p.m.

Zachary Greco, Chair

Dated

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