



**ARCHITECTURAL REVIEW COMMISSION
PUBLIC HEARING**

MEETING DATE:	Wednesday, November 3, 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 6:00 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, Susan Klaus Smith, Stephen Sutton, and Brent Taylor
Commissioners Arriving After Roll Call:
Commissioners Absent: Ashley De Cubas, Zachary Greco and Daniel Myers
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.

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

CONTINUATIONS: Ron Vila, Historic Preservation Specialist
None submitted.

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

**ARC 21-442/
REZ 21-86** **OWNER:** LC-Heights JV, LLC
AGENT: Tyler Hudson
DISTRICT: Tampa Heights
LOCATION: 1701 N. Florida Avenue, 202 E. 7th Avenue, 1802-1808 N. Morgan Street, 209 E. Oak Avenue
REQUEST: **Recommendation:** Re-Zone from RM-24, CI & PD to PD
PURPOSE: Commercial

Additional swear in was performed.

Public Comment: Justin Riche and Rochelle Gross.

Motion: Stephen Sutton

Second: Brent Taylor

Move to recommend City Council **deny** case **ARC 21-442/REZ 21-86** for the properties located at **1701 N. Florida Avenue, 202 E. 7th Avenue, 1802-1808 N. Morgan Street, 209 E. Oak Avenue** for the proposed re-zoning from RM-24, CI & PD to PD. For the reasons that, the proposal does not conform to the Tampa City Code of Ordinances as stated in Chapter 27-113 (a)(2)(j), City of Tampa Code of Ordinances with respect to scale: height & width, massing and for residential setbacks, orientation and site coverage.

The motion was approved with a vote of 3-1-0, with Commissioner Boyd voting against.

ARC 21-450/ OWNER: LC-Heights JV, LLC
VAC 21-09 AGENT: Alex Schaler
DISTRICT: Tampa Heights
LOCATION: 1701 N. Florida Avenue
REQUEST: **Recommendation:** Alley Vacating
PURPOSE: Commercial

Motion: Shawna Boyd

Second: Stephen Sutton

Move to recommend City Council **approve** case **ARC 21-450/VAC 21-09** for the property located at **1701 N. Florida Avenue** for the proposed alley vacating. For the reasons that, the elements of the alley are no longer relevant to the fabric of the site and no longer characteristic of the district.

The motion resulted in a tie vote of 2-2-0, with Commissioners Klaus Smith and Taylor voting against, which under the ARC Rules of Procedure automatically continues the case until the next public hearing.

Motion: Shawna Boyd

Second: Stephen Sutton

Move to grant a continuance in case **ARC 21-450/VAC 21-09** for the property located at **1701 N. Florida Avenue** to the December 6, 2021, Public Hearing at 6:00 p.m.

The motion was approved with a vote of 4-0-0.

Vice Chair Klaus Smith called a 5-minute recess.

ARC 21-495/ OWNER: Frank Kane
REZ 21-82 AGENT: Adam Wolf and Clayton K. Bricklemyer
DISTRICT: Tampa Heights
LOCATION: 409 E. Oak Avenue
REQUEST: **Recommendation:** Re-Zone from CN to PD
PURPOSE: Commercial

Additional swear in was performed.

Public Comment: Ernie Hernandez, Justin Ricke, Veene Rattan, Rochelle Gross, Ricky Peterika,

Motion: Shawna Boyd

Second: Stephen Sutton

Move to recommend City Council approve **ARC 21-495/REZ 21-82** for the property located at **409 E. Oak Avenue** for the proposed re-zoning from CN to PD, with the following conditions:

- Add a note to the site plan that authorizes the Architectural Review Commission the ability to adjust all dimensional setbacks up to 5' and the total building height up to 5' to enable development of building elements that characterize the Tampa Heights Historic District and that will facilitate the architectural review process. (Modify General Note #2 Accordingly)
- As feasible, the off-site tree to the south be maintained;
- The elevations provided are not endorsed by means of this recommendation. Staff believes that significant changes to the architectural characteristics of the design must occur for the architectural elements of the project to be determined compatible with the Tampa Heights Design Guidelines. The current elevations and renderings are for visioning purposes only and final design parameters will be subject to the Certificate of Appropriateness review process.

For the reasons that, the orientation and site coverage, the entrances and porch projects, and the alignment and rhythm are consistent with the Tampa Heights Design Guidelines.

The motion was approved with a vote of 3-1-0, with Commissioner Taylor voting against.

Additional swear in was performed.

ARC 21-334 OWNER: Abundant Life Enrichment Church Inc.
AGENT: Randolph Randarell
DISTRICT: Tampa Heights
LOCATION: 407 E. Gladys Avenue
REQUEST: **Certificate of Appropriateness** - New Construction: Primary 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 21-334** for the property located at **407 E. Gladys Avenue**, with the following conditions to be approved by staff:

- Light fixtures;
- Hardware;
- Door and window selections;
- Windows are to be recessed as reflected on sections presented at the Public Hearing;
- Consideration is given to aligning the rear door with the rear elevation;

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, scale, setbacks, orientation, alignment and trim details.

The motion was approved by a vote of 4-0-0.

ARC 21-501 OWNER: David Seal
AGENT: David Seal
DISTRICT: Tampa Heights
LOCATION: 2802 N. Central Court
REQUEST: **Certificate of Appropriateness** - New Construction: 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 21-501** for the property located at **2802 N. Central Court**, with the following conditions to be approved by staff:

- Hardware to match primary structure;
- Trim and siding specifications match the primary structure;
- Side door to have a half light no muntin;

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 and width, massing and building form, trim and detail are consistent.

The motion was approved by a vote of 4-0-0.

NEW BUSINESS:

None submitted.

ADJOURNMENT: Without objection, the meeting was adjourned at 10:14 p.m.

Chair Signature

Dated

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