



**ARCHITECTURAL REVIEW COMMISSION  
PUBLIC HEARING**

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

**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, Daniel Myers, Stephen Sutton and Brent Taylor  
Commissioners Arriving After Roll Call:  
Commissioners Absent: Ashley De Cubas  
Staff Present: 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 NOVEMBER 1 & NOVEMBER 3, 2021:**

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

**ANNOUNCEMENTS:** Ron Vila, Historic Preservation Specialist

- I have submitted the staff reviews for November 2021 into the record.
- A reminder that beginning in January our Public Hearings will begin at 5:30 p.m.

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

**CONTINUATIONS:** Ron Vila, Historic Preservation Specialist

ARC 21-541 –308 E. Idlewild Avenue – Request by agent to continue to Wednesday, December 8, 2021, Public Hearing at 6:00 p.m.

**Motion: Shawna Boyd**

**Second: Stephen Sutton**

Move to grant a continuance in case **ARC 21-541** for the property located at **308 E. Idlewild Avenue** to the Wednesday, December 8, 2021, Public Hearing at 6:00 p.m.

**The motion was approved by a vote of 5-0-0.**

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

**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

Public Comment: No one came forward.

**Motion: Shawna Boyd**

**Second: Daniel Myers**

Move to recommend City Council **deny ARC 21-450/VAC 21-09** for the property located at 1701 N. Florida Avenue for the proposed alley vacating. For the reasons, the Secretary of Interiors Standards, pages 76-80, recommends identifying, retaining, and preserving buildings, streetscape and landscape patterns that are important in defining the overall historic character of a District which includes alleys. Altering these features are not recommended in a historic district.

**The motion was approved by a vote of 5-0-0.**

**ARC 21-552/** OWNER: Harvey Schonbrun/Trustee  
**REZ 21-111** AGENT: Shawn Pierson  
DISTRICT: Tampa Heights  
LOCATION: 301 E. Oak Avenue  
REQUEST: **Recommendation:** ReZone from RM-24 to PD  
PURPOSE: Commercial

Public Comment: Rochelle Gross

**Motion: Daniel Myers**

**Second: Stephen Sutton**

Move to recommend City Council approve **ARC 21-552/REZ 21-111** for the property located at 301 E. Oak Avenue for the proposed re-zoning from RM-24 to PD with the following conditions to be approved by staff:

- Any signage will be indicated on the plans;

For the reasons that it is consistent with the City of Tampa Code of Ordinances, in accordance with Chapter 27-113 and reinforces the historic character of the neighborhood.

**The motion was approved by a vote of 4-1-0, with Commissioner Taylor voting against.**

**ARC 21-479** OWNER: Harvey Schonbrun/Trustee  
AGENT: Andrew Matson  
DISTRICT: Tampa Heights  
LOCATION: 1808 N. Morgan Street  
REQUEST: **Certificate of Appropriateness** – Relocation to 301 E. Oak Ave.  
PURPOSE: Residential

Public Comment: Rochelle Gross

**Motion: Shawna Boyd**                      **Second: Stephen Sutton**

Move to **grant** a Certificate of Appropriateness to relocate for **ARC 21-479** for the property located at 1808 N. Morgan Street, in as much as the agent **has** satisfied the requirements of Chapter 27, Section 27-116 (f) of the City of Tampa Code of Ordinances.

**The motion was approved by a vote of 5-0-0.**

Vice Chair Klaus Smith called a 5-minute break.

**ARC 21-408** OWNER: 409 E. Oak Investors, LLC  
AGENT: Joshua Nicholson  
DISTRICT: Tampa Heights  
LOCATION: 409 E. Oak Avenue  
REQUEST: **Certificate of Appropriateness** - New Construction: 9-unit Townhomes,  
Site Improvement  
PURPOSE: Commercial

An additional swear in was performed.

Public Comment: No one came forward.

**Motion: Shawna Boyd**                      **Second: Brent Taylor**

Motion to reopen the Public Hearing to ask staff additional questions.

**The motion was approved by a vote of 5-0-0.**

**Motion: Stephen Sutton**                      **Second: Shawna Boyd**

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in **ARC 21-408** for the property located at **409 E. Oak Avenue**, with the following conditions to be approved by staff:

- Modify roof forms to better articulate the differentiations between units;
- Re-evaluate the nature, number, and placement/rhythm of windows, to break-up the expanse of blank exterior walls at end units.

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, and maintains the materials within the district.

**The motion was approved by a vote of 5-0-0.**

**ARC 21-540** OWNER: Benjamin J and Megan A Hawkins  
AGENT: Alan Dobbs  
DISTRICT: Seminole Heights  
LOCATION: 305 E. Idlewild Avenue  
REQUEST: **Certificate of Appropriateness** - New Construction: Addition to Primary Structure,  
Site Improvements  
PURPOSE: Residential

Public Comment: No one came forward.

**Motion: Shanna Boyd**                      **Second: Daniel Myers**

Move to **grant** a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in **ARC 21-540** for the property located at **305 E. Idlewild Avenue**, because, based upon the finding of fact, the proposed project is consistent with the Seminole Heights Design Guidelines of the City of Tampa, for the following reasons: scale, proportions, and rhythms are consistent with the existing structure.

**The motion was approved by a vote of 5-0-0.**

**ARC 21-555** OWNER: 235 Development and Investment Group, LLC  
AGENT: Alan Dobbs  
DISTRICT: Tampa Heights  
LOCATION: 307 E. Oak Avenue  
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 21-555** for the property located at **307 E. Oak Avenue**, with the following conditions to be approved by staff:

- Consideration is given on how the exposed corner of the connecting piece is terminated.

This Certificate of Appropriateness is contingent upon the applicant applying for and receiving approval of the Design Exception referenced at this Public Hearing.

because, based upon the finding of fact, the proposed project is consistent with the Seminole Heights Design Guidelines of the City of Tampa, for the following reasons: scale, proportions, and quality of materials is maintained.

**The motion was approved by a vote of 5-0-0.**

**NEW BUSINESS:**

None submitted.

**ADJOURNMENT:** Without objection, the meeting was adjourned at 9:49 p.m.

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**Chair Signature**

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**Dated**