

ARCHITECTURAL REVIEW COMMISSION PUBLIC HEARING

MEETING DATE: Monday, February 7, 2022

TIME: 5:30 PM

LOCATION: Old City Hall, City Council Chambers, 3rd Floor

315 E. Kennedy Boulevard, Tampa, FL 33602

MINUTES

Due to both the Chair and Vice-Chair being absent a Chair Pro-Tem needed to be nominated. Commissioner Myers nominated Commissioner Boyd for Chair Pro-Tem. No other nominations were given. Commissioner Boyd accepted the nomination and began the ARC Public Hearing.

<u>CALL TO ORDER:</u> Chair Pro Tem Shawna Boyd called the hearing to order at 5:48 p.m. and gave

instructions to petitioners regarding procedures at the Public Hearing.

SILENT ROLL CALL: Dennis Fernandez completed the silent roll call.

Commissioners Present: Shawna Boyd, Ashley De Cubas, Daniel Myers, and Brent Taylor

Commissioners Arriving

After Roll Call:

Commissioners Absent: Susan Klaus Smith and Stephen Sutton Staff Present: Dennis Fernandez and Beverly Jewesak

Staff Arriving After

Roll Call:

Legal Present: Camaria Pettis-Mackle

Chair Pro-Tem Elected

INTRODUCTIONS: Chair Pro-Tem Shawna Boyd introduced herself and staff. The commissioners

introduced themselves.

READING OF THE MINUTES FOR JANUARY 3 & JANUARY 5, 2022:

Chair Pro-Tem Shawna Boyd stated that the minutes stand as read by unanimous consent.

ANNOUNCEMENTS: Dennis Fernandez, Architectural Review and Historic Preservation Manager

- Welcome Commissioners.
- We will be having a second Public Hearing on Wednesday, February 9, 2022, to handle the remaining cases.
- The City of Tampa has enacted the requirement of wearing masks inside City buildings.
- I have submitted the Administrative Approvals for January 2022 into the record.

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

None submitted.

CONTINUATIONS: Dennis Fernandez, Architectural Review and Historic Preservation Manager

ARC 21-557 - 714 S. Boulevard – Request by Agent to continue to a future Public Hearing date.

ARC 21-541 – 308 E. Idlewild Avenue – Request by Agent to continue to a future Public Hearing date.

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

ARC 21-451/ OWNER: South Hyde Park Flats, LLC

REZ 21-67 AGENT: Michael Horner

DISTRICT: Hyde Park

LOCATION: <u>330 Hyde Park Avenue</u>

REQUEST: Recommendation: Re-Zone from R0-1 to PD

PURPOSE: Commercial

Public Comment: No one came forward.

Motion: Daniel Myers Second: Brent Taylor

Move to recommend City Council **approve ARC 21-451/REZ 21-67** for the property located at **330 Hyde Park Avenue** for the proposed re-zoning from R0-1 to PD with the following conditions:

- North, South, and East boundary walls be masonry with the exception of the area close to the grand tree;
- Add a note to the site plan to authorize the Architectural Review Commission the ability to adjust setbacks on all elevations, for a distance up to 5', to enable the development of building elements that characterize the Hyde Park Historic District and that will facilitate the architectural review process.

For the reasons that the proposal meets the requirements for the massing and location of the project within the Hyde Park district.

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

ARC 21-343 OWNER: Ezzitouni Chibel

AGENT: Ezzitouni Chibel DISTRICT: Seminole Heights

LOCATION: <u>504 E. New Orleans Avenue</u>

REQUEST: Certificate of Appropriateness - New Construction: Primary Structure

Accessory Structure
Site Improvements

PURPOSE: Residential

Public Comment: No one came forward.

Motion: Daniel Myers Second: Ashley De Cubas

Move to **grant** a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in **ARC 21-343** for the property located at **504 E. New Orleans Avenue**, with the following conditions to be approved by staff:

- Clarification on material of soffits, should be hardie
- Porch ceilings should be hardie beadboard;
- Final determination for the front dormer, to be a vent.

- Front & Back porch roof ridges should be lowered;
- Clarification on details for window trim;
- Clarification on details of house wrap;
- Location of exterior lighting sconces at both garage and back porch;

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: the project is consistent with those guidelines in the scale, massing, setbacks, site coverage, alignment, rhythm and spacing of the building elevations.

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

ARC 21-517 OWNER: Charles S Bonner and Melisa Angelique Martinez

AGENT: Paul Jackson DISTRICT: Hyde Park

LOCATION: 1912 W. Morrison Avenue

REQUEST: Certificate of Appropriateness - New Construction: Addition to Primary

Structure

PURPOSE: Residential

Public Comment: No one came forward.

Motion: Daniel Myers Second: Brent Taylor

Move to **grant** a **Certificate of Appropriateness** for the drawings and documents presented at this Public Hearing in case **ARC 21-517** for the property located at **1912 W. Morrison Avenue**, with the following conditions to be approved by staff:

- Agent to provide specification for back door;
- Roof plan to include a half slope to the addition;
- Further study of 2nd story windows to be more balanced;

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: it is consistent with the neighborhood in terms of the height and width of the proposed addition, massing and building form, orientation and site coverage, alignment rhythm and spacing of the architectural elements.

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

Additional swear in was performed.

ARC 22-42 OWNER: Wt. Real Estate Holdings II LLC

AGENT: Stephen Smith DISTRICT: Hyde Park

LOCATION: 910 Fremont Avenue

REQUEST: Variance - Rear yard setback from 20' to 6.67', with 2' encroachment for eaves & gutters;

South side yard setback from 7' to 3', with 2' encroachment for eaves gutters; North side yard setback from 7' to 4', with 2' encroachment for eaves gutters;

Height increase from 15' to 24'

Certificate of Appropriateness - Accessory Modification

PURPOSE: Residential

Public Comment: No one came forward.

Motion: Ashley De Cubas Second: Daniel Myers

Move that the **variance** request for case **ARC 22-42** for the property located at **910 Fremont Avenue** be **granted** as depicted on the site plan presented at the Public Hearing for a rear yard setback from 20' to 6.67', with 2' encroachment for eaves & gutters; south side yard setback from 7' to 3', with 2' encroachment for eaves gutters; north side yard setback from 7' to 4', with 2' encroachment for eaves gutters; and height increase from 15' to 24', based upon the petitioner 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 this is key to the successful rehabilitation of this accessory structure and it is in keeping with the alignment and rhythm of the historic pattern of Hyde Park.

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

Motion: Brent Taylor Second: Ashley De Cubas

Move to **grant** a **Certificate of Appropriateness** for the drawings and documents presented at this Public Hearing in **ARC 22-42** for the property located at **910 Fremont Avenue**, 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: it is in keeping with the exterior repair and restoration, and for its materials.

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

ARC 22-48 OWNER: David and Christina Laxer

AGENT: Stephen Smith and Carolina Kaman

DISTRICT: Hyde Park

LOCATION: 830 S. Rome Avenue

REQUEST: Variance - Rear yard setback from 20' to 2', with 2' encroachment for eaves gutters;

Corner yard setback from 18' to 7.4' with no encroachments;

Parking reduction from 2 to 1

Certificate of Appropriateness - New Construction: Primary Structure,

Renovations: Accessory Structure

Site Improvements

PURPOSE: Residential

Public Comment: No one came forward.

Motion: Brent Taylor Second: Daniel Myers

Move to reopen the Public Hearing to ask additional questions of the applicant and allow a rebuttal.

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

Motion: Ashley De Cubas Second: Daniel Myers

Move that the **variance** request for case **ARC 22-48** located at **830 S. Rome Avenue** be **granted** as depicted on the site plan presented at the Public Hearing for a rear yard setback from 20' to 2', with 2' encroachment for eaves gutters; corner yard setback from 18' to 7.4' with no encroachments, based upon the petitioner 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 setback is maintaining the historic building pattern within Hyde Park, and the orientation and site coverage is also consistent.

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

Motion: Daniel Myers Second: Ashley De Cubas

Move to **grant** a **Certificate of Appropriateness** for the drawings and documents presented at this Public Hearing in **ARC 22-48** for the property located at **830 S. Rome Avenue**, with the following conditions to be approved by staff:

- a design for the north property fence;
- landscape plan;

This approval is contigent upon the Design Exception 1 being approved for the height of the accessory structure.

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: scale, massing, and building forms; setback from the street, and its alignment, rhythm and spacing of design elements.

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

NEW BUSINESS:

Election of Officers

Motion: Daniel Myers Second: Ashley De Cubas

Move that the Election of Officers be continued to the March 7, 2022, Public Hearing at 5:30 p.m.

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

ADJOURNMENT: Without objection, the meeting was adjourned at 9:42 p.m.

Chair Signature Dated

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