



## HISTORIC PRESERVATION COMMISSION MINUTES

**Date:** Monday, April 4, 2022  
**Time:** 9:00 AM  
**Location:** Old City Hall, Tampa City Council Chambers, 3rd Floor,  
315 E. Kennedy Boulevard, Tampa, FL 33602

**Call to Order:** Chair Vivian Salaga called meeting to order at 9:01 a.m.

**Silent Roll Call and Introductions:** Elaine Lund

**Commissioners Present:** Dominique Cobb, KerryAnn Kanch, Dr. Thomas Pluckhahn, Vivian Salaga, Mary Schukraft and Susan Swift.

**Commissioners Arriving After Roll Call:**

**Commissioners Absent:** Patricia Ortiz

**Staff Present:** Dennis Fernandez, Elaine Lund, Beverly Jewesak

**Legal Staff:** Camaria Pettis-Mackle

Commissioners introduced themselves and their position on the Board.

**Reading of Minutes of January 11, 2022:** Chair Salaga stated that the minutes stand as written.

**Announcements:** Dennis Fernandez, Architectural Review & Historic Preservation Manager

- Welcome Commissioners.
- Next HPC Public Hearing is Wednesday, April 13, 2022, at 5:30 p.m. to hear arguments on the Hyde Park Historic District Expansion. I attended the neighborhood meeting last week.

**Conflict of Interests/ Ex Parte Communication:** Camaria Pettis-Mackle, Assistant City Attorney Camaria Pettis-Mackle asked the Commissioners if there were any ex parte communications regarding the items that are on the agenda today. Hearing none, for the record. Ms. Pettis-Mackle asked the Commissioners if there were any conflicts of interest for the record based on the items that are on the agenda. Hearing none, for the record.

**Swear-In:** Beverly Jewesak swore in all owners, applicants, interested parties, and witnesses within City Council Chambers.

**520 N. Tampa Street - Tarr Furniture Company Building**  
**Sec 27-260 - Emergency actions to protect buildings meeting the criteria for designation and**  
**Sec 27-257 – Criteria to qualify as a landmark**

Owner: KT North Ashley, LLC

Agent: Scott McLaren – Hill, Ward, Henderson, P.A.

**Dennis Fernandez – Architectural Review & Historic Preservation Manager**

Mr. Fernandez made the Commission aware of the Owner’s request to continue the case to the May 17, 2022, HPC Public Hearing at 9:00 a.m. and introduced the Owner’s Agent to address the Commission.

Scott McLaren – Agent for Owner of 520 N. Tampa Street  
Spoke on behalf of the Owner and provided each Commissioner with a copy of an email exchange between the City’s Legal Department and the Owner’s Agent that outlined the specifics of the continuance for this case. A copy of the email exchange is attached.

**Motion: Dominique Cobb**

**Second: KerryAnn Kanch**

Move to continue the case on the emergency action for the property located at **520 N. Tampa Street**, to the HPC Public Hearing of Tuesday, May 17, 2022 at 9:00 a.m.

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

**New Business:**

None

**Date and Time of Next HPC Meeting:**

April 13, 2022, 5:30 p.m.

**Adjournment:**

9:07 a.m.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Vivian Salaga – Chair

## Scott McLaren

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**From:** Scott McLaren  
**Sent:** Thursday, March 31, 2022 11:04 AM  
**To:** Camaria Pettis-Mackle  
**Cc:** Susan Johnson-Velez; Kami Corbett; Jaime Schill; Dennis Fernandez  
**Subject:** RE: 520 N. Tampa St.--HPC hearing set for April 4, 2022 [IWOV-FirmLive.FID1766629]

Thanks—glad we could get this done.

Look forward to seeing you on Monday and I will be glad to announce terms of deal.

Scott McLaren

### Scott McLaren

Shareholder

**Board Certified by The Florida Bar in Civil Trial**

**Board Certified by The Florida Bar in Business Litigation**

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101 E. Kennedy Blvd., Suite 3700, Tampa, FL 33602

**HW** | HILL WARD  
HENDERSON

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**RECEIVED**  
APR 04 2022  
Architectural Review  
& Historic Preservation

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**From:** Camaria Pettis-Mackle <[Camaria.Pettis-Mackle@tampagov.net](mailto:Camaria.Pettis-Mackle@tampagov.net)>  
**Sent:** Thursday, March 31, 2022 10:56 AM  
**To:** Scott McLaren <[scott.mclaren@hwlaw.com](mailto:scott.mclaren@hwlaw.com)>  
**Cc:** Susan Johnson-Velez <[Susan.Johnson-Velez@tampagov.net](mailto:Susan.Johnson-Velez@tampagov.net)>; Kami Corbett <[kami.corbett@hwlaw.com](mailto:kami.corbett@hwlaw.com)>; Jaime Schill <[Jaime.Schill@hwlaw.com](mailto:Jaime.Schill@hwlaw.com)>; Dennis Fernandez <[Dennis.Fernandez@tampagov.net](mailto:Dennis.Fernandez@tampagov.net)>  
**Subject:** RE: 520 N. Tampa St.--HPC hearing set for April 4, 2022 [IWOV-FirmLive.FID1766629]

*[External email; exercise caution]*

Good morning, the City is in receipt of your request and have no objection to the terms outlined below. Please be prepared to state these terms on the record on Monday at the public hearing.

Thank you,

### Camaria Pettis-Mackle

Assistant City Attorney, Office of the City Attorney

City of Tampa/ 315 East Kennedy Blvd., 7<sup>th</sup> Floor, City Hall/Tampa, FL 33602

P: (813)274-8738/e: [camaria.pettis-mackle@tampagov.net](mailto:camaria.pettis-mackle@tampagov.net)

*Please note: this e-mail is public record.*

\*\*\*NOTICE\*\*\*

If you received this email in error, please notify the sender immediately by return email or by calling 813-274-8996.

Please be aware that, pursuant to Florida Statutes Chapter 119, this or any other written or electronic communication with this office may be subject to public disclosure unless expressly exempt.

Please also be advised that Assistant City Attorneys are affected personnel under the City of Tampa's Lobbying Ordinance. Prior to engaging in any lobbying, please go to: <https://www.tampagov.net/human-resources/info/lobbyist-information>

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**From:** Scott McLaren <[scott.mclaren@hwhlaw.com](mailto:scott.mclaren@hwhlaw.com)>

**Sent:** Thursday, March 31, 2022 10:40 AM

**To:** Camaria Pettis-Mackle <[Camaria.Pettis-Mackle@tampagov.net](mailto:Camaria.Pettis-Mackle@tampagov.net)>

**Cc:** Susan Johnson-Velez <[Susan.Johnson-Velez@tampagov.net](mailto:Susan.Johnson-Velez@tampagov.net)>; Kami Corbett <[kami.corbett@hwhlaw.com](mailto:kami.corbett@hwhlaw.com)>; Jaime Schill <[Jaime.Schill@hwhlaw.com](mailto:Jaime.Schill@hwhlaw.com)>

**Subject:** [EXTERNAL] FW: 520 N. Tampa St.--HPC hearing set for April 4, 2022 [IWOV-FirmLive.FID1766629]

Ms. Pettis-Mackle, pls see below. I believe this sets out all possible scenarios and makes clear that the stay remains in effect under 27-260(b) unless HPC elects not to request that City Council take emergency action to preserve the building. thanks

**Scott McLaren**

Shareholder

**Board Certified by The Florida Bar in Civil Trial**

**Board Certified by The Florida Bar in Business Litigation**

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This email is to confirm that the City of Tampa, the Historic Preservation Commission ( "HPC") (the City of Tampa and HPC are collectively referred to herein as the "City"), and the property owner, KT North Ashley, LLC ("KT") have agreed to continue the presentation on the merits at the public hearing scheduled for Monday April 4, 2022 until the scheduled HPC hearing set for May 17, 2022 at 9:00 a.m. As part of the agreement to continue, the City and KT hereby stipulate and agree as follows:

1. that KT will not seek to enforce the 60 day time limitation referenced in City Code Section 27-260(b); and
2. that the stay referenced in Code Section 27-260(b) on the issuance or action to obtain a demolition permit remains in effect until the HPC renders its May 17, 2022 decision on whether to request that the City Council take emergency action—as set forth in Code Section 27-260(b) (the "Request"); and
3. that if HPC does make the Request at the May 17, 2022 hearing, the stay shall remain in effect as set forth in Code Section 27-260(b); and
4. that if HPC elects not make the Request at the May 17, 2022 hearing, the stay shall expire; and
5. that if HPC makes the Request at the May 17, 2022 hearing, City agrees to place the Request on the agenda for the next available regularly scheduled City Council meeting, and agrees to use best efforts to place the Request on the City Council agenda as quickly as possible.

It is my understanding, however, that we will need to appear at the April 4, 2022 hearing (because it is a publically noticed hearing) and announce to the HPC and the public the agreed continuance to the May 17, 2022 hearing.

Please confirm our agreement, and thanks very much, Scott McLaren

**Scott McLaren**

Shareholder