



**ARCHITECTURAL REVIEW COMMISSION
PUBLIC HEARING**

MEETING DATE:	Monday, March 6, 2023
TIME:	5:30 PM
LOCATION:	Old City Hall, 315 E. Kennedy Boulevard, City Council Chambers, 3rd Floor, Tampa, FL 33602

MINUTES

CALL TO ORDER: Chair Susan Klaus Smith called the hearing to order and gave instructions to petitioners regarding procedures at the Public Hearing.

SILENT ROLL CALL: Alexis Guzman completed the silent roll call.
Commissioners Present: Susan Klaus Smith, Brent Taylor, Dan Myers, and Stephen Sutton
Commissioners Arriving
After Roll Call: John Prokop
Commissioners Absent: Shawna Boyd and Robert Myles
Staff Present: Dennis Fernandez, Ron Vila, Elaine Lund, and Alexis Guzman
Staff Arriving After
Roll Call:
Legal Present: Dana CrosbyCollier

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

READING OF THE MINUTES FOR FEBRUARY 6, 2023:
By motion the minutes stand as read by unanimous consent.

ANNOUNCEMENTS: Dennis Fernandez, Historic Preservation Manager

- I have submitted the staff approvals for February 2023 into the record.
- Discussed the new reoccurring item on the Agenda for the acceptance of all documents submitted.

CONFLICT OF INTEREST/EX PARTE STATEMENTS: Dana CrosbyCollier
None submitted.

CONTINUATIONS: Dennis Fernandez, Historic Preservation Manager
None submitted.

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

ITEMS TO BE REVIEWED:

ARC 22-476/ OWNER: Pawan Rattan
TA/CPA 22-23 AGENT: Tyler Hudson
DISTRICT: Tampa Heights
LOCATION: 2315 N. Florida Avenue (2301, 2303, 2307, 2315 N. Florida Ave., 204, 206 E. Amelia Ave., 205, 207, 209 E. Columbus Dr)
REQUEST: **Recommendation** - Comprehensive Plan Amendment Recommendation from R-35 and CC-35 to CC-35 to CMU-35 and UMU-60
PURPOSE: Commercial

Stephen Benson, City of Tampa Planning Director, spoke on this project.

Danny Collins, Planning Commission Staff, spoke on this project.

Emily Phalen, Planning Commission Staff, spoke on this project.

Public Comment: No one came forward.

Motion: Stephen Sutton

Second: Brent Taylor

Move to recommend City Council deny ARC 22-479/TA/CPA 22-23 for the property located at 2315 N. Florida Avenue (2301, 2303, 2307, 2315 N. Florida Ave., 204, 206 E. Amelia Ave., 205, 207, 209 E. Columbus Dr) for the proposed land use change from R-35 and CC-35 to CMU-35 and UMU-60.

For the reasons that, under chapter 27-113 (A)(2)(J) the applicant has presented a proposed change in density that would be significant to the point where the preservation of the historic integrity of the Tampa Heights historic district may be called into question.

The motion was approved by a vote of 3-1-0 with Commissioner Myers voting no.

**** Commissioner John Prokop arrived during staff member Elaine Lund's presentation ****

ARC 23-119 OWNER: Taylor J Devost and Spencer Smith

AGENT: Alan Dobbs

DISTRICT: Seminole Heights

LOCATION: 6102 N. Suwannee Avenue

REQUEST: **Variance** - North side-yard setback from 7'-0" to 4'-6" with an encroachment of 2'-0" for eaves/gutters

Certificate of Appropriateness - New Construction: Addition to Primary Structure

Accessory Structure

Site Improvements

PURPOSE: Residential

Public Comment: No one came forward.

Motion: John Prokop

Second: Brent Taylor

Move that the variance request for case ARC 23-119 for the property located at 6102 N. Suwanee for a north side-yard setback from 7'-0" to 4'-6" with an encroachment of 2'-0" for the eaves/gutters, be denied due to the failure of the petitioner to meet the burden of proof with regard to the six hardship

criteria as set forth in Section 27-114(d) of the City of Tampa Code of Ordinances, specifically that the hardship is not created by the property it is created by the design of the addition.

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

Motion: John Prokop

Second: Dan Myers

Move to grant a continuance in case for the Certificate of Appropriateness ARC 23-119 for the property located at 6102 N. Suwanee Avenue to the April 3, 2023, Public Hearing at 5:30 p.m.

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

ARC 23-120 **OWNER:** Mayer and Beth Eisenfeld

AGENT: Alan Dobbs

DISTRICT: Hyde Park

LOCATION: 2108 W. Marjory Avenue

REQUEST: **Variance** - Vehicular entrance (alley) from 18'-0" to 8'-6"

Maneuvering clearance (alley) from 24'-0" to 18'-6"

Eave to eave separation from 5'-0" to 0'-0"

Certificate of Appropriateness -New Construction: Accessory Structure
Site Improvements

PURPOSE: Residential

John Marsh, City of Tampa Transportation, spoke on this project.

Public Comment: No one came forward.

Motion: Dan Myers

Second: John Prokop

Move that the variance request for case ARC 23-120 for property located at 2108 W. Marjory Avenue be granted as depicted on the site plan presented at the Public Hearing for a vehicular entrance (alley) from 18'-0" to 8'-6", maneuvering clearance (alley) from 24'-0" to 18'-6", and eave to eave separation from 5'-0" to 0'-0" 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 existing property is narrower than the original platted lot and the request of the variance is consistent with general intent and purpose of Chapter 27.

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

Motion: Stephen Sutton

Second: Dan Myers

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in ARC 23-120 for the property located at 2108 W. Marjory Avenue, with the following conditions:

- Further coordination with staff respecting the scale and massing of the proposed bracketing for your new roof on 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, that we are dealing with an accessory structure on a compatible scale, height, width, massing, and building form consistent with the neighborhood and its pairing structure.

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

ARC 23-124 OWNER: Gurjotpal Batra/Gunvestment Holdings, LLC
AGENT: Kevin Smith
DISTRICT: Hyde Park
LOCATION: 710 & 712 West Platt Street
REQUEST: **Variance** - Rear-yard setback from 20' to 10' with 2' encroachment for eaves/gutters
Certificate of Appropriateness - New Construction: Office Building
Site Improvements
PURPOSE: Commercial

Public Comment:

Warren Harris, 304 S Fielding Avenue, spoke on this project.

Motion: Dan Myers

Second: John Prokop

Move that the variance request for case ARC 23-124 for property located at 710 & 712 West Platt Street be granted as depicted on the site plan presented at the Public Hearing for a rear-yard setback from 20' to 10' with an encroachment of 2' for the eaves/gutters, 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 project setbacks are in accordance with the city zoning code Chapter 27 with the exception of the rear yard setback being reduced from 20' to 10'. The reduction is compatible with the historic nature of West Platt Street and the existing developments surrounding the project.

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

Motion: John Prokop

Second: Stephen Sutton

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in ARC 23-124 for the property located at 710 & 712 West Platt Street, with the following conditions to be approved by staff:

- Clarify the exact window and door types as well as window relationship to the face exterior wall.
- Exterior lighting fixtures.
- Signage details.
- All site and atmospheric lighting.

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 compliance with Chapter 27 of the city code and honors and respects the historic massing and scale of adjacent buildings on Platt Street.

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

Motion: Dan Myers

Second: Stephen Sutton

Moved to accept and file all documents and exhibits submitted into the record.

Motion was approved with a vote of 5-0-0.

NEW BUSINESS:

None submitted.

ADJOURNMENT: Without objection, the meeting was adjourned at 9:35 p.m.



Susan Klaus Smith, Chair



Dated

