

AN ORDINANCE OF THE CITY OF TAMPA, FLORIDA, AMENDING THE HISTORIC CENTRAL AVENUE AREA AFRICAN AMERICAN HERITAGE SITES MULTIPLE PROPERTIES GROUP TO INCLUDE THE JOHNSON BROTHERS HOUSES LOCATED AT 1248 EAST SCOTT STREET AND 1250 EAST SCOTT STREET, TAMPA, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN SECTION 3 HEREOF, AS LOCAL HISTORIC LANDMARKS; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Historic Preservation Commission ("HPC") adopted a full report and analysis of the proposed landmark designation under the criteria contained in Section 27-256, City of Tampa Code of Ordinances ("Landmark Designation Report") at a public hearing held on May 16, 2023; and

**WHEREAS**, the Hillsborough County City-County Planning Commission Staff reviewed the Landmark Designation Report and found the proposed designation of the properties known as the Johnson Brothers Houses, located at 1248 East Scott Street and 1250 East Scott Street, Tampa, Florida, as local historic landmarks to be consistent with the Tampa Comprehensive Plan; and

**WHEREAS**, pursuant to Section 27-262, City of Tampa Code of Ordinance (City Code), the City Council of the City of Tampa held public hearings during which public comment was received on the proposed designation; and

**WHEREAS**, all parties in interest and citizens were afforded notice and an opportunity to be heard at said hearings; and

**WHEREAS**, the City Council of the City of Tampa finds that the designation of the parcel of properties known as the Johnson Brothers Houses, located at 1248 East Scott and 1250 East Scott Street, Tampa, Florida, meets the local landmark criteria contained in Section 27-262, City Code; and

**WHEREAS**, it is in the best interest of the City of Tampa to designate the properties known as the Johnson Brothers Houses, located at 1248 East Scott Street and 1250 East Scott Street, Tampa, Florida, as local historic landmarks.

**NOW, THEREFORE,**

**BE IT ORDAINED BY THE CITY COUNCIL  
OF THE CITY OF TAMPA, FLORIDA:**

**Section 1.** That the recitals set forth above are hereby incorporated as if fully set forth herein.

**Section 2.** That the Landmark Designation Report prepared by the Historic Preservation Commission staff and the findings made by the Hillsborough County City-County Planning Commission are hereby accepted and approved.

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2       **Section 3.** That the designation of the parcels of property known as the Johnson  
3 Brothers Houses, located at 1248 East Scott Street, Tampa, Florida, as more particularly  
4 described in Exhibit "A" attached hereto and incorporated herein by reference, and 1250  
5 East Scott Street, Tampa, Florida, as more particularly described in Exhibit "B" attached  
6 hereto and incorporated herein by reference, meet the following criteria in Section 27-257,  
7 City Code, to qualify as local landmarks:  
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10       (a) The building, site, structure, object, or district:

- 11               (1) was constructed or achieved its significance during the period of historic  
12 significance as delineated in the National Register of Historic Places  
13 guidelines or as established in the nomination pursuant to those  
14 guidelines; and  
15  
16               (2) has a quality of significance in American, state or local history,  
17 architecture, archeology, engineering, and culture, which is present in  
18 districts, sites, buildings, structures, and objects that possess integrity of  
19 location, design, setting, materials, workmanship, feeling, and  
20 association and (1) that are associated with events that have made a  
21 significant contribution to the broad patterns of our history; (2) that are  
22 associated with the lives of persons significant in our past; (3) that  
23 embody the distinctive characteristics of a type, period, or method of  
24 construction, or that represent the work of a master, or that possess high  
25 artistic values, or that represent a significant and distinguishable entity  
26 whose components may lack individual distinction; or (4) that have  
27 yielded, or may be likely to yield, information important in prehistory or  
28 history.  
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32       (c) In addition to the criteria set forth in subsection (a) above, the HPC and city  
33 council shall consider the following factors for a landmark, landmark site, or multiple  
34 property designation:  
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- 36               (1) whether the owner(s) supports the designation.  
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38               (2) whether the owner(s) has timely applied for and adequately established  
39 an economic hardship in accordance with the requirements set forth in  
40 section 27-259, and, if so, whether economic incentives are applicable to  
41 adequately offset any economic hardship.  
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43       **Section 4.** That the Office of the City Clerk shall cause this ordinance to be recorded  
44 in the public records of Hillsborough County, Florida, and shall direct the Development and  
45 Growth Management Department to amend the official zoning atlas to contain the  
46 landmark designation.  
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48       **Section 5.** That the parcels of property known as the Johnson Brothers Houses,  
49 located at 1248 East Scott Street and 1250 East Scott Street, Tampa, Florida, described in  
50 paragraph 3 herein, as local historic landmarks, shall be subject to the procedures and

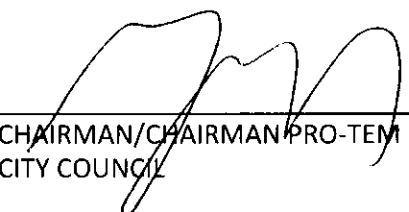
1 regulations contained in Chapter 27, City of Tampa Code of Ordinances, and the standards  
2 established in the Secretary of Interior's Standards for Rehabilitation and Guidelines for  
3 Rehabilitating Historic Buildings, as administered by the Architectural Review Commission  
4 pursuant to Chapter 27, Article V, City of Tampa Code of Ordinances, and any successor  
5 ordinances, as amended.  
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7 **Section 6.** That all ordinances or parts of ordinances in conflict herewith are hereby  
8 repealed to the extent of any conflict.  
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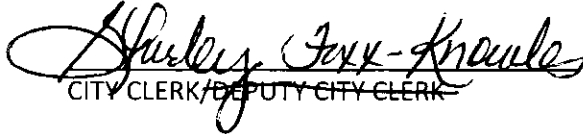
10 **Section 7.** That should a court of competent jurisdiction declare any part of this  
11 ordinance invalid, the remaining parts hereof shall not, in any way, be affected by such  
12 determination as to the invalid part.  
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14 **Section 8.** That this ordinance shall take effect immediately upon becoming a law.  
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16 PASSED AND ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA, ON  
17 **OCT 19 2023**  
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CHAIRMAN/CHAIRMAN PRO-TEM  
CITY COUNCIL

ATTEST:

  
CITY CLERK/DEPUTY CITY CLERK

APPROVED BY ME ON 10/25/23

  
Jane Castor, MAYOR

PREPARED AND APPROVED  
AS TO LEGAL SUFFICIENCY BY:

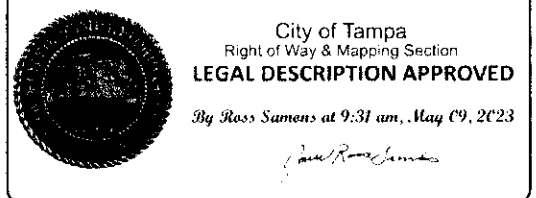
/es/  
Camaria Pettis-Mackle, Assistant City Attorney



## EXHIBIT A

### LEGAL DESCRIPTION

Lot 4, Block 1, of CARRUTH AND SPENCER'S SUBDIVISION according to map or plat thereof, recorded in Plat Book 1, Page 42, of the Public Records of Hillsborough County, Florida.





## EXHIBIT B

### LEGAL DESCRIPTION

Lot 3, Block 1, LESS and EXCEPT the East 15 feet thereof, of CARRUTH AND SPENCER'S SUBDIVISION according to map or plat thereof, recorded in Plat Book 1, Page 42, of the Public Records of Hillsborough County, Florida.



City of Tampa  
Right of Way & Mapping Section  
**LEGAL DESCRIPTION APPROVED**

*By Ross Samons at 9:31 am, May 09, 2023*

A handwritten signature in black ink, appearing to read "Ross Samons".

## NOTICE OF PUBLIC HEARING

ON **October 19, 2023 @ 9:30 A.M.** IN THE TAMPA CITY COUNCIL CHAMBERS, OLD CITY HALL, 315 E. KENNEDY BLVD., 3RD FLOOR, TAMPA, FLORIDA, A PUBLIC HEARING WILL BE HELD BY THE TAMPA CITY COUNCIL TO CONSIDER THE FOLLOWING ORDINANCES FOR ENACTMENT:

### File No. VAC-22-05

An ordinance of the City of Tampa, Florida, vacating, closing, discontinuing and abandoning a portion of 23rd Avenue right-of-way and that certain alleyway located North of 21st Avenue, South of Melbourne Boulevard, East of 40th Street, and West of 44th Street, all within the Plat of Highland Pines, in the City of Tampa, Hillsborough County, Florida, as more fully described in Section 2 hereof, subject to the reservation of certain easements and the imposition of certain covenants, conditions and restrictions as more particularly set forth herein; providing for enforcement and penalties for violations; providing for definitions, interpretations and repealing conflicts; providing for severability; providing an effective date.

### File No. VAC-23-19

An ordinance of the City of Tampa, Florida, vacating, closing, discontinuing and abandoning the Bay Trail Court right-of-way located North of Shore Breeze Drive, South of Averill Avenue, East of Ellis Drive, and West of Bayshore Boulevard, within a revised map of Part of W.A. Switzer Estate, in the City of Tampa, Hillsborough County, Florida, as more fully described in Section 2 hereof, subject to the reservation of certain easements and the imposition of certain covenants, conditions and restrictions as more particularly set forth herein; providing for definitions, interpretations and repealing conflicts; providing for severability; providing an effective date.

### File No. HPC 2023-03 & HPC 2023-04

An Ordinance of the City of Tampa, Florida, amending the Historic Central Avenue area African American Heritage Sites Multiple Properties Group to include the Johnson Brothers Houses located at 1248 East Scott Street and 1250 East Scott Street, Tampa, Florida, as more particularly described in section 3 hereof, as local historic landmarks; providing for repeal of all ordinances in conflict; providing for severability; providing an effective date.

### File No. TA/CPA 23-08

An Ordinance amending the Tampa Comprehensive Plan, Future Land Use Element, Future Land Use Map, for the property located approximately 150 feet west of the intersection of West Columbus Drive and North Boulevard, Folio Number 183355-0005, from Residential-20 (R-20) to Community Mixed Use-35 (CMU-35); Providing for repeal of all ordinances in conflict; Providing for severability; Providing an effective date.

### File No. TA/CPA 23-13

An Ordinance amending the Tampa Comprehensive Plan, Future Land Use Element, Future Land Use Map, for the property located at 5025 East Fowler Avenue, from Residential-35 (R-35) and Community Mixed Use-35 (CMU-35) to Community Mixed Use-35 (CMU-35); Providing for repeal of all ordinances in conflict; Providing for severability; Providing an effective date.

### File No. TA/CPA 23-14

An Ordinance amending the Tampa Comprehensive Plan, Future Land Use Element, Future Land Use Map, for the property located at 11300, 11414, 11410, 11408 and 11304 North Central Avenue and Folio Numbers 094934-0100 and 094941-0000, from Community Mixed Use-35 (CMU-35) and Residential-10 (R-10) to Community Commercial-35 (CC-35); Providing for repeal of all ordinances in conflict; Providing for severability; Providing an effective date.

### File No. CIP & CIS 2024-2028

An Ordinance amending the Tampa Comprehensive Plan, Capital Improvement Section, by replacing the Fiscal Year 2023 through Fiscal Year 2027 Capital Improvement Section Schedule of Projects with the Fiscal Year 2024 through Fiscal Year 2028 Capital Improvement Section Schedule of Projects; Providing for repeal of all ordinances in conflict; Providing for severability; Providing an effective date.

### File No. AB2-23-18

An Ordinance approving a Special Use Permit (S-2) for alcoholic beverages sales - restaurant (consumption on premises only) and making lawful the sale of beverages regardless of alcoholic content - beer, wine and liquor - on that certain lot, plot or tract of land located at 2507 South MacDill Avenue, Tampa, Florida, as more particularly described in Section 3; providing that all ordinances or parts of ordinances in conflict are repealed; repealing Ordinances No. 2010-147; providing an effective date.

### File No. AB2-23-22

An Ordinance approving a Special Use Permit (S-2) for alcoholic beverages sales - restaurant (consumption on premises only) and making lawful the sale of beverages regardless of alcoholic content - beer, wine and liquor - on that certain lot, plot or tract of land located at 5004 North Armenia Avenue, Tampa, Florida, as more particularly described in Section 3; providing that all ordinances or parts of ordinances in conflict are repealed; repealing Ordinance No. 2004-291; providing an effective date.

SAID ORDINANCES MAY BE INSPECTED AT THE OFFICE OF THE CITY CLERK, CITY HALL, 3RD FLOOR CITY HALL, 315 E. KENNEDY BLVD., TAMPA, FL, DURING REGULAR BUSINESS HOURS, 8:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY. ANY PERSON WHO DECIDES TO APPEAL ANY DECISION OF THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, MAY NEED TO HIRE A COURT REPORTER TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26, FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.

INTERESTED PARTIES MAY APPEAR AND BE HEARD AT SAID HEARING.

SHIRLEY FOXX-KNOWLES, CMC  
CITY CLERK