



**ARCHITECTURAL REVIEW COMMISSION
PUBLIC HEARING**

MEETING DATE:	Wednesday, July 10, 2024
TIME:	5:31 PM
LOCATION:	Old City Hall, 315 E. Kennedy Boulevard, City Council Chambers, 3rd Floor, Tampa, FL 33602

MINUTES

CALL TO ORDER: Chair Ted Kempton 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: Ted Kempton, Dan Myers, John Prokop, and Carole Wallace Post
Commissioners Arriving After Roll Call:
Commissioners Absent: Brian Hammond, Elena Paras Ketchum, Shawna Boyd, and Robert Myles
Staff Present: Dennis Fernandez, Elaine Lund, and Alexis Guzman
Staff Arriving After Roll Call:
Legal Present: Dana CrosbyCollier

INTRODUCTIONS: Chair Ted Kempton introduced himself and staff. The commissioners introduced themselves.

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

CONTINUATIONS: Dennis Fernandez, Architectural Review & 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-24-0000020 OWNER: Pawan Rattan
AGENT: Nick Herring, Tyler Hudson, and Alex Schaler
DISTRICT: Tampa Heights
LOCATION: 2315 N. Florida Avenue
REQUEST: **Certificate of Appropriateness - Demolition: Contributing Structure**
PURPOSE: Commercial

Public Comment:

Leigh Wilson Versaggi, 720 S. Orleans Avenue, spoke on this project.

Motion: Carole Wallace Post **Second:** Dan Myers

Move to grant a Certificate of Appropriateness to Demolish for ARC-24-0000020 for the property located at 2315 N. Florida Avenue, 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 and recognizing that the administrator's determination is that the extent of the existing alterations and necessity of conducting further significant undertakings to address structural defects and reverse previous inappropriate alterations constitutes an economic hardship for the property owner in which a reasonable beneficial use cannot be obtained, and with the condition that:

- The applicant work with staff to preserve, upon best practices, any original or historic materials that could be used for future use.

The motion was approved by a vote of 3-1-0 with Commissioner Prokop voting against.

ARC-24-0000025 **OWNER:** Pawan Rattan
 AGENT: Nick Herring, Tyler Hudson, and Alex Schaler
 DISTRICT: Tampa Heights
 LOCATION: 2307 N. Florida Avenue
 REQUEST: **Certificate of Appropriateness** - Demolition: Contributing Structure
 PURPOSE: Commercial

Public Comment: No one came forward.

Motion: John Prokop **Second:** No Second

Move to deny a Certificate of Appropriateness to Demolish for ARC-24-0000025 for the property located at 2307 N. Florida Avenue, in as much as the agent has not satisfied the requirements of Chapter 27, Section 27-116(f) of the City of Tampa Code of Ordinances in as much as the agent has not provided the financial hardship.

The motion failed for lack of a Second.

Motion: Dan Myers **Second:** Carole Wallace Post

Move to grant a Certificate of Appropriateness to Demolish for ARC-24-0000025 for the property located at 2307 N. Florida Avenue, 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 for despite the retention of its historic form and features, the building exhibits multiple structural deficiencies that cumulatively impact its ability to be rehabilitated, with the condition that:

- The demolition take place using the best standards for the reuse of available architectural elements and materials, and to specifically preserve the tiles and medallions and other such elements that the staff merit retention and preservation.

The motion was approved by a vote of 3-1-0 with Commissioner Prokop voting against.

FIVE MINUTE RECESS

ARC-24-0000248/ OWNER: Pawan Rattan
REZ-24-0000052 AGENT: Tyler Hudson
DISTRICT: Tampa Heights
LOCATION: 2315 N. Florida Avenue (2301 - 2307 N. Florida Ave, 204 & 206 E. Amelia Ave, 205 - 209 E. Columbus Dr.)
REQUEST: **Recommendation** - Rezone from CI, RM-24 to PD
PURPOSE: Commercial

Public Comment:

Leigh Wilson Versaggi, 720 S. Orleans Avenue, spoke on this project.

Russel Versaggi, 720 S. Orleans Avenue, spoke on this project.

Motion: Dan Myers **Second:** John Prokop

Move to recommend City Council approve ARC-24-0000248/REZ-24-0000052 for the property located at 2301, 2303, 2307, and 2315 N. Florida Avenue, 204 and 206 E. Amelia Avenue, 205, 207, and 209 E.

Columbus Drive for the proposed rezoning from CI and RM-24 to PD with the following conditions:

- That the staff report be included as conditions to this approval as are reflected in massing and building form, setback, orientation and site coverage, alignment, rhythm and spacing, entrances, and porch projections;
- That General Note 3 on the proposed PD site plan be amended to read "Setbacks and heights shown on the site plan and elevations may be adjusted up to 25% of each building elevation during the Certificate of Appropriateness review process by the ARC;"
- That the applicant shall note that the treatment of granite curbs, as is requested throughout the city, shall be restored at abandoned driveways and that granite curbs shall be sunk in place to flush with new driveways;
- That the recommendation for approval shall be contingent on the alley vacating (VAC-24-0000009) and the Comprehensive Plan Amendment (TA/CPA 24-02) being approved by City Council;
- That the scale of the building, where it abuts single family residential, be reduced to three stories, above which setbacks shall be 1 foot per 1 foot of additional height above 35 feet;
- That the grand tree on site that is proposed to be removed shall be preserved on site;
- That a four-story continuous cornice on commercial corridors with a 10-foot setback above that level shall be maintained; and
- That a six-foot masonry wall shall be built on the east property line.

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

ARC-24-0000241/ OWNER: Pawan Rattan
VAC-24-0000009 AGENT: Tyler Hudson
DISTRICT: Tampa Heights
LOCATION: 2315 N. Florida Avenue
REQUEST: **Recommendation** - Alley Vacating
PURPOSE: Commercial

Ross Samons, City of Tampa Right of Way and Mapping, spoke on this project.

Public Comment: No one came forward.

Motion: Dan Myers

Second: John Prokop

Move to recommend City Council approve ARC-24-0000241/VAC-24-0000009 for the property located at 2315 N. Florida Avenue for vacating the alleyway with the following condition:

- That the Mayor authorize the alley vacation for the reminder for the block

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

ARC-24-0000269/ OWNER: Pawan Rattan

TA CPA 24-02 AGENT: Tyler Hudson

DISTRICT: Tampa Heights

LOCATION: 2315 N. Florida Avenue (2301 - 2307 N. Florida Ave, 204 & 206 E. Amelia Ave, 205 - 209 E. Columbus Dr.)

REQUEST: **Recommendation** - Comprehensive Plan Amendment from CC-35 & R-35 to CMU-35 & UMU-60

PURPOSE: Commercial

Jennifer Malone, The Planning Commission, spoke on this project.

Sam Thomas, City of Tampa Zoning Department, spoke on this project.

Public Comment:

Leigh Wilson Versaggi, 720 S. Orleans Avenue, spoke on this project.

Russel Versaggi, 720 S. Orleans Avenue, spoke on this project.

Motion: Carole Wallace Post **Second:** Dan Myers

Move to recommend City Council approve ARC-24-0000269/TA CPA-24-02 for the property located at 2301, 2303, 2307, and 2315 N. Florida Avenue, 204 and 206 E. Amelia Avenue, 205, 207, and 209 E.

Columbus Drive for the proposed rezoning from Comprehensive Plan Amendment from CC-35 and R-35 to CMU-35 and UMU-60, for the reasons that it that The Planning Commission and The Planning Commission staff found it consistent ant that the city staff will assume that the proposed rezoning associated with this would enable the development of a project that could be compatible with the character of the Tampa Heights Historic District.

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

MOTION TO RECEIVE AND FILE SUBMITTED DOCUMENTS AND EXHIBITS:

Motion: Dan Myers **Second:** John Prokop

Moved to receive and file all documents into the record.

Motion was approved with a vote of 4-0-0.

ADJOURNMENT: Without objection, the meeting was adjourned at 10:24 p.m.

Ted Kempton, Chair

Dated