

**ARCHITECTURAL REVIEW COMMISSION  
PUBLIC HEARING**

**MEETING DATE:** Wednesday, December 6, 2023  
**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 Susan KlausSmith 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 KlausSmith, Brent Taylor, John Prokop, Daniel Myers, and Stephen Sutton

**Commissioners Arriving After Roll Call:**

**Commissioners Absent:** Ted Kempton, 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 Susan KlausSmith introduced herself and staff. The commissioners introduced themselves.

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

**CONTINUATIONS:** Dennis Fernandez, Historic Preservation Manager

**Motion:** John Prokop                                      **Second:** Brent Taylor  
Move to grant a continuance in cases ARC 23-20 and ARC 23-25 for the properties located at 2315 N.  
Florida Avenue and 2307 N. Florida Avenue to the January 10, 2024, Public Hearing at 5:30 p.m.  
**The motion was approved by a vote of 5-0-0.**

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

**ITEMS TO BE REVIEWED:**

**ARC 23-180/** OWNER: Tampa Metropolitan Area YMCA INC.  
**TA/CPA 23-05** AGENT: Tyler Hudson  
DISTRICT: Tampa Heights  
LOCATION: 110 E. Oak Avenue, 1813 N. Franklin Street, 1708 N. Florida Avenue, 1905 N. Florida Avenue, 1909 N. Florida Avenue  
REQUEST: **Recommendation:** Comprehensive Plan Amendment from CC-35 to UMU-60  
PURPOSE: Commercial

Emily Phelan, Hillsborough County Planning Commission, spoke on this project.

**Public Comment:**

*Ralph Shuler, 2101 N. Jefferson Street, spoke on this project.*  
*Steven Eshkenazi, 308 W. Frances Avenue, spoke on this project.*  
*Malina Spokas, 210 E. Ross Avenue, spoke on this project.*  
*Michael Diogostine, 207 E. Ross Avenue, spoke on this project.*  
*Dominique Martinez, 910 N. Florida Avenue, spoke on this project.*  
*Matt Wolf, 205 E. Frances Avenue Unit 2, spoke on this project.*  
*Damion Obregon, 2008 N. Central Avenue, spoke on this project.*  
*Kevin Lee, 505 E. Palm Avenue, spoke on this project.*  
*James Lewis, 311 E. Amelia Avenue, spoke on this project.*  
*Michael Spokas, 210 E. Ross Avenue, spoke on this project.*  
*Patricia Lewis, 311 E. Amelia Avenue, spoke on this project.*

**Motion:** Stephen Sutton

**Second:** Dan Myers

Move to recommend City Council deny ARC 23-180/TA/CPA 23-05 for the properties located at 110 E. Oak Avenue, 1813 N. Franklin Street, 1708 N. Florida Avenue, 1905 N. Florida Avenue, 1909 N. Florida Avenue for the proposed Comprehensive Plan Amendment from CC-35 to UMU-60, with the conditions that those parcels within the locally designated historic district retain the current designation of CC-35 future land use category for those parcels and the development particularly along the east side of Florida Avenue adjacent to the residential neighborhood should be historically referenced within the district both in height and building placement, and with respect to the City of Tampa Code of Ordinances Section 27-113 Powers and Duties (a)(2)(j).

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

**ARC 23-389/** OWNER: Tampa Metropolitan Area YMCA INC.  
**REZ 23-82** AGENT: Tyler Hudson  
DISTRICT: Tampa Heights  
LOCATION: 110 E. Oak Avenue, 1813 N. Franklin Street, 1708 N. Florida Avenue, 1905 N. Florida Avenue, 1909 N. Florida Avenue  
REQUEST: **Recommendation:** Re-Zone from CI, CG, & RM-24 to PD  
PURPOSE: Commercial

Public Comment:

*Ralph Shuler*, 2101 N. Jefferson Street, spoke on this project.

*Patricia Lewis*, 311 E. Amelia Avenue, spoke on this project.

*Malina Spokas*, 210 E. Ross Avenue, spoke on this project.

*Steven Eshkenazi*, 308 W. Frances Avenue, spoke on this project.

*Michael Diogostine*, 207 E. Ross Avenue, spoke on this project.

*James Lewis*, 311 E. Amelia Avenue, spoke on this project.

*Damion Obregon*, 2008 N. Central Avenue, spoke on this project.

*Dominique Martinez*, 910 N. Florida Avenue, spoke on this project.

**Motion:** Brent Taylor

**Second:** Dan Myers

Move to recommend City Council deny ARC 23-389/REZ 23-82 for the properties located at 110 E. Oak Avenue, 1813 N. Franklin Street, 1708 N. Florida Avenue, 1905 N. Florida Avenue, 1909 N. Florida Avenue for the proposed rezoning from CI, CG, and RM-24 to PD, for the reasons that it is not in agreeance with the City of Tampa Code of Ordinances Section 27-113(a)(2)(j) where it states to preserve the historical integrity and appearance, where it refers to locally designated landmarks and historic conservation overlay districts, or historic districts in accordance with applicable design standards. This proposal of a PD would allow for massing and setbacks to not adhere and be in agreeance with Section 27-113.

**The motion was approved by a vote of 3-2-0 with Commissioners KlausSmith and Prokop voting against.**

**ARC 24-20** OWNER: Pawn Rattan  
AGENT: Nick Herring  
DISTRICT: Tampa Heights  
LOCATION: 2315 N. Florida Avenue  
REQUEST: **Certificate of Appropriateness** - Demolition: Contributing Structure  
PURPOSE: Commercial  
**Request by Agent to continue to Wednesday, January 10, 2024, Public Hearing.**

**ARC 24-25**      **OWNER:**    Pawn Rattan  
**AGENT:**       Nick Herring  
**DISTRICT:**   Tampa Heights  
**LOCATION:**   2307 N. Florida Avenue  
**REQUEST:**   **Certificate of Appropriateness - Demolition: Contributing Structure**  
**PURPOSE:**   Commercial  
**Request by Agent to continue to Wednesday, January 10, 2024, Public Hearing.**

**Motion:** John Prokop              **Second:** Dan Myers  
Move to accept all documents and exhibits into the record.  
**Motion was approved with a vote of 6-0-0.**

**ADJOURNMENT:** Without objection, the meeting was adjourned at 8:24 p.m.



Susan KlausSmith, Chair



Dated