



**ARCHITECTURAL REVIEW COMMISSION
PUBLIC HEARING**

MEETING DATE:	Wednesday, January 8, 2020
TIME:	6:00 PM
LOCATION:	City Council Chambers, 315 East Kennedy Boulevard, 3rd Floor

MINUTES

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

SILENT ROLL CALL: Ron Vila completed the silent roll call.
Commissioners Present: Ashley De Cubas, Zachary Greco, Susan Klaus Smith, and Stephen Sutton
Commissioners Arriving After Roll Call: Amber Dickerson
Commissioners Absent: Shawna Boyd and Tamara Rice
Staff Present: Ron Vila and Beverly Jewesak
Staff Arriving After Roll Call: N/A
Legal Present: Cate Wells

INTRODUCTIONS: Chair Zachary Greco introduced himself and staff. The commissioners introduced themselves.

CONTINUATIONS: Ron Vila, Historic Preservation Specialist

- ARC 20-18 – 2006 W. Dekle Avenue – Requested by Agent to continue to the February 3, 2020, Public Hearing.

Motion: Susan Klaus Smith Second: Stephen Sutton

Move to **grant a continuance** in the Certificate of Appropriateness in case **ARC 20-18**, for the property located at **2006 W. Dekle Avenue** to the Monday, February 3, 2020, Public Hearing at 6:00 p.m.

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

CONFLICT OF INTEREST/EX PARTE STATEMENTS: Cate Wells
Commissioner Greco stated for the record that the owners of the home in case ARC 20-49 have the same last name as his; however, he does not believe they are of any relation to him and does not personally know them.

SWEAR-IN: Beverly Jewesak swore in all owners, applicants, interested parties, and witnesses in the City Council Chambers.

Commissioner Dickerson arrived at 6:06 p.m. to the public hearing.

ITEMS TO BE REVIEWED:

ARC 20-49 **OWNER:** Daniel & Kristin Greco
AGENT: Scott Geresy
DISTRICT: Hyde Park
LOCATION: 1820 W. Hills Avenue
REQUEST: **Certificate of Appropriateness** - New Construction: Accessory Structure
Addition to Primary Structure, Renovations to Primary, Site Improvements

PURPOSE: Residential

Public Comment: No one came forward.

Cate Wells, Legal Counsel – In looking at the schedule, if this case were to be continued and considering the amount of time the applicant would need to prepare. The deadline for the February Public Hearing is January 17th and for the March 2nd hearing, February 14th.

Chair Greco asked the agent if they were in agreement with a continuance in case ARC 20-49 to the March 2, 2020 hearing date. The agent affirmed that they were.

Motion: Amber Dickerson

Second: Susan Klaus Smith

Move to **grant a continuance** in the Certificate of Appropriateness in case **ARC 20-49**, for the property located at **1820 W. Hills Avenue** to the Monday, March 2, 2020, Public Hearing at 6:00 p.m., in order for the applicant to review the following comments discussed at the Public Hearing including, but not limited to:

- Sliding doors;
- Head height of two windows on the front elevation;
- Historic precedence with the right addition projection;
- Garage doors with windows;
- Precedence on the orientation of the accessory structure;
- Driveway material;
- Brackets;
- Adding windows on façade of addition, along the alley.

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

ARC 20-65	OWNER:	Jeremy Glass
	AGENT:	JoAnne Peck
	DISTRICT:	Seminole Heights
	LOCATION:	<u>405 E. Idlewild Avenue</u>
	REQUEST:	Certificate of Appropriateness - New Construction: Accessory Structure Site Improvements
	PURPOSE:	Residential

Public Comment: No one came forward.

Cate Wells – Mr. Chairman, if I may address your question concerning the comments from Transportation. Any time the Commission is adding conditions to an approval there has to be a nexus, or a relationship between the condition and what is being proposed for approval. I would submit as noted by the Commissioners there is a question as to the connection between that note and what is being requested. Before you decide to change the driveway, I would suggest that you talk through whether there is that nexus between the note from Transportation and any condition you may propose.

Commissioner Klaus Smith – I have a follow-up question, it seems to me that whenever Transportation comes up and makes these notations that we automatically think that they are required. Is that not the case? Especially, in this case/project, there is no scope in this project relevant to that notation.

Cate Wells – Florida Statutes has codified that issue and it does require that any time there is an application before local government for approval and the Commission/Council, as the case may be, is inclined to impose conditions you have to establish that nexus. I understand that this may be a standard comment from Transportation; however, we need to look at that request for a note on the site plan versus what is actually being proposed for approval and whether there is a connection between the two.

Motion: Amber Dickerson

Second: Susan Klaus Smith

Move to **grant a Certificate of Appropriateness** for the drawings and documents presented at this Public Hearing in case **ARC 20-65** for the property located at **405 E. Idlewild Avenue**, because based upon the finding of fact, the proposed project is consistent with the “Seminole Heights Design Guidelines” of the City of Tampa, with the following **conditions to be approved by staff:**

- Flip structure to have garage door face the front & gate versus the rear of property;
- Lighting.

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

