



**ARCHITECTURAL REVIEW COMMISSION
PUBLIC HEARING**

MEETING DATE:	Monday, June 15, 2020
TIME:	6:00 PM
LOCATION:	Tampa Convention Center, 333 N. Franklin Street Meeting Rooms 14-17, 1st Floor Channel Entrance Only Tampa, Florida 33602

MINUTES

Dennis Fernandez – Architectural Review & Historic Preservation Manager

Welcome to this evening’s hearing, I do need to let you know that we are lacking our Chair and Vice-Chair for this evening’s hearing; therefore, you will need to elect a Chair Pro Tem at this time. I will welcome a nomination for Chair Pro Tem.

Commissioner Rice – I nominate Commissioner Klaus Smith.

Commissioner De Cubas - Second

Dennis Fernandez – Is Commissioner Klaus Smith willing to accept the duties of Chair for the evening?

Commissioner Klaus Smith- Yes.

The nomination was approved by a 5-0-0.

CALL TO ORDER: Chair Pro Tem Susan Klaus Smith 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: Shawna Boyd, Ashley De Cubas, Tamara Rice, Susan Klaus Smith, and Stephen Sutton

Commissioners Arriving

After Roll Call:

Commissioners Absent: Amber Dickerson and Zachary Greco

Staff Present: Dennis Fernandez, Ron Vila, Elaine Lund, and Beverly Jewesak

Staff Arriving

After Roll Call:

Legal Present: Camaria Pettis-Mackle and Cate Wells

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

READING OF THE MINUTES FOR March 2, 2020:

Chair Pro Tem Susan Klaus Smith stated that the minutes stand as read by unanimous consent.

ANNOUNCEMENTS: Dennis Fernandez, Architectural Review and Historic Preservation Manager

- Welcome to this evening's public hearing. We will be having two Public Hearings to accommodate all our cases that have been waiting to be heard. The next hearing will be Wednesday, June 17, 2020. The Monday, June 24, 2020, hearing will be cancelled.
- Election of Officers – As the chair and vice chair were not present, Chair Pro Tem Klaus Smith asked if there would be a motion to continue the election of officers.

Motion: Tamara Rice

Second: Shawna Boyd

Motion to move the Election of Officers to the July 8, 2020, Public Hearing.

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

- Staff has provided a listing of the March, April, & May staff reviews to be entered into the record.

CONFLICT OF INTEREST/EX PARTE STATEMENTS: Camaria Pettis-Mackle

None submitted.

CONTINUATIONS:

Motion: Tamara Rice

Second: Shawna Boyd

Move to **grant a continuance** in case **ARC 20-105**, for the property located at **413 E. Forest Avenue** to the Monday, July 13, 2020, Public Hearing at 6:00 p.m.

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

Motion: Tamara Rice

Second: Shawna Boyd

Move to **grant a continuance** in case **ARC 20-162**, for the property located at **5703 N. Central Avenue** to the Wednesday, July 8, 2020, Public Hearing at 6:00 p.m.

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

SWEAR-IN: Beverly Jewesak swore in all owners, applicants, interested parties, and witnesses in the Tampa Convention Center, Meeting Rooms 14-17.

ITEMS TO BE REVIEWED:

ARC 20-105 OWNER: Royalty Service Group LLC
AGENT: Everett Martin
DISTRICT: Tampa Heights
LOCATION: 413 E. Forest Avenue
REQUEST: **Certificate of Appropriateness** - New Construction: Single Family Residence, Site Improvements
PURPOSE: Residential

Requested by Agent to Continue to the July 13, 2020, Public Hearing

ARC 20-154 OWNER: Justin Baine & Nicole Westfall
AGENT: Nicole Westfall
DISTRICT: Seminole Heights
LOCATION: 5708 N. Central Avenue
REQUEST: **Certificate of Appropriateness** - New Construction: Addition to Primary Accessory Structure Site Improvements
PURPOSE: Residential

Public Comment: No one came forward.

Motion: Tamara Rice Second: Shawna Boyd

Move to **grant** a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in **ARC 20-154** for the property located at **5708 N. Central Avenue**, because, based upon the finding of fact, the proposed project is consistent with the "Seminole Heights Design Guidelines" of the City of Tampa, for the following reasons: in proportion with the rest of the home, and the setback on the property.

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

ARC 20-160 OWNER: John Sutherland
AGENT: Ralph Schuler
DISTRICT: Hyde Park
LOCATION: 2006 W. Dekle Avenue
REQUEST: **Variance** – Reduction of a West Side Yard setback from 7' 0" to 5' 5" with an encroachment of 2' 0" for eaves/gutters.
Certificate of Appropriateness - New Construction: Addition
PURPOSE: Residential

Public Comment (Variance): No one came forward.

Motion: Tamara Rice Second: Shawna Boyd

Move that the **variance** request for case **ARC 20-160** located at **2006 W. Dekle Avenue** as depicted on the site plan presented at the Public Hearing for a reduction of a west side yard setback from 7' 0" to 5' 5" with an encroachment of 2' 0" for eaves/gutters, be **granted** 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 grand oak is unique to their site and prohibits them from expanding off the bedroom behind the house, and the existing house is already within the original setback.

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

Public Comment (Certificate of Appropriateness): No one came forward.

Motion: Tamara Rice

Second: Shawna Boyd

Move to **grant** a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in **ARC 20-160** for the property located at **2006 W. Dekle Avenue**, 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: in its proportion is consistency with the Design guidelines.

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

ARC 20-162 OWNER: Morgan Bentley
AGENT: Alan Dobbs
DISTRICT: Seminole Heights
LOCATION: 5703 N. Central Avenue
REQUEST: **Variance** – 1. Rear Yard setback from 20’ to 1.2’ with an encroachment of 1’ for eaves/gutters.
2. North Side Yard setback from 7’ to 3.5’ with an encroachment of 2’ for eaves/gutters.
3. Increase Front build to line (BTL).

Certificate of Appropriateness - New Construction: Addition to
Primary, Exterior Improvements
Site Improvements

PURPOSE: Residential

Requested by Agent to Continue to the July 8, 2020, Public Hearing

ARC 20-171 OWNER: Builderiors LLC
AGENT: John Keener
DISTRICT: Hyde Park
LOCATION: 1103 S. Rome Avenue
REQUEST: **Variance** – 1. Front Yard setback from 25' to 16' 5 1/2" with encroachment of 3' for eaves/gutters.
2. South Side Yard setback from 7' to 2' with an encroachment of 0' for eaves/gutters.
3. Height increase from 35' to 37'.

Certificate of Appropriateness - New Construction: Single Family
Residence
Accessory Structure
Site Improvements

PURPOSE: Residential

Motion: Shawna Boyd

Second: Tamara Rice

Move to **grant** five additional minutes to complete variance presentation.

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

Public Comment (Variance): John Grandoff (given an extra three minutes), John McGuire

Motion: Ashley De Cubas

Second: (None received)

Move to **grant** a **continuance** in case **ARC 20-171 for the variance request only**, for the property located at **1103 S. Rome Avenue** to the Monday, August 3, 2020, Public Hearing at 6:00 p.m.

The motion failed with lack of a second.

Motion: Tamara Rice

Second: Stephen Sutton

Move that the **variance** request for case **ARC 20-171** located at **1103 S. Rome Avenue** as depicted on the site plan presented at the Public Hearing for a front yard setback from 25' to 16' 5 1/2" with encroachment of 3' for eaves/gutters, a south side yard setback from 7' to 2' with an encroachment of 0' for eaves/gutters, and a height increase from 35' to 37', be **denied** 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 there are not alleged hardships or practical difficulties that are unique and singular with respect to the property, or with respect to a structure or building thereon, and are not those suffered in common with other properties, structures, or buildings similarly located.

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

Motion: Shawna Boyd

Second: Ashley De Cubas

Move to **grant** a **continuance** in case **ARC 20-171 for the Certificate of Appropriateness** for the property located at **1103 S. Rome Avenue** to the Monday, August 3, 2020, Public Hearing at 6:00 p.m.

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

Motion: Shawna Boyd

Second: Tamara Rice

Motion to recess the Public Hearing for 10 minutes.

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

Chair Pro Tem Susan Klaus Smith called the hearing back to order.

Camaria Pettis-Mackle- Assistant City Attorney - Provided an overview of the *Government in the Sunshine Manual* with regards to the listing of public officers and employees covered by exemption, per ss.119.071(4)(d) and 119.071(5)(i) and (k), *Florida Statutes*.

ARC 20-117 OWNER: Confidential
AGENT: Peter Fertig
DISTRICT: Hyde Park
LOCATION: 901 S. Rome Avenue
REQUEST: **Variance** – 1. Reduction of Rear Yard setback
(Chapter 27 Section 27, 156 Table 4-2) from 20’ to 8.5’
with an encroachment of 1’ for eaves/gutters.
2. Increase Fence Height (Chapter 27 Sec. 27-290.1(e))
from 4’ to 5’ (Front Yard).
Certificate of Appropriateness - New Construction: Addition to
Primary
Exterior Improvements
Site Improvements
PURPOSE: Residential

SWEAR-IN: Beverly Jewesak swore in all owners, applicants, interested parties, and witnesses in the Tampa Convention Center, Meeting Rooms 14-17.

Public Comment (Variance): Casey Ellison

Motion: Tamara Rice

Second: Stephen Sutton

Move that the **variance** request for case **ARC 20-117** located at **901 S. Rome Avenue** as depicted on the site plan presented at the Public Hearing for a reduction of rear yard setback (Chapter 27 Section 27-156 Table 4-2) from 20’ to 8.5’ with an encroachment of 1’ for eaves/gutters, be **granted** 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 this is an irregular lot and it is functioning as a side yard.

The motion was approved with a vote of 4-1-0, with Commissioner Boyd voting against.

Motion: Stephen Sutton

Second: Shawna Boyd

Move that the **variance** request for case **ARC 20-117** located at **901 S. Rome Avenue** as depicted on the site plan presented at the Public Hearing to increase fence height (Chapter 27 Sec. 27-290.1(e)) from 4’ to 5’ (Front Yard), be **denied** 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 requested variance does not conform to the Hyde Park historic district guidelines.

The motion was withdrawn by Stephen Sutton.

Motion: Ashley De Cubas

Second: Stephen Sutton

Move to **grant** a **continuance** in case **ARC 20-117** for the **variance** request to increase fence height (Chapter 27 Sec. 27-290.1(e)) from 4’ to 5’ (Front Yard) and for the **Certificate of Appropriateness** for the property located at **1103 S. Rome Avenue** to the Monday, August 3, 2020, Public Hearing at 6:00 p.m.

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

ADJOURNMENT: Without objection, the meeting was adjourned at 9:31 p.m.

Zachary Greco, Chair

Dated

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