



**ARCHITECTURAL REVIEW COMMISSION  
PUBLIC HEARING**

<b>MEETING DATE/TIME:</b>	<b>Wednesday, July 8, 2020, 6:00 PM</b>
<b>LOCATION:</b>	<b>Tampa Convention Center, 333 N. Franklin Street Meeting Rooms 14-17, 1st Floor, Channel Entrance Only Tampa, Florida 33602</b>

**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:** Shawna Boyd, Ashley De Cubas, Amber Dickerson, Zachary Greco, Susan Klaus Smith and Stephen Sutton

**Commissioners Arriving**

**After Roll Call:**

**Commissioners Absent:**

**Staff Present:** Ron Vila, Elaine Lund and Beverly Jewesak

**Staff Arriving After**

**Roll Call:** N/A

**Legal Present:** Camaria Pettis-Mackle

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

**READING OF THE MINUTES FOR JUNE 15 & JUNE 17, 2020:**

Chair Greco stated that the minutes stand as read by unanimous consent.

**ANNOUNCEMENTS:** Ron Vila, Historic Preservation Specialist

- Good Evening Commissioners.
- Staff has provided a listing of the June staff reviews to be entered into the record.
- We will be holding a hearing on Monday, July 13, 2020, to hear the remaining July cases.
- The Election of Officers was postponed to this evening's hearing. I recommend that we move the election to the end of the Public Hearing. I will need a motion to move that agenda item.

**Motion: Susan Klaus Smith**

**Second: Shawna Boyd**

Motion to move the election of officers to the end of the Public Hearing after all this evenings cases have been heard.

**The motion was approved with a vote of 6-0-0.**

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

None submitted.

**CONTINUATIONS:** Ron Vila

- ARC 20-157 – 815 Bayshore Boulevard – Requested by Agent to Continue to the September 14, 2020, Public Hearing.
- ARC 20-190 – 507 E. Paris Street - Requested by Agent to Continue to the September 14, 2020, Public Hearing.

**Motion: Shawna Boyd**

**Second: Susan Klaus Smith**

Move to **grant a continuance** in cases **ARC 20-157**, for the property located at **815 Bayshore Boulevard**, and **ARC 20-190**, for the property located at **507 E. Paris Street**, to the Monday, September 14, 2020, Public Hearing at 6:00 PM.

**The motion was approved with a vote of 6-0-0.**

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

**ITEMS TO BE REVIEWED:**

**ARC 20-157** OWNER: John & Susan Owens  
AGENT: Garrett Gilkey  
DISTRICT: Hyde Park  
LOCATION: 815 Bayshore Boulevard  
REQUEST: **Certificate of Appropriateness** - New Construction: Accessory Structure  
Site Improvements  
PURPOSE: Residential  
**Requested by Agent to Continue to the September 14, 2020, Public Hearing.**

**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.  
**Certificate of Appropriateness** - New Construction: Addition to Primary  
Exterior Improvements  
Site Improvements  
PURPOSE: Residential

Public Comment (Variance): No one came forward.

**Motion: Shawna Boyd**

**Second: Ashley De Cubas**

Move that the variance request for case **ARC 20-162**, for the property located at **5703 N. Central Avenue** be **granted** as depicted on the site plan presented at the Public Hearing for a rear yard setback from 20' to 1.2' with an encroachment of 1' for eaves/gutters and a north side yard setback from 7' to 3.5' with an encroachment of 2' for eaves/gutters, 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 existing residence is setback further than the setback requirements.

**The motion was approved with a vote of 5-1-0, with Commissioner Dickerson voting against.**

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

**Motion: Susan Klaus Smith**

**Second: Ashley De Cubas**

Move to grant a **Certificate of Appropriateness** for the drawings and documents presented at this Public Hearing in **ARC 20-162** for the property located at **5703 N. Central Avenue**, with **the following conditions to be approved by staff:**

- Composition of window proportions and sizes be reviewed and reconsidered;
- French doors exposed on front elevations, both at the kitchen/dining space and at the rear bathroom be revised per hearing comments, that they are not colonial and indeed full lights;
- Existing hidden conditions beneath the aluminum siding, soffit, and trim be confirmed and reconsider any design intent if they are indeed not what is expected;
- Any design changes that may result from the conditions listed above be reviewed by staff;

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: height, width, massing and form are consistent, as well as the materials and proposed trim details.

**This Certificate of Appropriateness is conditional upon receiving approval for DE1 20-158.**

**The motion was approved with a vote of 4-2-0, with Commissioners Dickerson and Sutton voting against.**

Commissioner Greco called a recess in the hearing for 5 minutes.

**ARC 20-190** OWNER: Gunn Properties of Tampa, Tom Menichino Trustee  
AGENT: Charles Kitzmiller  
DISTRICT: Seminole Heights  
LOCATION: 507 E. Paris Street  
REQUEST: **Certificate of Appropriateness** - New Construction: Single Family Residence  
Site Improvements  
PURPOSE: Residential  
**Requested by Agent to Continue to the September 14, 2020, Public Hearing.**

**ARC 20-233** OWNER: Peter & Lisa Van Fossen  
AGENT: David Ferrill  
DISTRICT: Hyde Park  
LOCATION: 1723 W. Hills Avenue  
REQUEST: **Certificate of Appropriateness** - New Construction: Addition  
Accessory Structure  
Site Improvements  
PURPOSE: Residential

Public Comment: No one came forward.

Commissioner Greco asked the agent what their preference was as to whether they wanted the Commission to make a motion or accept a continuance to Monday, September 14, 2020. Let the record show that the agent requested a continuance to September 14, 2020.

**Motion: Shawna Boyd**

**Second: Susan Klaus Smith**

Move to **grant a continuance** in cases **ARC 20-233**, for the property located at **1723 W. Hills Avenue** to the Monday, September 14, 2020, Public Hearing at 6:00pm.

**The motion was approved with a vote of 6-0-0.**

**ARC 20-250** OWNER: Eric Laing  
AGENT: Alan Dobbs  
DISTRICT: Hyde Park  
LOCATION: 1907 W. Jetton Avenue  
REQUEST: **Certificate of Appropriateness** - New Construction: Addition  
Site Improvements  
PURPOSE: Residential

Public Comment: No one came forward.

**Motion: Shawna Boyd**

**Second: Susan Klaus Smith**

Move to grant a **Certificate of Appropriateness** for the drawings and documents presented at this Public Hearing in **ARC 20-250** for the property located at **1907 W. Jetton Avenue**, with **the following conditions to be approved by staff:**

- Window specification
- Foundation enclosure

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: scale, portion, setback, and materials are consistent with the guidelines.

**The motion was approved with a vote of 6-0-0.**

## **Election of Officers**

You have the option to retain those currently serving if they agree to serve for another year or nominate a new individual who would take over those duties. I will accept nominations for Chair and then Vice-Chair, affirm that the individual is in agreement to serve, and the individual who gets the most votes will serve in that position for the next year.

The floor was opened to nominations for Chair. Commissioner Dickerson nominated Commissioner Greco for Chair. No other nominations were provided. Commissioner Greco accepted the nomination. The Commission voted Commissioner Greco to the position of Chair by a vote of 5-0-1, with Commissioner Greco abstaining.

The floor was opened to nominations for Vice-Chair. Commissioner Klaus Smith nominated Commissioner Dickerson for Vice-Chair. No other nominations were provided. Commissioner Dickerson accepted the nomination. The Commission voted Commissioner Dickerson to the position of Vice-Chair by a vote of 5-0-1, with Commissioner Dickerson abstaining.

### **NEW BUSINESS:**

None submitted.

**ADJOURNMENT:** Without objection, the meeting was adjourned at 9:25 p.m.

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Zachary Greco, Chair

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Dated