



**ARCHITECTURAL REVIEW COMMISSION  
PUBLIC HEARING**

<b>MEETING DATE:</b>	<b>Monday, February 1, 2021</b>
<b>TIME:</b>	<b>6:00 PM</b>
<b>LOCATION:</b>	<b>Old City Hall, Tampa City Council Chambers, 3rd Floor 315 E. Kennedy Boulevard, Tampa, FL 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, Zachary Greco, Susan KlausSmith, and Stephen Sutton

Commissioners Arriving

After Roll Call:

Commissioners Absent:

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

Staff Arriving After

Roll Call:

Legal Present: Camaria Pettis-Mackle

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

**READING OF THE MINUTES FOR JANUARY 4 & JANUARY 6, 2021:**

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

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

- Welcome to our February hearings. We will have a second hearing on Wednesday, February 3, 2021, to hear the remaining cases for February.
- I have submitted the staff reviews for January 2021 into the record.
- There will be minimal street closures on Wednesday due to the Super Bowl and we believe that our 2<sup>nd</sup> hearing for this cycle can take place as scheduled.

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

None submitted.

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

None submitted.

**SWEAR-IN:** Beverly Jewesak swore in all owners, applicants, interested parties, and witnesses in Old City Hall.

**ITEMS TO BE REVIEWED:**

- ARC 20-463** OWNER: Spanish Mission LLC  
AGENT: Simon Amesbury  
DISTRICT: Hyde Park  
LOCATION: 1314 S. De Soto Avenue  
REQUEST: **Variance** - 1. Rear Yard Setback from 20' to 3' with an encroachment of 9" for eaves/gutters.  
2. Corner Yard Setback from 7' to 3' with an encroachment of 9" for eaves/gutters.  
3. Height increase from 15' to 35'.  
**Certificate of Appropriateness** - New Construction: Accessory Structure  
Site Improvements  
PURPOSE: Residential  
**Mis-Notice:** *(Re-notice is required in accordance with Section 27-149(c)(2) of the City of Tampa Code of Ordinances.)*
- ARC 21-60** OWNER: Allison & Robert Wilkins  
AGENT: Allison Wilkins  
DISTRICT: Hyde Park  
LOCATION: 800 S. Newport Avenue  
REQUEST: **Variance** – North side yard setback from 7' to 2'.  
**Certificate of Appropriateness** - New Construction: Spa, Site Improvements  
PURPOSE: Residential

Public Comment for the Variance: Jessica Ruttley.

**Motion: Shawna Boyd**

**Second: Stephen Sutton**

Move that the variance request for case ARC 21-60 for property located at 800 S. Newport Avenue be granted as depicted on the site plan presented at the Public Hearing for a north side yard setback from 7' to 2', 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 is no other place on the site to place the pool.**

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

Public Comment for the 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 21-60** for the property located at **800 S. Newport Avenue**, with the following conditions:

- Final selection and location of pool/spa be approved by staff;
- Location of pool/spa equipment be approved by staff;
- No other elements are included in this approval.

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: it does meet the site setback, and Hyde Park Design guidelines.

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

Additional swear-in conducted.

**ARC 21-99** OWNER: James & Elizabeth Ruggles Miller  
AGENT: Missy Schukraft  
DISTRICT: Hyde Park  
LOCATION: 801 S. Newport Avenue  
REQUEST: **Certificate of Appropriateness** - New Construction: Addition to Accessory Structure, 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 21-99** for the property located at **801 S. Newport Avenue**, with the following conditions **to be approved by staff:**

- The pool equipment and A/C units are screened;
- Final details of 2<sup>nd</sup> floor deck railings;
- 2<sup>nd</sup> floor post be relocated out of structure and railings be re-centered.

This Certificate of Appropriateness is contingent on the Design Exception request being approved.

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:

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

Additional swear-in conducted.

**ARC 21-75** OWNER: Laura Jones  
AGENT: John Kluwin  
DISTRICT: Tampa Heights  
LOCATION: 2304 N. Grove Avenue  
REQUEST: **Variance** - 1. Front yard setback requirement from 25' to 6'.  
2. Right side setback requirement from 7' to 5'.  
3. Left side setback requirement from 7' to 5'.  
4. Rear setback requirement from 20' to 15'.  
5. Number of parking spaces required from 2 spaces to 1 space.  
**Certificate of Appropriateness** - New Construction: Single Family Residence, Site Improvements  
PURPOSE: Residential

Staff: John Marsh, Development and Growth Management.

Public Comment for the Variance: No one came forward.

**Motion: Steven Sutton**

**Second: Susan Klaus Smith**

Move that the variance request for case ARC 21-75 for property located at 2304 N. Grove Avenue be granted as depicted on the site plan presented at the Public Hearing for

1. Front yard setback requirement from 25' to 6';
2. Right side setback requirement from 7' to 5';
3. Left side setback requirement from 7' to 5';
4. Rear setback requirement from 20' to 15';
5. Number of parking spaces required from 2 spaces to 1 space,

*with an encroachment of 2' for the 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 site is a nonconforming small site and the applicant has shown how the hardships and practical difficulties are unique and singular with respect to the property and does not result from the immediate actions of the applicant and the variance if granted will allow development that is consistent and compatible with the historic pattern of development within the historic district.**

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

Public Comment for the Certificate of Appropriateness: 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 21-75** for the property located at **2304 N. Grove Avenue**, with the following conditions **to be approved by staff:**

- Door hardware specifications;
- French door at rear be updated on drawings;
- Final exterior lighting specifications;
- Final exterior door specifications;
- Wood or iron gate specifications;
- Welcome walls are added to the front elevation;
- Steps be incorporated from rear porch to grade and from rear doors to rear porch;
- The 2" sills run continuous under paired windows at front and rear elevations;
- The documents and drawings be updated per discussion at Public Hearing;
- Window patterns.

because, based upon the finding of fact, the proposed project is consistent with the "Tampa Heights Design Guidelines" of the City of Tampa, for the following reasons: scale, massing, façade proportions and forms are consistent with the district.

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

**NEW BUSINESS:**

None submitted.

**ADJOURNMENT:** Without objection, the meeting was adjourned at 8:03 p.m.

---

**Zachary Greco, Chair**

---

**Dated**