



**ARCHITECTURAL REVIEW COMMISSION
PUBLIC HEARING**

MEETING DATE:	Monday, July 7, 2025
TIME:	5:30 PM
LOCATION:	Old City Hall, 315 E. Kennedy Boulevard, City Council Chambers, 3rd Floor, Tampa, FL 33602

FINAL AGENDA

Si usted necesita esta información en español o asistencia en español, por favor llame al 813-274-3100.

Welcome to the Architectural Review Commission (ARC). Please state your name and address and speak clearly. Public comment is limited to three minutes.

In order for the ARC to maintain an accurate record of the Public Hearing and for the courtesy of those attending this meeting, please silence all cell phones.

The ARC may observe at least one 20-minute break during the Public Hearing.

- I. CALL TO ORDER** - Chair
- II. SILENT ROLL CALL** – Alexis Guzman
- III. INTRODUCTIONS** - Chair
- IV. READING OF THE MINUTES OF JUNE 2 & 4, 2025** - Chair
- V. ANNOUNCEMENTS** - Dennis Fernandez
 - Preservation in Progress
- VI. CONFLICT OF INTEREST/EX PARTE COMMUNICATION** – Dana CrosbyCollier
- VII. CONTINUATIONS**
 - ARC-25-0000272 – 725 S. Brevard Avenue – Request by Agent to continue to Monday, September 8, 2025, Public Hearing at 5:30 p.m.
 - ARC-25-0000226/REZ 25-48 – 613 S. Magnolia Avenue – Request by Agent to continue to Wednesday, September 17, 2025, Public Hearing at 5:30 p.m.
 - ARC-25-0000227/VAC 25-08 – 613 S. Magnolia Avenue – Request by Agent to continue to Wednesday, September 17, 2025, Public Hearing at 5:30 p.m.

VIII. SWEAR-IN

IX. ITEMS TO BE REVIEWED:

ARC-25-0000047 OWNER: Onyx 2904, LLC
AGENT: Tyler Thibodeau
DISTRICT: Tampa Heights
LOCATION: 2904 N. Elmore Avenue
REQUEST: **Certificate of Appropriateness** - New Construction: Single Family
Residential
Accessory Structure
Site Improvements

PURPOSE: Residential

ARC-25-0000272 OWNER: Charles and Candace Courter
AGENT: Giovanni P. Giarratana, Esq and Gina Grimes Esq
DISTRICT: Hyde Park
LOCATION: 725 S. Brevard Avenue
REQUEST: **Variance:** Front Yard Setback from 25'0" to 5'8"
Structure Height from 35'0" to 39'1"
Certificate of Appropriateness – New Construction: Addition to Primary
Structure
Modification: Elevating Primary
Structure
Renovations
Site Improvements

PURPOSE: Residential
Request by Agent to continue to Monday, September 8, 2025, Public Hearing at 5:30 p.m.

**ARC-25-0000226/
REZ 25-48** OWNER: HP Puffy, LLC, Swann Building, LLC, 611 W. Swann Ave, LLC, 614 W. Bay
Ave, LLC, and CLP HP2 LLC (fka CLP 611 Magnolia, LLP)
AGENT: Truett Gardner, Stephen Michelini, Stephen Smith, Tim Clemmons, and
David Bell
DISTRICT: Hyde Park
LOCATION: 613 S. Magnolia Avenue (601 & 611 W. Swann Ave., 612 & 614 W. Bay St. &
611 S. Magnolia Ave.)
REQUEST: **Recommendation** - Rezoning from RO-1 to PD
PURPOSE: Commercial
Request by Agent to continue to Wednesday, September 17, 2025, Public Hearing at 5:30 p.m.

**ARC-25-0000227/
VAC 25-08**

OWNER: HP Puffy, LLC, 611 W. Swann Ave, LLC, 614 W. Bay Ave, LLC, and CLP HP2 LLC (fka as CLP 611 Magnolia, LLP)

AGENT: Truett Gardner, Stephen Michelini, Stephen Smith, Tim Clemmons, and David Bell

DISTRICT: Hyde Park

LOCATION: 613 S. Magnolia Avenue (601 & 611 W. Swann Ave., 612 & 614 W. Bay St. & 611 S. Magnolia Ave.)

REQUEST: **Recommendation** - Vacate portion of alley

PURPOSE: Commercial

Request by Agent to continue to Wednesday, September 17, 2025, Public Hearing at 5:30 p.m.

X. MOTION TO RECEIVE AND FILE SUBMITTED DOCUMENTS AND EXHIBITS

XI. ADJOURNMENT

In accordance with the Americans with Disabilities Act (“ADA”) and Section 286.26, Florida Statutes, persons with disabilities needing a reasonable accommodation to participate in this public hearing or meeting should contact the City of Tampa’s ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted via phone at 813-274-3964, email at TampaADA@tampagov.net, or by submitting an ADA - Accommodations Request form available online at tampagov.net/ADARequest.

Members of the public who do not wish to appear in person may submit written comments by mail to the Architectural Review & Historic Preservation Offices, 2555 E. Hanna Avenue, Tampa, FL 33610, or by email to HistoricPreservation@tampagov.net. All written comments must be received no later than 24 hours prior to the scheduled meeting in order to be distributed to the Commission members and be included in the official record of the meeting. To check the status of the public hearing, please contact our office at (813) 274-3100 option 3.

The next Public Hearings of the Architectural Review Commission are scheduled for Monday, August 4 and Wednesday, August 6, 2025, at 5:30 pm at Old City Hall, 315 East Kennedy Boulevard, City Council Chambers, 3rd Floor, Tampa, FL 33602.

This meeting will run live on City of Tampa Television, Channel 15 on Frontier Communications, and Channel 640 on Charter Spectrum. Replay times for these meetings can be found at www.tampagov.net/cable-communication.