

## ARCHITECTURAL REVIEW COMMISSION PUBLIC HEARING

**MEETING DATE:** 

Wednesday, September 10, 2025

TIME:

5:33 PM

LOCATION:

Old City Hall, 315 E. Kennedy Boulevard, City Council Chambers, 3rd Floor,

Tampa, FL 33602

## **MINUTES**

**CALL TO ORDER:** 

Chair Ted Kempton called the hearing to order and gave instructions to petitioners

regarding procedures at the Public Hearing.

**SILENT ROLL CALL:** 

Alexis Guzman completed the silent roll call.

Commissioners Present: Ted Kempton, Dan Myers, John Prokop, Brian Hammond, Elena Paras Ketchum, Tim

Jones, and Carole Wallace Post

**Commissioners Arriving** 

After Roll Call:

Carole Wallace Post and Ted Kempton

Commissioners Absent:

Staff Present:

Dennis Fernandez, Elaine Lund, Alexis Guzman, and Jared Varnum

Staff Arriving After

Roll Call:

**Legal Present:** 

Dana CrosbyCollier

**INTRODUCTIONS:** 

Chair Ted Kempton introduced himself and staff. The commissioners introduced

themselves.

**CONFLICT OF INTEREST/EX PARTE STATEMENTS**: Dana CrosbyCollier

None submitted.

**CONTINUATIONS:** Dennis Fernandez, Historic Preservation and Architectural Review Manager

None submitted.

**SWEAR-IN:** 

Alexis Guzman swore in all owners, applicants, interested parties, and witnesses in City Council

Chambers.

## **ITEMS TO BE REVIEWED:**

ARC-25-0000194

OWNER:

Domain Homes, Inc.

AGENT:

**Kevin Robles and Fred Henry** 

DISTRICT:

**Seminole Heights** 

LOCATION:

5308 N. Suwanee Avenue

**REQUEST:** 

Certificate of Appropriateness - New Construction: Single Family

Residence

**Accessory Structure** 

Site Improvements

PURPOSE:

Residential

Public Comment: Two letters submitted.

Alan Dobbs, 5912 N. Tampa Street, spoke on this project.

Amber Dickerson, 5312 N. Suwanee Avenue, spoke on this project.

**Motion:** Carole Wallace Post

Second: John Prokop

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in ARC-25-0000194 for the property located at 5308 N. Suwanee Avenue, with the following conditions:

- Reflect the changes on the plans that were presented at the Public Hearing
- Garage placement on the site be moved by five feet to the East
- Consider the dormer modification to the appearance of the roof in consultation with staff
- Reduction of the railing height
- Modification of the columns and brick carrying to the ground
- Stucco base around the garage
- Windows to be consistently recessed, equally, in both the masonry and wood frame walls
- Provide alternate garage doors, both pedestrian and vehicular, as approved by staff
- Landscape screening details to be provided for the mechanical units and utilities

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, it is consistent with size, scale, alignment, and aesthetics for the Seminole Heights Historic District and the Secretary of Interior's Standards.

The motion was approved by a vote of 6-1-0 with Commissioner Elena Paras Ketchum voting against.

ARC-25-0000399

OWNER:

Zuviria LLC

AGENT:

Alejandro Jimenez and Steve Michelini

DISTRICT:

Tampa Heights

LOCATION:

2106 N. Jefferson Street

**REQUEST:** 

Certificate of Appropriateness - Demolition: Contributing Structure

PURPOSE:

Residential

Public Comment: Four letters submitted.

Roger Grunke, 2708 N. Elmore Avenue, spoke on this project. Jeremy Korch, 208 E. Park Avenue, spoke on this project. Michael Spokas, 210 E. Ross Avenue, spoke on this project. Jeff Marshall, 206 E. Ross Avenue, spoke on this project.

Motion: Carole Wallace Post Second: Dan Myers

Move to deny a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in ARC-25-0000399 for the property located at 2106 N. Jefferson Street, in as much as the agent has not satisfied the requirements of Chapter 27 Section 116 (F) of the City of Tampa Code of Ordinances ,and, further, that we would rely upon the comprehensive evidence presented by the administrator leading to the conclusion to recommend denial. The applicant failed to provide sufficient evidence to demonstrate economic hardship, disprove a reasonable beneficial use, or consider alternative possibilities.

The motion was approved by a vote of 7-0-0.

## **FIVE MINUTE RECESS**

ARC-25-0000166

OWNER:

Jo Ann Hill

AGENT:

Bobby Garner Tampa Heights

DISTRICT: LOCATION:

509 E. Sparkman Avenue

**REQUEST:** 

**Certificate of Appropriateness - New Construction: Single Family** 

Residence

Site Improvements

PURPOSE:

Residential

Public Comment: No one came forward.

Motion: John Prokop

Second: Elena Paras Ketchum

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in ARC-25-0000166 for the property located at 509 E. Sparkman Avenue, with the following conditions:

- Brick veneers are to have integral corners
- Enlarge or wrap the rear porch columns
- Soffits should have an angled underside as opposed to the boxed detail indicated on the wall section
- The pickets on the Handicap ramp be painted
- Investigate lowering the welcome wall cap, and coordinate with staff

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, it is consistent with massing and scale of other houses in the neighborhood.

The motion was approved by a vote of 7-0-0.

Motion: John Prokop

Second: Tim Jones

Moved to receive and file all documents into the record.

Motion was approved with a vote of 7-0-0.

**ADJOURNMENT:** Without objection, the meeting was adjourned at 9:44 p.m.

Ted Kempton, Chair

Dated