



**ARCHITECTURAL REVIEW COMMISSION  
PUBLIC HEARING**

<b>MEETING DATE:</b>	<b>Monday, September 8, 2025</b>
<b>TIME:</b>	<b>5:30 PM</b>
<b>LOCATION:</b>	<b>Old City Hall, 315 E. Kennedy Boulevard, City Council Chambers, 3rd Floor, Tampa, FL 33602</b>

**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:

Commissioners Absent:

Staff Present: Dennis Fernandez, Ron Vila, Jared Varnum, Alexis Guzman, and Dave Jennings

Staff Arriving After

Roll Call:

Legal Present: Dana CrosbyCollier

**INTRODUCTIONS:** Chair Ted Kempton introduced himself and staff. The commissioners introduced themselves.

**READING OF THE MINUTES FOR AUGUST 4 & 6, 2025:**

By motion the minutes stand as read by unanimous consent.

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

- Reminder that the second and third part of the September cycle Public Hearings is being held on Wednesday, September 10 and September 17, 2025, at 5:30 p.m.
- I have submitted the staff approvals for August 2025 into the record.
- Tampa Bricks and Mortar Newsletter is now included in the packets and digitally at Tampa.gov.
- Introduced the newest staff member Jared Varnum, as the Planning Permit Technician

**PRESERVATION IN PROGRESS:**

- Presented a PowerPoint on the Interstate Historic Preservation Trust Fund (IHPTF) grant program, which provides funding to help property owners restore the exterior of their structures. To qualify, a structure must be located within a National Register District in Ybor City, Tampa Heights, or West Tampa, or be over 75 years old. The presentation outlined the specific limitations on how the funds can be used. A total of **\$1,007,684.00** has been awarded to date. Several examples of properties that have received

grant funding were shown, including before-and-after photos, to highlight how the grants have assisted owners with their restoration projects.

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

None submitted.

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

**Motion:** John Prokop

**Second:** Carole Wallace Post

Move to grant a continuance in case ARC-25-0000166 for the property located at 509 E. Sparkman Avenue to the Wednesday, September 10, 2025, Public Hearing at 5:30 p.m.

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

**SWEAR-IN:** Alexis Guzman swore in all owners, applicants, interested parties, and witnesses in City Council Chambers.

**ITEMS TO BE REVIEWED:**

<b>ARC-25-0000166</b>	<b>OWNER:</b> Jo Ann Hill
	<b>AGENT:</b> Bobby Garner
	<b>DISTRICT:</b> Tampa Heights
	<b>LOCATION:</b> <u>509 E. Sparkman Avenue</u>
	<b>REQUEST:</b> <b>Certificate of Appropriateness</b> - New Construction: Single Family Residence Site Improvements
	<b>PURPOSE:</b> Residential
	<b>Request by agent to continue to Wednesday, September 10, 2025, Public Hearing at 5:30 p.m.</b>
<b>ARC-25-0000272</b>	<b>OWNER:</b> Charles and Candace Courter
	<b>AGENT:</b> Giovanni P. Giarratana, Esq. and Gina Grimes, Esq.
	<b>DISTRICT:</b> Hyde Park
	<b>LOCATION:</b> <u>725 S. Brevard Avenue</u>
	<b>REQUEST:</b> <b>Variance:</b> Front Yard Setback from 25'0" to 5'8" Structure Height from 35'0" to 39'1" <b>Certificate of Appropriateness</b> – New Construction: Addition to Primary Structure Modification: Elevating Primary Structure Renovations Site Improvements
	<b>PURPOSE:</b> Residential

Dave Jennings, Assistant Building Official & FEMA Flood Plain Manager, addressed questions presented by the Commissioners.

**Public Comment:**

*Alan Dobbs* spoke on this project.

*Steve Michelini* spoke on this project.

*Keith Greminger* spoke on this project.

**Motion:** Dan Myers

**Second:** Elena Paras Ketchum

Move that the variance request for case ARC-25-0000272 for property located at 725 S. Brevard Avenue be granted as depicted on the site plan presented at the Public Hearing for a height variance from 35'0" to 39'1", 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 was constructed in 1906, that climate conditions have changed significantly, and it is in a particularly vulnerable place as supported by the documentation, provided to us this evening. Adding to the criteria for supporting evidence, the specifics of it being 30' from the 16' line and the LiMWA. These adjustments or adaptations are made on a very specific, case by case, basis with it being relevant to call out these two points: its proximity to BFE and LiMWA.

**The motion was approved by a vote of 5-2-0 with Commissioners John Prokop and Tim Jones voting against.**

**Motion:** Dan Myers

**Second:** Elena Paras Ketchum

Move that the variance request for case ARC-25-0000272 for property located at 725 S. Brevard Avenue be granted as depicted on the site plan presented at the Public Hearing for a stairway with an encroachment and front yard Setback from 25'0" to 5'8", 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 reduction in impervious area is not significant and that the stairway is required to access the newly elevated home. The setback change or reduction should only be allowed for the stair, not the entire frontage.

**The motion was approved by a vote of 5-2-0 with Commissioners John Prokop and Tim Jones voting against.**

**Motion:** Elena Paras Ketchum

**Second:** Carole Wallace Post

Move to grant preliminary approval for the drawings and documents as presented at this Public Hearing in ARC-25-0000272 for the property located at 725 S. Brevard Avenue with the following conditions:

- To provide further exploration regarding the front stairwell and how it interacts with the outside seating area
- To provide further information and detail regarding any venting in the stone walls around the house
- To provide further information regarding any windows to be added to the North elevation
- To provide details regarding the third-floor roof detail, particularly demonstrating specifically the jogging of the roof over the three windows

to be heard for final review on the November 3, 2025, Public Hearing at 5:30 p.m.

**The motion was approved by a vote of 6-1-0 with Commissioner John Prokop voting against.**

OWNER: Adam H and Korakot Cohen  
AGENT: Lana Edwards and Steve Michelini  
DISTRICT: Hyde Park  
LOCATION: 2111 W. Dekle Avenue  
REQUEST: **Certificate of Appropriateness** - New Construction: Rear Addition  
Site Improvements  
PURPOSE: Residential

**Public Comment:** No one came forward.

**Second:** Elena Paras Ketchum

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in ARC-25-0000385 for the property located at 2111 W. Dekle Avenue, with the following conditions:

- Applicant modify the windows to be 1 over 1 design
- Work out details of materials for both the deck and foundation to staff's satisfaction
- Working with staff to delineate trim detail from existing to new

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, that it is consistent with scale, massing, and orientation, and aligns with materials and aesthetics for the district and the Secretary of the Interior's Standards for Rehabilitation.

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

OWNER: Gregory S. and Jessica L. Glover  
AGENT: Jaime Maier, Esq. and Chuck Dimmick  
DISTRICT: Hyde Park  
LOCATION: 318 S. Edison Avenue  
REQUEST: **Certificate of Appropriateness** - New Construction: Accessory Structure  
PURPOSE: Residential  
Site Improvements

**Public Comment:** No one came forward.

**Second: Elena Paras Ketchum**

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in ARC-25-0000400 for the property located at 318 S. Edison Avenue because, based upon the finding of fact, the proposed project is consistent with the Hyde Park Design Guidelines and the City of Tampa zoning codes, for the following reason, It matches mass, scale, setbacks and is appropriate for the site.

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

**Motion:** Elena Paras Ketchum

**Second:** Carole Wallace Post

Moved to receive and file all documents and the staff approvals for August 2025 into the record.

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

**ADJOURNMENT:** Without objection, the meeting was adjourned at 9:04 p.m.



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Ted Kempton, Chair

10/6/25  
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Dated