



**ARCHITECTURAL REVIEW COMMISSION
PUBLIC HEARING**

MEETING DATE:	Monday, March 3, 2025
TIME:	5:30 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, John Prokop, Brian Hammond, Elena Paras Ketchum, and Carole Wallace Post

Commissioners Arriving
After Roll Call:

Commissioners Absent: Dan Myers

Staff Present: Dennis Fernandez and Alexis Guzman

Staff Arriving After

Roll Call:

Legal Present: Dana Crosby Collier

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

READING OF THE MINUTES FOR FEBRUARY 10 & 12, 2025:

By motion the minutes stand as read by unanimous consent.

RECONSIDERATION MOTION:

Motion: John Prokop

Second: Carole Wallace Post

Motion to reconsider the continuance granted by the ARC on February 12, 2025 for ARC-25-0000047 for the property located at 2904 N. Elmore Avenue to the April 1, 2025 because of an incorrect date.

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

Motion: John Prokop

Second: Carole Wallace Post

Move to grant a continuance in case ARC-25-0000047 for the property located at 2904 N. Elmore Avenue to April 7, 2025 Public Hearing at 5:30 p.m.

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

ANNOUNCEMENTS: Dennis Fernandez, Historic Preservation Manager

- I have submitted the staff approvals for February 2025 into the record.
- Tampa Bricks and Mortar Newsletter is now included in the packets and digitally at Tampa.gov.

PRESERVATION IN PROGRESS:

- Dennis Fernandez presented a PowerPoint presentation about the Ybor City Museum State Park and Preservation Park, featuring historical and current images of the site's structures. The presentation detailed the structures' history, relocation, and current use, as well as the site's landmark designation and preservation efforts. The presentation explained how the designation met the Secretary of the Interior's Standards for Rehabilitation.

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-24-0000312 for the property located at 711 N. Franklin Street to the future in that the applicant renote in accordance with Section 27-149 of the City of Tampa Code of Ordinances.

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

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

ITEMS TO BE REVIEWED:

**ARC-24-0000273/
TA CPA 24-11**

OWNER: CLP 611 Magnolia, LLP HP Puffy, LLC, and Swann Building, LLC
AGENT: Truett Gardner, Steve Michelini, Stephen Smith, and Tim Clemmons
DISTRICT: Hyde Park
LOCATION: 611 S. Magnolia Avenue (601 & 611 W. Swann Ave., 612 & 614 W. Bay St. & 613 S. Magnolia Ave.)
REQUEST: **Recommendation:** Comp Plan Amendment from R-35 to CMU-35
PURPOSE: Commercial

Danny Collins, Hillsborough County Planning Commission, presented an overview of CPA 24-11, including the staff report and a summary of the Planning Commission hearing. He explained the different use categories and their respective allowances.

Sam Thomas, City of Tampa Development Coordination, addressed questions from the Commission.

Public Comment: Five letters submitted.

Michael Pobat, 345 Bayshore Blvd, spoke on this project.

Keith Griminger, 711 S. Fielding, spoke on this project.

MaryLou Bailey, 912 S. Oregon Avenue, spoke on this project.

The motion was approved by a vote of 3-2-0 with Commissioner John Prokop and Carole Wallace Post voting against.

Request by Agent to continue to a future Public Hearing. Applicant required to renote in accordance with Section 27-149 of the City of Tampa Code of Ordinances.

PURPOSE: Commercial

Move to deny a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in ARC-25-0000055 for the property located at 909 S. Rome Avenue, because, based upon the finding of fact, the proposed project is inconsistent with the Hyde Park Design Guidelines of the City of Tampa and does not comply with the Chapter 27 of the City of Tampa ordinances. Because the standards require roofing and detailing as defining of the character of a house and its surroundings. The Hyde Park Design Standards state it is permissible to maintain the original roofing

material, is permissible to repair or replace with materials close to the original as possible in size or shape but it is not permissible to replace the roofing with a material that is not characteristic of the building's style.

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

Motion: Carole Wallace Post **Second:** Elena Paras Ketchum

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

Motion was approved with a vote of 5-0-0.

ADJOURNMENT: Without objection, the meeting was adjourned at 9:05 p.m.



Ted Kempton, Chair



Dated