



**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

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, Tim Jones, and Elena Paras Ketchum

Commissioners Arriving
After Roll Call:

Commissioners Absent: Carole Wallace Post

Staff Present: Dennis Fernandez, Elaine Lund, and Alexis Guzman

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 JUNE 2 & 4, 2025:

By motion the minutes stand as read by unanimous consent.

ANNOUNCEMENTS: Dennis Fernandez, Historic Preservation Manager

- I have submitted the staff approvals for June 2025 into the record.
- Tampa Bricks and Mortar Newsletter is now included in the packets and digitally at Tampa.gov.
- Special Public Hearing will be held on September 17, 2025, to accommodate current caseloads.

Motion: John Prokop

Second: Tim Jones

Move to establish a Special Hearing date of September 17, 2025, at 5:30 p.m.

Motion was approved with a vote of 6-0-0.

PRESERVATION IN PROGRESS:

- A PowerPoint presentation on Historical Markers was given, featuring photos of various markers, including the newest one for Zion Cemetery. Examples were shown of the different groups who collaborated to place these markers, along with a map illustrating their locations and quantity. The presentation also covered the process of placing a marker, including key requirements. The restoration and replacement process for the Hillsborough County Historical Advisory Council was discussed, noting that the council may replace markers to update the wording. Newer markers with double-sided verbiage were displayed, and the timeline for this process was explained.

CONFLICT OF INTEREST/EX PARTE STATEMENTS: Dana Crosby Collier

None submitted.

CONTINUATIONS: Dennis Fernandez, Historic Preservation Manager

Motion: John Prokop

Second: Dan Myers

Move to grant a continuance in case ARC-25-0000272 for the property located at 725 S. Brevard Avenue to the Monday, September 8, 2025, Public Hearing at 5:30 p.m.

The motion was approved by a vote of 6-0-0.

Motion: John Prokop

Second: Dan Myers

Move to grant a continuance in case ARC-25-0000226/REZ 25-48 for the property located at 613 S. Magnolia Avenue to the Wednesday, September 17, 2025, Public Hearing at 5:30 p.m.

The motion was approved by a vote of 6-0-0.

Motion: John Prokop

Second: Dan Myers

Move to grant a continuance in case ARC-25-0000227/VAC 25-08 for the property located at 613 S. Magnolia Avenue to the Wednesday, September 17, 2025, Public Hearing at 5:30 p.m.

The motion was approved by a vote of 6-0-0.

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

ITEMS TO BE REVIEWED:

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

Public Comment:

Rick Fernandez, 2906 N. Elmore Avenue, spoke on this project.

Roger Grunke, 2708 N. Elmore Avenue , spoke on this project.

Motion: John Prokop

Second: Tim Jones

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in ARC-25-000047 for the property located at 2904 N. Elmore Avenue, with the following conditions to be reviewed and approved by staff:

- Scale of the proposed light fixtures adjacent to the front door
- Front door specifications
- Roof overhangs to match in all cardinal directions
- Site plans are coordinated fully with the plans and elevations
- Setback be more compatible with adjacent properties and not as proposed
- Windows materials, configurations, location, and patterns
- Windows be grouped where possible
- Stamped brick stucco pattern be eliminated and alternate finish be proposed (True brick)
- No exposed plywood as a ceiling finish
- More specifications on all proposed materials

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: based on Chapter 27 of the City of Tampa ordinances, the scaling, massing, and siting are proportionate to this site size.

The motion was approved by a vote of 6-0-0.

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.

Motion: Elena Paras Ketchum **Second:** Dan Myers
Moved to receive and file all documents and the staff approvals for June 2025 into the record.
Motion was approved with a vote of 6-0-0.

ADJOURNMENT: Without objection, the meeting was adjourned at 6:53 p.m.



Ted Kempton, Chair

8/6/25

Dated