



## ARCHITECTURAL REVIEW COMMISSION PUBLIC HEARING

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|----------------------|---|
| <b>MEETING DATE:</b> | <b>Monday, November 3, 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:** Jared Varnum completed the silent roll call.

Commissioners Present: Ted Kempton, Dan Myers, John Prokop, Tim Jones, and Elena Paras Ketchum  
Commissioners Arriving

After Roll Call:

Commissioners Absent: Brian Hammond and Carole Wallace Post

Staff Present: Dennis Fernandez, Ron Vila, and Jared Varnum

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 October 6 & 8, 2025:**

By motion the minutes stand as read by unanimous consent.

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

- Staff approvals for the month of October will be provided at the next public hearing
- A new alternate commissioner is being appointed and will be joining in the month of December
- Tampa Bricks and Mortar Newsletter is now included in the packets and digitally at Tampa.gov

### **PRESERVATION IN PROGRESS:**

- Presented a PowerPoint highlighting José Martí Park, a 0.15-acre site in Ybor City's Historic District at 8th Avenue and 13th Street that honors José Julián Martí Pérez, the Cuban patriot and writer who became a symbol of Cuba's struggle for independence from Spain. Born in Havana in 1853, Martí's early passion for politics and writing led him to found La Patria Libre at age 16, resulting in his arrest and exile to Spain. After earning a degree from the University of Zaragoza, he lived and worked across Europe, Mexico, and Guatemala before settling in New York in 1881, where he emerged as a leader among Cuban exiles. A prolific journalist, poet, and advocate for racial equality, Martí traveled widely to rally support for Cuba's independence, including delivering powerful speeches during his 1891 visit to

Tampa's El Liceo Cubano. During his later visits, he stayed with Ruperto and Paulina Pedroso, Black Cuban immigrants whose friendship reflected his egalitarian beliefs; after being poisoned in 1893, Martí recovered under their care before dying in battle two years later. The Pedrosos' home site was later donated to the Republic of Cuba in 1956, leading to the creation of José Martí Park. With funding from Cuba and a statue by sculptor Alberto Sabas—dedicated in 1960—the park remains a lasting tribute, featuring memorials to Martí and Antonio Maceo Grajales, soil from each Cuban province, and bilingual signage. Though maintained by the City of Tampa, the park is owned by the Cuban government and continues to serve as a symbol of cultural and historical unity, recently featured in the International City/County Management Association's conference and the Brick and Mortar newsletter.

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

None submitted.

**CONTINUATIONS:** Dennis Fernandez

None submitted.

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

**ITEMS TO BE REVIEWED:**

|                |           |  |
|----------------|-----------|--|
| ARC-25-0000240 | OWNER:    | Alexander Engelman and Adrienne Timmel   |
|                | AGENT:    | Lauren Trosclair and Carlos Molnar   |
|                | DISTRICT: | Hyde Park  |
|                | LOCATION: | <u>825 Bayshore Boulevard</u>  |
|                | REQUEST:  | <b>Certificate of Appropriateness – Modification to Contributing Structure and Design Details</b><br>Site Improvements |
|                | PURPOSE:  | Residential  |

**Public Comment:**

*Michael Sork spoke on this project.*

**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-25-0000240 for the property located at 825 Bayshore Blvd, with the following conditions:

- That the site drainage be significantly improved to ensure all areas of the site do not contribute to any standing water problems to either the neighbors to the north or the south.
- That the applicant revisit and review with staff options for an alternative to the second curb cut, that would still accommodate their needs for delivery and improved safety in not having to back out onto Bayshore Boulevard.

because, based upon the finding of fact, the proposed project is consistent with the Hyde Park Design Guidelines and Chapter 27 of the City of Tampa Ordinances, for the following reasons: Materiality and Historic Appropriate Detail.

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

ARC-25-0000272      OWNER:      Charles and Candace Counter  
 AGENT:      Giovanni P. Giarratana, Esq and Gina Grimes Esq  
 DISTRICT:      Hyde Park  
 LOCATION:      725 S. Brevard Avenue  
 REQUEST:      **Certificate of Appropriateness -New Construction: Addition to Primary Structure**  
**Modification: Elevating Primary Structure**  
**Renovations**  
**Site Improvements**  
 PURPOSE:      Residential

Public Comment: No one came forward.

**Motion:** Tim Jones

**Second:** Elena Paras Ketchum

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in ARC-25-0000272 for the property located at 725 S. Brevard Avenue, with the following conditions:

- That the applicant show the location of the flood vents on the elevation plans 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: In design, massing, and scale.

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

ARC-25-0000318      OWNER:      Teddy William Slack and Teresa Lynn Young  
 AGENT:      Matt Varn  
 DISTRICT:      Hyde Park  
 LOCATION:      820 S. Boulevard  
 REQUEST:      **Variance: Front Yard Setback from 25'0" to 12'0" with 2.66' for Eaves/Gutters**  
**South Side Yard Setback from 7'0" to 6'0" with 2.66' for Eaves/Gutters**  
**Certificate of Appropriateness - Modification: Elevating Primary Structure**  
**Site Improvements**  
 PURPOSE:      Residential

Public Comment: No one came forward.

**Motion:** Tim Jones

**Second:** John Prokop

Move that the variance request for case ARC-25-0000318 for property located at 820 S. Boulevard as depicted on the site plan presented at the Public Hearing for a Front Yard Setback from 25'0" to 12'0" with a 2.66' encroachment for eaves/gutters and a South Side Yard Setback from 7'0" to 6'0" with a 2.66' encroachment for the eaves/gutters be granted with the following conditions:

- That the setback variance only applies to the front steps and the side existing addition.

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 applicant has met all the hardship criteria. **The motion was approved by a vote of 5-0-0.**

### **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-25-0000318 for the property located at 820 S. Boulevard, with the following conditions:

- That the applicant consider leaving the drip cap in place, but placing the weather board lower, beneath the new siding.
- That the applicant consider reducing the height and mass of the welcome wall, exposing the guardrail, and work with staff on the handrail or guardrail solution.

because, based upon the finding of fact, the proposed project is consistent with the Hyde Park Design Guidelines and Chapter 27 of the City of Tampa Ordinances, for the following reasons: Materiality, scale, and massing.

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

**ARC-25-0000339** OWNER: Shawn and Allison Regan  
AGENT: Mary (Missy) Schukraft  
DISTRICT: Hyde Park  
LOCATION: 1902 W. Jetton Avenue  
REQUEST: **Certificate of Appropriateness - New Construction: Second Story Addition  
Site Improvements**  
PURPOSE: Residential  
**Withdrawn by agent's request.**

Dennis Fernandez, advised that the application for ARC-25-0000339 has been withdrawn.

**Motion:** Dan Myers      **Second:** Elena Paras Ketchum

Moved to receive and file all documents into the record.

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

**ADJOURNMENT:** Without objection, the meeting was adjourned at 8:59 p.m.

Ted Kempton, Chair

12/11/23

Dated