



**ARCHITECTURAL REVIEW COMMISSION  
PUBLIC HEARING**

<b>MEETING DATE:</b>	<b>Wednesday, September 17, 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, Brian Hammond, Elena Paras Ketchum, Tim Jones, and Carole Wallace Post

Commissioners Arriving

After Roll Call:

Commissioners Absent: John Prokop

Staff Present: Dennis Fernandez, Ron Vila, Alexis Guzman, Jared Varnum, and Sam Thomas

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, Architectural Review & Historic Preservation Manager

None submitted.

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



*George Deakin*, 1408 De Soto Avenue, spoke on this project with five additional minutes donated by John Belohlavek, Cindy Goding, Elizabeth Kelly, Virginia Smith, and Matt Hilton totaling eight minutes.

*Heather Lazslo*, 1803 W. Hills Avenue, spoke on this project.

*Alan Cohn*, 7903 Hampton Lake Drive, spoke on this project.

*Sally Dee*, 1803 W Hills Avenue, spoke on this project.

*Marylou Bailey*, 912 S Oregon Avenue, spoke on this project.

*Sarah Tombaugh*, 809 S Oregon Avenue, Unit A, spoke on this project.

*Joe Hanlon*, 701 ½ W Swann Ave, spoke on this project with one additional minute donated by Beverly Hanlon, totaling four minutes.

*Cynthia Shaff Hadel*, 509 W Bay Street, spoke on this project.

*Bobbie O'Brien*, 702-C W Bay Street, spoke on this project with one additional minute donated by Linda Aiken, totaling four minutes.

*Frank Bellosa*, 515 W. Bay Street, spoke on this project.

*Pamela Cannella*, 604 S. Orleans Avenue, spoke on this project with one additional minute donated by Jennifer Steijlen, totaling four minutes.

*Stephen Barnes*, 716 Delaware Avenue, spoke on this project.

*Bob Kelly*, 703 S. Brevard Avenue, spoke on this project.

*Natalie Ulm*, 2203 W. Swann Avenue, spoke on this project.

*Keith Greminger*, 711 S. Fielding Avenue, spoke on this project.

*Michelle Cherry*, 806 S. Orleans Avenue, spoke on this project.

*Joe Hafner*, 14417 S. Hyde Park Avenue, spoke on this project.

*Frank Migliore Jr.*, 1020 S. Sterling Avenue, spoke on this project.

**Motion:** Tim Jones

**Second:** Dan Myers

Move to recommend City Council deny ARC-25-0000226/REZ 25-48 for the property located at 613 S. Magnolia Avenue, 601 & 611 W. Swann Avenue, 612 & 614 W. Bay Street, & 611 S. Magnolia Avenue, for the proposed rezoning from RO-1 to PD for the reasons stated by staff, it exceeds historical references in the historic district in height and width, plans present building widths that extend the entire length of the block, setbacks proposed within the historic fabric are inconsistent and larger than those on the adjacent sites.

**The motion was approved by a vote of 4-2-0 with Commissioners Brian Hammond and Elena Paras Ketchum voting against.**

**Motion:** Elena Paras Ketchum

**Second:** Tim Jones

Move to recommend if City Council determines rezoning from RO-1 to PD for ARC-25-0000226/REZ 25-48 should be approved, that a note be added to the PD to allow the Architectural Review Commission, during its hearing on the Certificate of Appropriateness, the ability to adjust the setbacks and the height of the structure up to 10% for each elevation, to allow for design development consistent with the Hyde Park Design Guidelines.

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

**ARC-25-0000227/  
VAC 25-08**

**OWNER:** HP Puffy, LLC, 611 W. Swann Avenue, LLC, 614 W. Bay Street, LLC, and CLP HP2 LLC (fka as CLP 611 Magnolia, LLC)  
**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

**Motion:** Dan Myers

**Second:** Elena Paras Ketchum

Move to recommend City Council approve ARC-25-0000227 VAC 25-08 for the property located at 613 S. Magnolia Avenue, 601 & 611 W. Swann Avenue, 612 & 614 W. Bay Street, and 611 S. Magnolia Avenue for the proposed vacation, for reasons that it is a reasonable land use change, to the extent necessary, given that the remainder of the alleyway was vacated a hundred years ago.

**The motion was approved by a vote of 5-1-0 with Commissioner Carole Wallace Post voting against.**

**Motion:** Carole Wallace Post

**Second:** Tim Jones

Moved to receive and file all documents into the record.

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

**ADJOURNMENT:** Without objection, the meeting was adjourned at 10:17 p.m.

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Ted Kempton, Chair

10/6/23  
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Dated