



**ARCHITECTURAL REVIEW COMMISSION
PUBLIC HEARING**

MEETING DATE:	Monday, December 2, 2024
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, Brian Hammond, Elena Paras Ketchum, and Carole Wallace Post

**Commissioners Arriving
After Roll Call:**

Commissioners Absent: John Prokop, Shawna Boyd, and Robert Myles
Staff Present: Dennis Fernandez, Ron Vila, Elaine Lund, and Aminta Owen
**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 November 4, 2024:
By motion the minutes stand as read by unanimous consent.

ANNOUNCEMENTS: Dennis Fernandez, Historic Preservation Manager

- Staff approvals for November 2024 have been submitted into the record.
- The Wednesday, December 4, 2024, ARC Public Hearing will be canceled.
- Aminta Owen will be retiring at the end of the year after 23 years from the Historic Preservation.

PRESERVATION IN PROGRESS:

- Elaine Lund presented a power point presentation on the 7th Avenue re-bricking project in Ybor City.

CONFLICT OF INTEREST/EX PARTE STATEMENTS: Dana CrosbyCollier
None submitted.

CONTINUATIONS: Dennis Fernandez, Historic Preservation Manager

Motion: Dan Myers

Second: Brian Hammond

Move to grant a continuance in case ARC-24-0000336 for the property located at 1703 W. Jetton Avenue to a future Pubic Hearing. Applicant required to renotice 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.

Motion: Carole Wallace Post

Second: Brian Hammond

Move to grant a continuance in case ARC-24-0000273/TA CPA 24-11 for the property located at ARC-24-0000273/TA CPA 24-11 to the Monday, January 6, 2025, Public Hearing at 5:30 p.m.

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

Motion: Elena Paras Ketchum

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 Monday, February 10, 2025, Public Hearing at 5:30 p.m.

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

SWEAR-IN: Aminta Owen 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, LLC, 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
Request by Agent to continue to Monday, January 6, 2025 Public Hearing.

ARC-24-0000312

OWNER: City of Tampa
AGENT: Andrew Gale
DISTRICT: Local Landmark
LOCATION: 711 N. Franklin Street
REQUEST: **Certificate of Appropriateness** - New Construction: Addition Renovations
PURPOSE: Commercial
Request by Agent to continue to Monday, February 10, 2025 Public Hearing.

ARC-24-0000336 OWNER: Joshua Mastracci and Catherine Simon
AGENT: George Lam and Jaime Maier, Esq.
DISTRICT: Hyde Park
LOCATION: 1703 W. Jetton Avenue
REQUEST: **Certificate of Appropriateness - New Construction: Addition to Primary Structure
Site Improvements**
PURPOSE: Residential
Request by Agent to continue to a future Public Hearing. Applicant required to renounce in accordance with Section 27-149 of the City of Tampa Code of Ordinances.

ARC-24-0000431 OWNER: Asad Shaikh
/REZ-24-0000104 AGENT: Stephen Michelini and Azam Elsheikh
DISTRICT: Hyde Park
LOCATION: 402 S. Oregon Avenue
REQUEST: **Recommendation: Re-Zone from RM-12 to PD**
PURPOSE: Residential

Public Comment:

Patrick Cimino, 604 S. Oregon Avenue, spoke on this project.
Pam Canella, 604 S. Orleans Avenue, spoke on this project.
Jennifer Steijlen, 602 S. Orleans Avenue, spoke on this project.
Tara Nelan, 1405 W. Azeele Street, spoke on this project.

Commissioner Hammond left the Public Hearing during the presentation

Motion: Elena Paras Ketchum **Second:** Dan Myers
Move to grant a continuance in case ARC-24-0000431/REZ-24-0000104 for the property located at 402 S. Oregon Avenue to the January 6, 2025 Public Hearing at 5:30 p.m.
The motion was approved by a vote of 4-0-0.

ARC-25-0000013 OWNER: Twin Creek Holdings, LLC
AGENT: Alan Dobbs
DISTRICT: Seminole Heights
LOCATION: 5809 N. Branch Avenue
REQUEST: **Certificate of Appropriateness - New Construction: Addition to Primary Structure
Site Improvements**
PURPOSE: Residential

Public Comment: No one came forward.

Motion: Dan Myers

Second: Carole Wallace Post

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in ARC-25-0000013 for the property located at 5809 N. Branch Avenue, with the following conditions to be approved by staff:

- Final window selection
- Stucco finish

because, based upon the finding of fact, the proposed project is consistent with the "Seminole Heights Design Guidelines" of the City of Tampa, for the following reasons: Its massing, materiality, and placement on the site are in line with the Design Guidelines.

The motion was approved by a vote of 4-0-0.

Motion to receive and file all documents and the staff approvals for November 2024 into the record by unanimous consent.

ADJOURNMENT: Without objection, the meeting was adjourned at 8:09 p.m.



Ted Kempton, Chair

1/6/25

Dated