



**BARRIO LATINO COMMISSION
PUBLIC HEARING**

MEETING DATE: Tuesday, September 28, 2021
TIME: 9:00 AM
LOCATION: Old City Hall, 315 E. Kennedy Blvd, 3rd Floor, Tampa, FL 33602

MINUTES

CALL TO ORDER - Chair Rich Simmons called the meeting to order at 9:00 a.m. and gave instructions to petitioners regarding procedures at the Public Hearing.

SILENT ROLL CALL - Ron Vila completed the roll call.
Commissioners Present: Levy Nguyen, Jose Perez, Eric Schiller, Rich Simmons, and Liz Welch
Commissioners Arriving After Roll Call:
Commissioners Absent: Jose Gelats and John Thompson
Staff Present: Dennis Fernandez, Ron Vila, and Beverly Jewesak
Legal Present: Camaria Pettis-Mackle

INTRODUCTIONS – Chair Simmons introduced himself. Commissioners present introduced themselves.

READING OF THE MINUTES OF AUGUST 24, 2021 – Chair Simmons asked if there were any corrections or additions to the stated minutes. **Being that there were no comments, the minutes stand as read by unanimous consent.**

ANNOUNCEMENTS – Ron Vila, Historic Preservation Specialist
1) Provided the August 2021 Administrative Approval reports for the record.
2) The 2022 BLC Public Hearing calendar is in your packets and has been sent electronically for you to place on your calendars going forward.

EX PARTE COMMUNICATIONS/ CONFLICT OF INTEREST STATEMENTS – Camaria Pettis-Mackle
None submitted.

CONTINUATIONS – Ron Vila, Historic Preservation Specialist
None submitted.

SWEAR-IN – Beverly Jewesak swore in all owners, applicants, staff, interested parties, and witnesses in chambers at 315 E. Kennedy Blvd., Tampa, FL 33602.

ITEMS TO BE REVIEWED:

BLC 21-164 OWNER: Ybor Patio LLC
AGENT: Gregory Wehling
DISTRICT: Ybor City
LOCATION: 1512 E. 8th Avenue
REQUEST: **Variance** - Building height increase from 45'-0" to 60'-0" with 5'-0" for
parapet roof
Certificate of Appropriateness - New Construction: 4-story, Mixed Use Building,
Site Improvements
PURPOSE: Commercial

Public Comment: Lee Bell, Bill Besselieu, and John Hermes

Motion: Levy Nguyen **Second: Liz Welch**

Move to allow an additional 10 minutes for the presentation of additional information on the variance request.

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

Motion: Eric Schiller **Second:**

Move that the variance request for case **BLC 21-164** for property located at **1512 E. 8th Avenue** be **denied** as depicted on the site plan presented at the Public Hearing for a building height increase from 45'-0" to 52'-0" with 2'-0" for parapet roof, based upon the petitioner meeting the burden of proof with regard to the six hardship criteria set forth in Chapter 27, (Section 27-96 (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 6 hardships have not been demonstrated.**

No second, the motion failed.

Motion: Levy Nguyen **Second: Liz Welch**

Move that the variance request for case **BLC 21-164** for property located at **1512 E. 8th Avenue** be granted as depicted on the site plan presented at the Public Hearing for a building height increase from 45'-0" to 52'-0" with 2'-0" for parapet roof, based upon the petitioner meeting the burden of proof with regard to the six hardship criteria set forth in Section 27-96 (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 L shaped lot with it facing 8th Avenue, and its adjacency to the trolley. Along with it meeting the contextual height of the surrounding buildings and with it meeting the 2040 Tampa Comprehensive Plan.**

The motion was approved with a vote of 4-1-0, with Commissioner Schiller voting against.

Motion: Eric Schiller

Second: Levy Nguyen

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in **BLC 21-164** for the property located at **1512 E. 8th Avenue**, with the following conditions **to be approved by staff**:

- All final finishes;
- No amenities on the roof;
- Improvements to the alley to include resolving stormwater drainage;
- Guardrail along rear elevation be removed.

because, based upon the finding of fact, the proposed project is consistent with the “Ybor City Design Guidelines” of the City of Tampa, for the following reasons: it meets all the historic district guidelines and Secretary of the Interiors Standards.

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

BLC 21-165	OWNER:	Charurut Somboonwit
	AGENT:	Frederick J. Hampton
	DISTRICT:	Ybor City
	LOCATION:	<u>1708 E. 4th Avenue</u>
	REQUEST:	Certificate of Appropriateness - New Construction: Single Family Residence, Site Improvements
	PURPOSE:	Residential

Public Comment: Sam Goldberg.

Motion: Levy Nguyen

Second: Liz Welch

Move to grant **preliminary** approval for the drawings and documents presented at this Public Hearing in **BLC 21-165** for the property located at **1708 E. 4th Avenue**, with the following conditions:

- Resolve grading issues;
- Resulting elevation changes that will be affected by any grading changes.

with final approval to be considered at the **October 26, 2021**, Public Hearing at 9:00 a.m.

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

Chair called a 10-minute recess.

BLC 21-184/ Vac 21-12	OWNER:	Victoria Properties, LLC
	AGENT:	Ben Wax
	DISTRICT:	Ybor City
	LOCATION:	<u>1624 E. 7th Avenue</u>
	REQUEST:	Certificate of Appropriateness - Recommendation: Alley Vacating
	PURPOSE:	Commercial

Public Comment: Jill Wax

Motion: Levy Nguyen

Second: Eric Schiller

Move to recommend City Council **deny BLC 21-184/VAC 21-12** for the property located at **1624 E. 7th Avenue** for the proposed alley vacating:

- For the reasons that it does not conform to the Secretary of the Interiors Standards for Rehabilitation and Chapter 27.95 (a)(2)(h) applications standards with regard to rezoning, changes to land use classifications and vacating applications. We would like for the applicant to find some type of temporary security solution for the alley and work with the City to find that temporary means to secure the alley for their safety.

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

Additional swear in was performed.

BLC T21-04 OWNER: German American Tampa Holdings, LLC
 AGENT: Stephanie Ferrell
 DISTRICT: Ybor City
 LOCATION: 2105 N. Nebraska Avenue
 REQUEST: **ad Valorem** Tax Exemption, Part II
 PURPOSE: Commercial

Public Comment: No one came forward.

Motion: Levy Nguyen

Second: Eric Schiller

Move to approve the ad Valorem Tax Exemption Application, Part II for the plans presented at this Public Hearing in case number **BLC T21-04** for the property located at **2105 N. Nebraska Avenue**, for the rehabilitation of this property because, based on the facts in the record, the proposed project is consistent with the "Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

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

BLC 21-191 OWNER: Florida Commercial Group, LLC
 AGENT: Daniel Blignaut
 DISTRICT: Ybor City
 LOCATION: 1409 E. 7th Avenue
 REQUEST: **Certificate of Appropriateness** - New Construction: Addition, Renovation
 PURPOSE: Commercial

Public Comment: No one came forward.

Motion: Levy Nguyen

Second: Eric Schiller

Move to grant a **preliminary** approval of the Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in **BLC 21-191** for the property located at **1409 E. 7th Avenue**, with the following conditions:

- Provide final stucco details;
- Consider adding windows on the south elevation on the alley;
- Consider how to break up the massing on the west façade.

with final approval to be considered at the October 26, 2021, Public Hearing at 9:00 a.m.

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

NEW BUSINESS

Chair Simmons:

- 1) commented that some of the cases they are seeing in front of the Commission, some of the Comp Plan heights verses the allowable limits within the historic district, is going to become a more relevant issue, would like to work with legal and staff to gain more clarification on how those two seemly conflicting bits of information on height limits work together. Comp Plan verses Historic YC zoning classifications in regard to height limits. I think there are more cases coming down the road that we are going to have to make some decisions on, better to look at that now and instead of later.
- 2) Asked for staff to provide an update at the next Public Hearing on Ybor City Design Guidelines.
- 3) Outdoor roof top bars, noise ordinance, how these outdoor areas noise level issues are to be addressed. There is a noise ordinance that is not effectively enforced. Code limits the noise by decibels, and we are seeing more cases requesting rooftop amenities. How we are to address these requests for rooftop amenities.

Commissioner Schiller:

I would like to poll my colleagues as to having the Pledge of Alliance before these meetings. Commissioners discussed the proposal amongst themselves.

Camaria Pettis-Mackle – stated she would discuss it with Dennis, but that no other land use board does that.

Commissioner Perez – Asked if there was a way to know before the hearing, how long it may go. Commissioner Perez stated he missed two other meetings due to this hearing going long.

Camaria Pettis-Mackle – We had 5 cases on the agenda. Two or three cases on today’s agenda drew a lot of discussion from the board. It’s a hard thing to predict.

Commissioner Welch – stated she has had to adjust her schedule to 2:00 p.m.

Commissioner Simmons – I usually allocate four hours and on occasion the hearing will run later. I will do my best to keep the hearing moving and staff actively tries to manage the case load. Thank you for your time today.

ADJOURNMENT – Without objection the meeting was adjourned at 1:27 p.m.

MINUTES APPROVED: _____
Chair

Dated