



**BARRIO LATINO COMMISSION
PUBLIC HEARING**

MEETING DATE: Tuesday, June 28, 2022
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: Rich Simmons, Jose Gelats, Thomas Hammer, Roberto Torres, and Liz Welch
Commissioners Arriving After Roll Call:
Commissioners Absent: Levy Nguyen, John Thompson, and Jose Perez
Staff Present: Dennis Fernandez, Ron Vila, and Aminta Owen

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

READING OF THE MINUTES OF May 24, 2022 – Being that there were no comments, the minutes stand as read by unanimous consent.

ANNOUNCEMENTS – Dennis Fernandez, Architectural Review & Historic Preservation Manager

- Provided the May 2022 Administrative Approval reports for the record.
- Welcomed newest Commissioner, Roberto Torres, a City Council Appointee as a business owner
 - Commissioner Torres introduced himself

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

CONTINUATIONS – Ron Vila, Historic Preservation Specialist

Motion: Jose Gelats **Second:** Roberto Torres

Move to grant a continuance in case BLC 22-156 for the property located 1530 E. Columbus Drive to July 26, 2022 Public Hearing at 9:00 a.m.

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

SWEAR-IN – Aminta Owen 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 22-111/	OWNER:	GTE Federal Credit Union
REZ 22-37	AGENT:	Mark Bentley
	DISTRICT:	Ybor City
	LOCATION:	<u>1614 N. Nebraska Avenue</u>
	REQUEST:	Recommendation: Re-Zone from YC-5 to YC-9 (PD)
	PURPOSE:	Residential-Single Family Attached

Public Comment: Ron Vila mentioned the 11 letters of support submitted for Commissioner review

Motion: Liz Welch **Second:** Roberto Torres

Move to accept letters referenced into the record.

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

Motion: Jose Gelats **Second:** Liz Welch

Move to recommend City Council approve BLC 22-111/REZ 22-37 for the property located at 1614 N. Nebraska Avenue for the proposed rezoning from YC-5 to YC-9 (PD) with the following conditions:

- Applicant consider adjusting footprint and façade at street elevation along Nebraska Avenue to break up massing and scale
- Re-visit the corner elevations to reflect historic reference
- Waivers 1-4 as presented to the Board
- Waiver 5, Sec. 27-162 modified to reduce the required 15' separation between building #10 and building #11 to 9'

for the reasons that the proposed re-zoning and proposed project is respectful of the density, scale, massing, and preserves the historical integrity and appearance within the historic district in a way that meets the guidelines.

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

BLC 22-131 OWNER: Christopher and Jillian Kiely
 AGENT: Simon Amesbury
 DISTRICT: Ybor City
 LOCATION: 1915 E. 5th Avenue
 REQUEST: **Certificate of Appropriateness** - New Construction: Single Family
 Residence
 Site Improvements

 PURPOSE: Residential

Motion: Liz Welch **Second:** Roberto Torres
Move to grant a continuance in case BLC 22-131 for the property located 1915 E. 5th Avenue to the July 26, 2022 Public Hearing at 9:00 a.m.
The motion was approved with a vote of 5-0-0.

BLC 22-137 OWNER: Jerry and Gail Freeman
 AGENT: Jerry Freeman
 DISTRICT: Ybor City
 LOCATION: 2309 N. Nebraska Avenue
 REQUEST: **Variance** - Fence Height increase from 8' to 11'
 PURPOSE: Commercial

Motion: Roberto Torres **Second:** Thomas Hammer
Move that the variance request for case BLC 22-137 for property located at 2309 N. Nebraska Avenue be granted as depicted on the site plan presented at the Public Hearing for a fence height increase from 8' to 11' be granted with the following condition:

- The variance approval is only for that section of 31' that is already present 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 applicant has demonstrated practical difficulties and unnecessary hardship, and the request ensures that public health, safety and general welfare are protected.

The motion was approved with a vote of 4-1-0 with Commissioner Gelats voting no.

**** A Ten minute break was observed at this time ****

BLC 22-156 OWNER: Sanchez y Haya Real Estate Co., LLC
 AGENT: John Hadley
 DISTRICT: Ybor City
 LOCATION: 1530 E. Columbus Drive
 REQUEST: **Certificate of Appropriateness** - Site Improvements: Garden
 PURPOSE: Commercial

Continued to the July 26, 2022 Public Hearing.

BLC 22-13/ REZ 21-114	OWNER:	City of Tampa, Gas Worx, LLC, Ybor Channelside, LLC, Ybor City Holdings QOZB I, LLC, Ybor Jardin, LLC, Ybor Land, LLC, Ybor Pedrosa, LLC, Ybor Tropical, LLC, KS Tampa Park Property Owner, LLC
	AGENT:	Tyler Hudson
	DISTRICT:	Ybor City
	LOCATION:	<u>1314 Nuccio Pkway (1301 E 4th Av, 1315 E. 5th Ave, 1306 E. 4th Ave, 1419 E. 4th Ave, 1402 N. 15th St)</u>
	REQUEST:	Recommendation: Re-Zone from YC-6 & YC-9 to PD-A & YC-9
	PURPOSE:	Commercial

Motion: Jose Gelats **Second:** Lez Welch

Move to recommend City Council approve BLC 22-13/REZ 21-114 for the property located at 1314 Nuccio Parkway, 1301 E 4th Av, 1315 E. 5th Ave, 1306 E. 4th Ave, 1419 E. 4th Ave, 1402 N. 15th St for the proposed rezoning from YC-6 & YC-9 to PD-A & YC-9 because the application as reviewed is recommending a reasonable land use change necessary to preserve the historical integrity and the appearance of the locally designated historic district within the Ybor City Historic District, with the following conditions:

- The applicant ensures that the contributing structure located at 1402 N. 15th St is relocated within the boundaries of the Ybor City Historic District
- The following height restrictions for the following parcels:
 - Block C-1 – 60’ maximum height and block E-1 – 60’ maximum height, which reflects the underlying YC-6 height restrictions within Ybor City Historic District, to protect the other local landmarks that are adjacent.
 - Block E-2 is allowed 65’ with maximum 85’ placed along the southside of the property outside the boundaries of the historic district.
 - Block E-5 is allowed a maximum height of 65’ to ensure that the scale and massing is compatible with the historic district.

The Commission also noted the change to Waiver # 6, Sec.27-284.2.5 to allow the removal of two non-hazardous grand trees.

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

ELECTION OF OFFICERS

Motion: Jose Gelats **Second:** Liz Welch

Move to continue the nomination of Election of Officers to the next Public Hearing.

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

NEW BUSINESS

No business to bring forward currently.

ADJOURNMENT – Without objection the meeting was adjourned at 1:39 p.m.

MINUTES APPROVED: _____
Chair

Dated

K: BLC\Minutes\2022\6-28-22