



**BARRIO LATINO COMMISSION  
PUBLIC HEARING**

**MEETING DATE:** Tuesday, August 23, 2022  
**TIME:** 9:00 AM  
**LOCATION:** Old City Hall, 315 E. Kennedy Blvd, 3<sup>rd</sup> 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:** Jose Gelats, Rich Simmons, Roberto Torres, and Thomas Hammer  
**Commissioners Arriving After Roll Call:**  
**Commissioners Absent:** Levy Nguyen, John Thompson, Liz Welch, and Jose Perez  
**Staff Present:** Dennis Fernandez, Ron Vila, Alexis Guzman, and Aminta Owen

**INTRODUCTIONS** - Chair Simmons introduced himself. Commissioners present introduced themselves.

**READING OF THE MINUTES OF June 28, 2022** - Being that there were no comments, the minutes stand as read by unanimous consent.

**ANNOUNCEMENTS** - Dennis Fernandez, Architectural Review & Historic Preservation Manager

- Mr. Fernandez welcomed the newest Staff member, Alexis Guzman.
- The July BLC Staff Approval report is included in the Commissioner's packet and will be part of the record.
- The 2023 Public Hearing cycle Calendar has been created and will be sent to the Commissioners for review.

**EX PARTE COMMUNICATIONS/ CONFLICT OF INTEREST STATEMENTS** - Camaria Pettis-Mackle

Commissioner Hammer stated a conflict with BLC 22-156 for the property located at 1530 E. Columbus Drive. Mr. Hammer is employed by the company presenting the case. Form 9-B was completed and submitted as part of these minutes

**CONTINUATIONS** - Ron Vila, Historic Preservation Specialist

**Motion:** Tom Hammer

**Second:** Roberto Torres

**Motion was approved with a vote of 4-0-0.**

**ITEMS TO BE REVIEWED:**

The applicant distributed new drawings to the Commissioners and are included as part of the record.

*Chris Wojtowicz, 1508 N. 20<sup>th</sup> St., spoke on the project.*

- Provide documentation for the following items:
  - Porch elevation is consistent with other properties along the block
  - Refurbish and complete granite curb along the property as required
  - Provide additional detailing of all transitions between hardi-board siding and the stucco detailing, including at the front elevation windows and French doors and the corner detail
  - Modify the rear stair detail to comply with Building Code
  - Consult with Construction Services regarding the zero lot-line condition on the East and West side and how that may or may not affect the position of the front porch length
  - Consider lowering the height of 3<sup>rd</sup> floor porch to reduce the mass of the projection and allow cornice to read more strongly from the street

Because then, based upon the finding of fact, the proposed project would be consistent with the “Ybor City Design Guidelines” of the City of Tampa, for new construction because its overall massing, siding, and materials are consistent with the Guidelines.

**The motion was approved with a vote of 3-1-0 with Commissioner Simmons voting no.**

**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  
**Case is automatically continued to the September 27, 2022 Public Hearing at 9:00 a.m. due to Commissioner Hammer’s conflict.**

**BLC 22-154**    OWNER:        Jennifer Packing-Ebuen and Eric Ebuen  
                 AGENT:        Carlos Molnar, AIA  
                 DISTRICT:    Ybor City  
                 LOCATION:    1917 E. 5th Avenue  
                 REQUEST:    **Certificate of Appropriateness - New Construction: Single Family  
   Residence with Attached Garage  
   Site Improvements**  
                 PURPOSE:    Residential

**Motion:** Roberto Torres                      **Second:** Tom Hammer  
Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in BLC 22-154 for the property located at 1917 E. 5<sup>th</sup> Avenue, 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 reason:

- Based on the City Code and the Secretary of the Interior’s Standards.

**The motion was approved with a vote of 4-0-0.**

**BLC 22-152**    OWNER:        Chip R. Herro  
                 AGENT:        C.R. Herro  
                 DISTRICT:    Ybor City  
                 LOCATION:    2903 N. 10th Street  
                 REQUEST:    **Certificate of Appropriateness - New Construction: Single Family  
   Residence  
   Site Improvements**  
                 PURPOSE:    Residential

**Motion:** Jose Gelats                      **Second:** Roberto Torres  
Move to grant a continuance in case BLC 22-152 for the property located at 2903 N. 10<sup>th</sup> Street to October 25, 2022 Public Hearing at 9:00 a.m. to give the applicant a chance to present a

completed final architectural plans, elevations and a chance to review all detailing, window placement, the proportions of windows, the front door, and proposed fencing.  
**The motion was approved with a vote of 4-0-0.**

**ELECTION OF OFFICERS**

**Motion:** Roberto Torres

**Second:** Jose Gelats

Move to table the Election of Officers to the September 27, 2022 Public Hearing at 9:00 a.m.

**Motion was approved with a vote of 4-0-0.**

**ADJOURNMENT** – Without objection the meeting was adjourned at 12:00p.m.

MINUTES APPROVED: \_\_\_\_\_

Chair



10.25.22

Dated

K: BLC\Minutes\2022\8-23-22