



**BARRIO LATINO COMMISSION  
PUBLIC HEARING**

**MEETING DATE:** Tuesday, November 28, 2023  
**TIME:** 9:02 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 9:02 a.m. and gave instructions to petitioners regarding procedures at the Public Hearing.

**SILENT ROLL CALL** - Alexis Guzman completed the roll call.  
**Commissioners Present:** Rich Simmons, Liz Welch, Roberto Torres, and Levy Nguyen  
**Commissioners Arriving**  
**After Roll Call:**  
**Commissioners Absent:** Jose Gelats  
**Staff Present:** Dennis Fernandez, Ron Vila, Heather Bonds, and Alexis Guzman

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

**READING OF THE MINUTES OF OCTOBER 24, 2023** – By motion the minutes stand as read by unanimous consent.

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

- I have submitted the staff approvals for October 2023 into the record.
- The 2024 Public Hearing calendar has been included in the Commissioners packets.

**EX PARTE COMMUNICATIONS/ CONFLICT OF INTEREST STATEMENTS** – Dana Crosby Collier  
None submitted.

**CONTINUATIONS** – Dennis Fernandez, Architectural Review & Historic Preservation Manager

**Motion:** Levy Nguyen

**Second:** Liz Welch

Move to grant a continuance in case BLC 23-141 for the property located at 909 ½ E. Saint Clair Street to February 27, 2024 Public Hearing at 9:00 a.m.

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



**BLC 23-161** OWNER: KS Ybor Gateway East 2 Property Owner, LLC  
AGENT: Kevin Jackson  
DISTRICT: Ybor City  
LOCATION: 1301 E. 4th Avenue  
REQUEST: **Certificate of Appropriateness - New Construction: Commercial Office Building  
Re-Purpose Existing Warehouse  
Site Improvements**  
PURPOSE: Commercial

Public Comment: None submitted.

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

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in BLC 23-161 for the property located at 1301 E. 4th Avenue, with the following conditions to be approved by staff:

- Final materials, signage, color palate, and any skylights

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 the design criteria for new construction and additions based on height and width, facade width, setback, spacing, alignment similarity of details and forms, and building materials.

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

**BLC 23-170** OWNER: Seventh and Nebraska Investments and Palm Ave 128 Investments, LLC  
AGENT: Richard Peterika  
DISTRICT: Ybor City  
LOCATION: 1901 N. Nebraska Avenue, 1001 E. Palm Avenue  
REQUEST: **Certificate of Appropriateness – Final: Site Improvement: Recreational Facility**  
PURPOSE: Commercial

Public Comment: None submitted.

**Motion:** Levy Nguyen                      **Second:** Roberto Torres

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in BLC 23-170 for the property located at 1901 N. Nebraska Avenue and 1001 E. Palm 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 reasons: it meets setbacks, spacing, alignment, and materials within the Ybor City design Guidelines.

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

- Dana Crosby Collier distributed the amended Rules of Procedure for review. The discussion and adoption will be scheduled at the December 19, 2023 Public Hearing.

**Motion:** Liz Welch

**Second:** Roberto Torres

Moved to receive and file all documents and accept the staff approvals for October 2023 into the record.

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

**ADJOURNMENT** – Without objection the meeting was adjourned at 11:04 a.m.

MINUTES APPROVED:

Chair



Dated

12.19.23