



**BARRIO LATINO COMMISSION  
PUBLIC HEARING**

**MEETING DATE:** Tuesday, February 28, 2023  
**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 9:05 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, Thomas Hammer, Levy Nguyen, and Liz Welch  
**Commissioners Arriving**  
**After Roll Call:**  
**Commissioners Absent:** Jose Gelats, Roberto Torres, John Thompson, and Jose Perez  
**Staff Present:** Dennis Fernandez, Ron Vila, and Alexis Guzman

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

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

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

- Discussed the new reoccurring item on the Agenda for the acceptance of all documents submitted.

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

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

**Motion:** Levy Nguyen      **Second:** Liz Welch  
Move to grant a continuance in case BLC 22-185 for the property located at 1715 E. 4<sup>th</sup> Avenue to a future Public Hearing.

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

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

Move to grant a continuance in case BLC 23-42/TA/CPA 22-28 for the property located at 1620 E. 2<sup>nd</sup> Avenue to the March 28, 2023 Public Hearing at 9:00 a.m.

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

**SWEAR-IN** – Alexis Guzman 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 22-185** OWNER: James Hettinger, LLC and Clendenon Properties, LLC  
AGENT: Stephanie Gaines and Julia Mandell  
DISTRICT: Ybor City  
LOCATION: 1715 E. 4th Ave (1411 N. 17th St, 1707 E. 4th Ave)  
REQUEST: **Variance** - Parking Reduction from 96 spaces to 71 spaces  
Compact Parking Increase from 65% to 100%  
**Certificate of Appropriateness** - New Construction: 4-Level Apartment  
Complex over  
1-Level Parking  
Site Improvements

PURPOSE: Commercial  
**Requested by Agent to continue to a future Public Hearing.**

**BLC 23-32** OWNER: Florida Trustee Services, LLC  
AGENT: Dontavious Pittman  
DISTRICT: Ybor City  
LOCATION: 2204 E. 12th Ave  
REQUEST: **Certificate of Appropriateness** - New Construction: Duplex  
Site Improvements  
PURPOSE: Residential

**Motion:** Levy Nguyen      **Second:** Tom Hammer

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in BLC 23-32 for the property located at 2204 E. 12<sup>th</sup> Ave, with the following conditions to be approved by staff:

- Exterior lighting around the building
- Enclose the stairwell if desired
- Add control joints and potential stucco details to the columns that read down to grade
- Finalize fence materials and location

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, width, setbacks, spacing, alignments, similarity of detail and forms, and building materials within its context.

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

**BLC 23-42/ TA/CPA 22-28** OWNER: 2nd Avenue Ventures, LLC, Joseph G Monte, Darryl Wallace Trustee, Adams -Wallace Carolyn S Trustee, Ybor Land, LLC, International Core Co of Tampa  
AGENT: Tyler Hudson and Alex Schaler  
DISTRICT: Ybor City  
LOCATION: 1620 E. 2nd Ave (1308 N. 16th St, 1310 N. 16th St, 1312 N. 16th St, 1602 N. 16th St, 1502 E. 2nd Ave, 1616 E. 2nd Ave, 1618 E. 2nd Ave, 1701 E. 2nd Ave, 1728 E. 2nd Ave, 1501 E. 3rd Ave, 1503 E. 3<sup>rd</sup> Ave, 1515 E. 3rd Ave, 1605 E. 3rd Ave, 1607 E. 3rd Ave, 1609 E. 3rd Ave, and 1717 E. 3rd Ave)  
REQUEST: **Recommendation** - Comprehensive Plan Amendment Recommendation from GMU-24, LI & HI to CMU-35 & UMU-60  
PURPOSE: Commercial  
**Requested by Agent to continue to March 28, 2023 Public Hearing.**

**Motion:** Liz Welch                      **Second:** Levy Nguyen  
Moved to accept the staff approvals for January 2023 into the record.  
**Motion was approved with a vote of 4-0-0.**

**NEW BUSINESS**

No business to bring forward currently.

**ADJOURNMENT** – Without objection the meeting was adjourned at 9:39 a.m.

MINUTES APPROVED:   
Chair

03.28.23  
Dated

