



**BARRIO LATINO COMMISSION
PUBLIC HEARING**

MEETING DATE: Tuesday, September 26, 2023
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 - Alexis Guzman completed the roll call.
Commissioners Present: Jose Gelats, Rich Simmons, Roberto Torres, Levy Nguyen, and John Thompson
Commissioners Arriving After Roll Call:
Commissioners Absent: Liz Welch
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 AUGUST 22, 2023 – By motion the minutes stand as read by unanimous consent.

ANNOUNCEMENTS – Dennis Fernandez, Architectural Review & Historic Preservation Manager

- Submitted the August 2023 staff approvals for the record.
- The 2024 Public Hearing and application cycle dates calendar has been finalized and included in the Commissioners packets and will be sent electronically.

EX PARTE COMMUNICATIONS/ CONFLICT OF INTEREST STATEMENTS – Dana Crosby Collier
Commissioner John Thompson withdrew from participation in case BLC 23-151 due to a conflict of interest, as it was revealed that the applicant is an employee.

Mr. Fernandez requested to revise the Agenda to hear case BLC 23-151 first to maintain a quorum.

Motion: Levy Nguyen **Second:** John Thompson
Moved to adopt agenda as revised.
Motion was approved with a vote of 5-0-0.

CONTINUATIONS – Dennis Fernandez, Architectural Review & Historic Preservation Manager

Motion: Levy Nguyen **Second:** Roberto Torres
Move to grant a continuance in case BLC 22-219 for the property located at 1216 Holmes Avenue to November 28, 2023 Public Hearing at 9:00 a.m.
Motion was approved with a vote of 5-0-0.

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 22-219 OWNER: Nelida Cartagena
AGENT: Nelida Cartagena
DISTRICT: Ybor City
LOCATION: 1216 Holmes Avenue
REQUEST: **Certificate of Appropriateness - Modification: Replace Windows with Vinyl Windows**

PURPOSE: Residential
Requested by Agent to continue to November 28, 2023 Public Hearing.

John Thompson excused himself from the chair having recused himself from BLC 23-151.

BLC 23-151 OWNER: Jason Roy Pryor
AGENT: Jason Pryor
DISTRICT: Ybor City
LOCATION: 1008 E. 15th Avenue
REQUEST: **Variance - Parking Reduction from 1 to 0**
Certificate of Appropriateness - New Construction: Addition to Primary Structure
Site Improvements

PURPOSE: Residential

Public comment: None submitted.

Motion: Levy Nguyen **Second:** Roberto Torres
Move that the variance request for case BLC 23-151 for property located at 1008 E. 15th Avenue be granted as depicted on the site plan presented at the Public Hearing for a Parking Reduction from 1 to 0, 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 due to the site being split and originally not having parking.

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

Motion: Levy Nguyen **Second:** Jose Gelats

Move to grant preliminary approval for the drawings and documents as presented at this Public Hearing in BLC 23-151 for the property located at 1008 E. 15th Avenue with the following conditions to be brought back in for final review:

- All materials, including exterior siding
- Window locations
- Roof materials
- Hardscaping
- Niche enclosure and materials inside the niche
- Final appearance of the column on the northeast corner, if it is to remain

The preliminary approval for the overall form and shape of the new addition is found to be acceptable. Final review to be scheduled at the November 28, 2023 Public Hearing at 9:00 a.m.

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

Commissioner Levy Nguyen excused himself from the public hearing, which maintained quorum with the return of Commissioner John Thompson

BLC 23-121 OWNER: Renee Behr
AGENT: Juan Rivera
DISTRICT: Ybor City
LOCATION: 1307 N. 23rd Street
REQUEST: **Certificate of Appropriateness - New Construction: Single Family Residential
Site Improvements**
PURPOSE: Residential

Public comment: None submitted.

Motion: John Thompson **Second:** Roberto Torres

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in BLC 23-121 for the property located at 1307 N. 23rd Street, with the following conditions to be coordinated with staff:

- Final color palette for all proposed components
- Revise the relief at the retaining wall to be more refined or less visible
- Revise the doors presented to have more privacy in order to reduce exposure to the interior (1/3 or 1/2 panel)

- The applicant shall reflect in the drawings that the soffit in the porch will be beadboard which will be painted with can lights

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 does appear to meet the Secretary of the Interior's Standards for new construction in a historic district.
Motion was approved with a vote of 4-0-0.

BLC 23-141 OWNER: Rashida Jones
AGENT: Arthur Jones
DISTRICT: Ybor City
LOCATION: 909 1/2 E. Saint Clair Street
REQUEST: **Certificate of Appropriateness** - New Construction: Garage Apartment
Site Improvements
PURPOSE: Residential

Public comment: None submitted.

Motion: Jose Gelats **Second:** John Thompson
Move to grant a continuance in case BLC 23-141 for the property located at 909 1/2 E. Saint Clair Street to November 28, 2023 Public Hearing at 9:00 a.m. to allow the applicant to consider the comments and issues raised at this public hearing, specifically to:

- Break up the massing of the building
- Create a more historically appropriate roofline
- Reconsider the use of some materials, such as vinyl soffit
- Adjust the proportions of the windows

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

BLC 23-156 OWNER: Bay to Bay Shradha, Inc.
AGENT: Gennie Swenson and Greg Wehling
DISTRICT: Ybor City
LOCATION: 2604 E. 11th Avenue
REQUEST: **Certificate of Appropriateness** - New Construction: Single Family
Residence
Site Improvements
PURPOSE: Residential

Public comment: None submitted.

Motion: John Thompson **Second:** Jose Gelats
Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in BLC 23-156 for the property located at 2604 E. 11th Avenue, with the following conditions to be coordinated with staff:

- Submit material samples of the exposed CMU stem wall.
- Consider refining the symmetry of the front bedroom façade to improve its symmetry.
- Align all exterior lights
- Revisit the columns locations to flank the stairs
- Extend the top of the parapet by two more blocks (about 16 inches), if needed
- Submit window materials and proposed colors to match the rest of the metalwork on the project

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, this matches the design guidelines and intent of the Secretary of the Interior's Standards for additions in a historic district because of its sensitivity to the scaling, mass, detail, and proportion.

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

Motion: Roberto Torres **Second:** John Thompson

Moved to accept all documents submitted and staff approvals for August 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 12:25 p.m.

MINUTES APPROVED: _____

Chair



10.24.23
Dated

