



**BARRIO LATINO COMMISSION  
PUBLIC HEARING**

**MEETING DATE:** Tuesday, October 24, 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 9:00 a.m. and gave instructions to petitioners regarding procedures at the Public Hearing.

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

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

**READING OF THE MINUTES OF SEPTEMBER 26, 2023** - By motion the minutes stand as read by unanimous consent.

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

- Submitted the September 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 have been sent electronically.

**EX PARTE COMMUNICATIONS/ CONFLICT OF INTEREST STATEMENTS** - Dana CrosbyCollier  
None submitted.

**CONTINUATIONS** - Dennis Fernandez, Historic Preservation Manager  
None submitted.

**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 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: **Variance - Remove Grand Tree – Ch. 27.284.2.5 (f) (4)**  
**Certificate of Appropriateness - Site Improvement: Recreational Facility**  
PURPOSE: Commercial

Steven Eyster, City of Tampa Forester Examiner, Development & Growth Management, spoke on this project.

**Motion:** Levy Nguyen                      **Second:** John Thompson

I move that the variance request for case BLC 23-170, for property located at 1901 N. Nebraska Avenue and 1001 E. Palm Avenue, be granted as depicted on the site plan presented at the Public Hearing for the removal of a grand tree. When based on the evidence provided in the record at this hearing, the petitioner has met the burden of proof as set forth in Section 27-284.2.5 (f) (4) of the City Code for grand tree removal, specifically by showing that the impact of the proposed development cannot be reasonably reconfigured to preserve the grand tree and that, due to the location of the tree, reasonable reconfiguration of the site is not possible.

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

**Motion:** John Thompson                      **Second:** levy Nguyen

Move to grant a preliminary approval 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, with the following to be provided for final review:

- Provide the design for the tree mitigation
- Confirmation of the civil design and its requirements of the site
- Accurate color renditions of the fencing to match the existing conditions
- Detailed description of the design for the warmup area

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, they have met the design criteria guidelines for the Secretary of Interior Standards and the City of Tampa's Natural Resources standards for Grand Tree Removal for the tree variance.

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

**Motion:** Levy Nugyen                      **Second:** Liz Welch

Motion to bring item BLC 23-170 back for final review at the November 28, 2023, at 9:00 a.m. at the City Council chambers.

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

**BLC 23-158** OWNER: Marshall Smith  
AGENT: Gennie Swenson and Greg Wehling  
DISTRICT: Ybor City  
LOCATION: 2024 N. 11th Street  
REQUEST: **Certificate of Appropriateness** - New Construction: Single Family Residence  
Site Improvements  
PURPOSE: Residential

*Robert Miley, 937 E. 11th Avenue, spoke on this project.*

**\*\*A Five-minute recess was observed at this time\*\***

**Motion:** John Thompson                      **Second:** Levy Nguyen

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in BLC 23-158 for the property located at 2024 N. 11th Street, with the following conditions:

- Readdress the window types going back to three different types rather than four
- Final material selections for roof materials, exposed architectural block, and light fixtures
- Detailing of the roof substitution at the front. Going to a metal type in lieu of a SBS product
- Consider mirroring the unit to be in alignment with the proposed triplets developed on these three sites
- Final configuration, siting, and orientation of the property
- Modify the porch configuration to be more southerly in conformance with the other porch positions

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 and adheres to the Secretary of Interior's Standards for the design guidelines and the massing, scale, and material selections of the project.

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

**BLC 23-159** OWNER: Marshall Smith  
AGENT: Gennie Swenson and Greg Wehling  
DISTRICT: Ybor City  
LOCATION: 2026 N. 11th Street  
REQUEST: **Certificate of Appropriateness** - New Construction: Single Family Residence  
Site Improvements  
PURPOSE: Residential

**Second: Liz Welch**

**Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in BLC 23-159 for the property located at 2026 N. 11th Street, with the following conditions:**

- Final color selections for roof and exposed architectural blocks
- Final light fixture selections
- Revise the window types going back to three different types rather than four. Incorporating the double hung into the proposed casements that are in this current study

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 complies and to the Secretary of Interior's Standards for the design guidelines and is responsive in terms of the massing, scale, and material selections to the historic character of the neighborhood.

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

<b>BLC 23-160</b>	<b>OWNER:</b>	Marshall Smith
	<b>AGENT:</b>	Gennie Swenson and Greg Wehling
	<b>DISTRICT:</b>	Ybor City
	<b>LOCATION:</b>	<u>2028 N. 11th Street</u>
	<b>REQUEST:</b>	<b>Certificate of Appropriateness</b> - New Construction: Single Family Residence Site Improvements
	<b>PURPOSE:</b>	Residential

**Second:** Levy Nguyen

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in BLC 23-160 for the property located at 2028 N. 11th Street, with the following conditions:

- Roof colors and material selections; selection of the exposed architectural blocks
- Final light fixture selections
- Adjust the window selection and detailing at this location to go with a double hung window in lieu of the casement windows of the study area of the corner

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, applicant is consistent with his interpretation of the Secretary of Interior's Standards, design references in terms of massing, scale, and material selections as it relates to the historic character of Ybor City neighborhood.

**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

**Motion:** John Thompson **Second:** Levy Nguyen

Move to grant a continuance in case BLC 23-161 for the property located at 1301 E. 4th Avenue to November 28, 2023, Public Hearing at 9:00 a.m. with the following to be provided to the commission:

- Applicant will bring forward more signage information if its developed at that time
- Roof material selections for the existing building to be renovated
- Review skylight locations based upon existing structure information that has been received
- Additional information regarding window selection and the potential for the mullions and the cadence of those
- Look at the new construction building and its engaged columns or pilasters for the perimeter of the building
- Review how the precast engages with the base of the building
- More detail in wall sections for the new construction from finished floor to coping
- Provide comprehensive or consistent canopy detailing showing locations, dimensions and detailing
- Provide additional information regarding HVAC screen walls on the rooftop

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

**BLC 23-162** OWNER: KS Ybor Gateway East 1 Property Owner, LLC  
AGENT: Kevin Jackson  
DISTRICT: Ybor City  
LOCATION: 1315 E. 5th Avenue and 1306 E. 4th Avenue  
REQUEST: **Certificate of Appropriateness** - New Construction: 5-Story Mixed-Use Multi Family Building  
Parking Garage  
Site Improvements  
PURPOSE: Commercial

**Motion:** John Thompson

**Second:** Levy Nguyen

Move to grant a continuance in case BLC 23-162 for the property located at 1315 E. 5th Avenue and 1306 E. 4th Avenue, to December 19, 2023, Public Hearing at 9:00 a.m. with the following to be provided to the commission:

- Additional details of all balconies
- Provide wall sections that provide more information in the corners and the articulation of the depth of the windows
- Large façade articulation, looking at what the incorporation of balcony dividers does to the scheme presented
- Thin brick samples if they are selected be presented at that Public Hearing
- Storefront materiality will be reviewed and identified, primarily at the ground floor level where historically wood is incorporated into the façade at those locations
- Address what the strategy is for the power lines. Will they be buried and if an application or conversation with TECO has been initiated?

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

**Motion:** Levy Nguyen

**Second:** Liz Welch

Moved to accept all exhibits and the staff approvals for September 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 1:48 p.m.

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

Chair



11.28.23

Dated