



**BARRIO LATINO COMMISSION  
PUBLIC HEARING**

**MEETING DATE:** Tuesday, October 1, 2024  
**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, Susan Klaus Smith, Richard Cahill, and Chase Corley  
**Commissioners Arriving After Roll Call:**  
**Commissioners Absent:** Liz Welch, Vivian Salaga, Levy Nguyen, and Roberto Torres  
**Staff Present:** Ron Vila, Heather Bonds and Alexis Guzman

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

**READING OF THE MINUTES OF JULY 23, AUGUST 27, AND SEPTEMBER 24, 2024** – By motion the minutes stand as read by unanimous consent.

**ANNOUNCEMENTS** – Ron Vila, Historic Preservation Specialist  
None submitted.

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

**CONTINUATIONS** – Ron Vila, Historic Preservation Specialist  
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-24-0000121**      OWNER:    Ybor Pedrosa, LLC  
AGENT:    Michael Minberg  
DISTRICT:    Ybor City  
LOCATION:    2205 E. 3rd Avenue  
REQUEST:    **Certificate of Appropriateness - Demolition: Contributing Structure**  
  
PURPOSE:    Commercial

Public Comment: Two letters submitted into the record.

**Motion:** Richard Cahill                      **Second:** Chase Corley  
Move to grant a Certificate of Appropriateness to Demolish for BLC-24-0000121 for the property located at 2205 E. 3rd Avenue, in as much as the agent has satisfied the requirement of Chapter 27, Section 27-99(f) of the City of Tampa Code of Ordinances. Burden of proof, the applicant shall prove through substantial competent evidence that demolition is necessary in the evidence presented. The applicant has met the burden of proof by presenting a structural analysis and economic hardship.  
**Motion was approved with a vote of 3-1-0 with Commissioner Susan Klaus Smith voting against.**

**BLC-24-0000056**      OWNER:    Ybor Pedrosa, LLC  
AGENT:    Michael Minberg, Kyle Morel, and Stephanie Gaines  
DISTRICT:    Ybor City  
LOCATION:    1301 N. 22nd Street and 2205 E. 3rd Avenue  
REQUEST:    **Certificate of Appropriateness - New Construction: Eight 3-Story Townhomes and Two 2-Story Townhomes**  
  
Site Improvements  
  
PURPOSE:    Commercial

Public Comment: Two letters submitted into the record.

**Motion:** Susan Klaus Smith                      **Second:** Richard Cahill  
Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in BLC-24-0000056 for the properties located at 1301 N. 22nd Street and 2205 E. 3rd Avenue, with the following conditions:

- Landscaping plan be coordinated with staff and consideration for screening of waste and recycling receptacles
- Consideration to brick base course in lieu of stucco currently shown for the main portion



**BLC-24-0000147**

**OWNER:** Ybor Northeast, LLC

**AGENT:** Michael Mincberg, Kyle Morel, and Stephanie Gaines

**DISTRICT:** Ybor City

**LOCATION:** 2318 E. 12th Avenue

**REQUEST:** **Certificate of Appropriateness** - New Construction: Single Family  
Residential  
Site Improvements

**PURPOSE:** Residential

Public Comment: Two letters submitted into the record.

**Motion:** Susan Klaus Smith

**Second:** Richard Cahill

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in BLC-24-0000147 for the property located at 2318 E. 12th Avenue, with the following conditions:

- Final stucco pattern on the foundation wall to be coordinated with staff
- Final Hardie selection be smooth
- Consideration be made for adding to the openings on East façade
- Reconsideration of the front street façade do to the thinning of that elevation and ensuring that all details are appropriate for the diminished width of that façade

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, the project is consistent with the height and width of the historic district and the context as well as the setback, alignment, building materials, and the detailing of those materials.

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

**Motion:** Susan Klaus Smith

**Second:** Richard Cahill

Moved to receive and file all documents into the record.

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

**ADJOURNMENT** – Without objection the meeting was adjourned at 12:04 p.m.

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

Rich Simmons, Chair



10.22.24

Dated