



**BARRIO LATINO COMMISSION  
PUBLIC HEARING**

**MEETING DATE:** Tuesday, October 22, 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 9:00 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, Roberto Torres, Susan KlausSmith, Chase Corley, Richard Cahill and Vivian Salaga

**Commissioners Arriving**  
**After Roll Call:**

**Commissioners Absent:** Liz Welch and Levy Nguyen  
**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 1, 2024** – By motion the minutes stand as read by unanimous consent.

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

- I have submitted the staff approvals for September 2024 into the record
- Tampa Bricks and Mortar Newsletter is now included in the packets and digitally at [tampa.gov](http://tampa.gov)
- Please see the Legends Landmarks and The Economics of Preservation Workshop flyers in the Commissioners packets if they wish to attend

**PRESERVATION IN PROGRESS:**

- Heather Bonds, Historic Preservation Specialist, presented a PowerPoint highlighting the John F. Germany Library and Auditorium, a newly designated local landmark. She delved into the library's history, the steps taken to secure its landmark status, and the architectural features that qualify it for this designation. Additionally, she provided context by discussing the life and contributions of Mr. John F. Germany to the city's history.

**EX PARTE COMMUNICATIONS/ CONFLICT OF INTEREST STATEMENTS** – Dana CrosbyCollier

None submitted.

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

**Motion:** Susan KlausSmith

**Second:** Roberto Torres

Move to grant a continuance in case BLC-24-0000042 for the property located at 1506 N. 15th Street to November 19, 2024 Public Hearing at 9:00 a.m.

**Motion was approved with a vote of 6-0-0.**

**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-24-0000042** OWNER: Tina Marie Eloian  
AGENT: Jorge Hernandez  
DISTRICT: Ybor City  
LOCATION: 1506 N. 15th Street  
REQUEST: **Certificate of Appropriateness** - New Construction: Addition to Primary Structure  
Site Improvements  
PURPOSE: Residential  
**Application Incomplete - Continued to Tuesday, November 19, 2024 at Agent's Request.**

**BLC-24-0000141** OWNER: Richard and Kim Headland  
AGENT: Richard and Kim Headland  
DISTRICT: Ybor City  
LOCATION: 1023 E. 17th Avenue  
REQUEST: **Certificate of Appropriateness** - New Construction: Accessory Structure  
Site Improvements  
PURPOSE: Residential

Public Comment: None submitted.

**Motion:** Susan KlausSmith

**Second:** Vivian Salaga

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in BLC-24-0000141 for the property located at 1023 E. 17th Avenue, with the following conditions be approved by staff:

- The Design Exemption for the height be applied for and approved
- Details on the metal clad shutter system be developed
- Details for the connection of the wood trellis system be finalized
- Comprehensive landscape and hardscape plan be finalized

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, its overall height, width, scale, alignment, similarity of details and forms, and building materials are consistent.

**Motion was approved with a vote of 6-0-0.**

**Motion:** Roberto Torres                      **Second:** Susan KlausSmith

Motion to amend the agenda to move BLC-24-0000180 to the end of the agenda and hear BLC-24-0000190 next.

**Motion was approved with a vote of 6-0-0.**

**BLC-24-0000190** OWNER: Valarie Mahabir & Derek Jennison  
AGENT: Megan Cochran and Braxton Kemerly  
DISTRICT: Ybor City  
LOCATION: 2512 Av. Republica de Cuba  
REQUEST: **Certificate of Appropriateness** - Modification: Replace Wood Siding  
Window Trim  
PURPOSE: Residential

Public Comment: None submitted.

**Motion:** Susan KlausSmith                      **Second:** Richard Cahill

Move to grant a continuance in case BLC-24-0000190 for the property located at 2512 Av. Republica de Cuba to December 17, 2024 Public Hearing at 9:00 a.m.

**Motion was approved with a vote of 6-0-0.**

**BLC-24-0000196** OWNER: Hillsborough County  
AGENT: Andrew Breidenbaugh and Julio Granda, Jr  
DISTRICT: Ybor City  
LOCATION: 1505 N. Nebraska Avenue  
REQUEST: **Variance** - Front Yard Fence from 4' to 6' (Sec.290.1)  
**Certificate of Appropriateness** - Site Improvements  
PURPOSE: Commercial

Public Comment: None submitted.

**Motion:** Susan KlausSmith                      **Second:** Vivian Salaga

Move that the variance request for case BLC-24-0000196 for property located at 1505 N. Nebraska Avenue be granted as depicted on the site plan presented at the Public Hearing for a Front Yard Fence from 4' to 6' (Sec.290.1), 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 the fence is intended to be temporary in nature and to protect the safety, health, and welfare of the general public. It is in keeping with the context. The evidence includes that the hardships are practical

difficulties that are unique and singular in respect to the property. Specifically, in regards to Florida Statue 125.0231 which prohibits public camping or sleeping on government property which is in accordance with LS501 library code of conduct sleeping anywhere on library property is prohibited.

**Motion was approved with a vote of 6-0-0.**

**Motion:** Vivian Salaga

**Second:** Susan KlausSmith

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in BLC-24-0000196 for the property located at 1505 N. Nebraska 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 the height and design criteria for fencing. The setbacks are appropriate for the property under consideration. The spacing and alignment of the fencing allows visibility within the property as well as the protection the library is seeking during the evening hours. This references the drawing options provided during the presentation.

**Motion was approved with a vote of 5-1-0 with Commissioner Cahill voting against.**

#### **FIVE MINUTE RECESS**

**BLC-24-0000180** OWNER: Steven Justin Dolinsky

AGENT: Jesus Manes

DISTRICT: Ybor City

LOCATION: 2110 N. 27th Street

REQUEST: **Variance - Parking Reduction from 1 to 0 [Sec.27-178(8-3)]**

**Certificate of Appropriateness - New Construction: Addition to**

Contributing

Structure

Site Improvements

PURPOSE: Residential

Public Comment: None submitted.

**Motion:** Susan KlausSmith

**Second:** Vivian Salaga

Move that the variance request for case BLC-24-0000180 for property located at 2110 N. 27th Street be granted as depicted on the site plan presented at the Public Hearing for a Parking Reduction from 1 to 0 [Sec.27-178(8-3)], 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 the alleged hardships practical difficulties are unique and singular with respect to the property. There is not enough space to create the required parking space on the lot without intersecting with the public right of way. In that the variance if granted will allow development that is consistent with the design standards and compatible with the historic pattern of development within the historic district, historic conservation overlay district, multiple properties designation or the locally designated landmark or landmark site in which the property is located this will allow rehabilitation of the home according to historic preservation guidance and restore the house to its original condition.

**Motion was approved with a vote of 6-0-0.**

**Motion:** Susan KlausSmith

**Second:** Roberto Torres

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in BLC-24-0000180 for the property located at 2110 N. 27th Street, with the following conditions be approved by staff:

- The lighting, hardware, color palette be provided to staff on final drawings
- Window and door trim be revisited on both the contributing and new addition
- The awning at the rear of the new addition area, above the rear door be reconsidered and brought back to staff for review

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 proposed addition meets the design criteria based on height, width, alignment with façades, elements, similarity of details and forms, and materials.

**Motion was approved with a vote of 6-0-0.**

**Motion:** Roberto Torres

**Second:** Susan KlausSmith

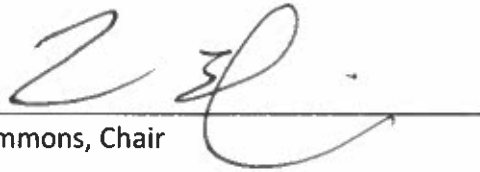
Move to receive and file all documents and the staff approvals for September 2024 into the record.

**Motion was approved with a vote of 6-0-0.**

**ADJOURNMENT** – Without objection the meeting was adjourned at 11:39 a.m.

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

Rich Simmons, Chair



11.19.24

Dated

