



**BARRIO LATINO COMMISSION
PUBLIC HEARING**

MEETING DATE: Tuesday, October 23, 2018
TIME: 9:00 AM
LOCATION: City Council Chambers, 315 East Kennedy Boulevard, 3rd Floor

MINUTES

CALL TO ORDER - Vice Chair John Thompson called the meeting to order at 9:00 a.m. and gave instructions to petitioners regarding procedures at the Public Hearing.

SILENT ROLL CALL - Ron Vila completed the roll call.
Commissioners Present: Jose Gelats, Levy Nguyen, Rich Simmons, John Thompson and Elliott Wheeler
Commissioners Arriving After Roll Call:

Commissioners Absent: Juan Ricardes, Eric Schiller and Christopher Vela

Staff Present: Dennis Fernandez, Ron Vila and Beverly Jewesak
Legal Present: Ernie Mueller

INTRODUCTIONS – Vice Chair John Thompson introduced himself. Commissioners present introduced themselves.

READING OF THE MINUTES OF September 25, 2018 – Vice Chair John Thompson asked if there were any corrections or additions to the stated minutes. **Being that there were no comments, the minutes stand as read by unanimous consent.**

ANNOUNCEMENTS – Dennis Fernandez, Historic Preservation Manager

- Election of Officers – At the pleasure of the Board the election can be postponed to allow for a majority of Commissioners to participate.

Motion: Elliott Wheeler Second: Rich Simmons

Postpone the Election of Officers to a future BLC Public Hearing.

The motion was approved with a vote of 5-0-0.

CONTINUATIONS – Dennis Fernandez, Historic Preservation Manager
None submitted.

CONFLICT OF INTEREST STATEMENTS /EXPARTE COMMUNICATIONS – Ernie Mueller
Commissioner Wheeler stated he had a conflict of interest with case BLC 18-85/REZ18-55 and provided a printed email to be entered into the record. Commissioner Wheeler will recuse himself from hearing this case.

SWEAR-IN – Beverly Jewesak swore in all owners, applicants, staff, interested parties, and witnesses in the City Council Chamber.

ITEMS TO BE REVIEWED:

BLC 18-85 OWNER: Pampered Tenant, LLC
REZ 18-55 AGENT: Michael Nolan
DISTRICT: Ybor City
LOCATION: 2305 N. 23rd Street
REQUEST: **Recommendation:** Rezoning from YC-2 to YC-9
PURPOSE: Commercial

Commissioner Wheeler recused himself and left the dais.

Public Comment: Fran Costantino, James Wilson, and Jose Colon.

Motion: Rich Simmons Second: Levy Nguyen

Move to recommend City Council **approve BLC 18-85/REZ 18-55** for the property located at **2305 N. 23rd Street** for the proposed rezoning from **YC-2 to YC-9**, because the application is consistent with Sec. 27-95 (a)(2)(h) of the City of Tampa Code of Ordinances, with the following conditions:

The start of the ADA ramp (west side) be moved back to be in alignment with the front porch.

Mirror (flip) the building plan so that the ADA ramp is on the south side.

Approve the following waivers:

1. To reduce the required number of parking spaces from 2 to 0
2. To reduce the buffer in the front yard to 6', from 15' to 3' on the south side; to 5' on the north side, 15' in the rear yard; and change all the masonry walls to 6' wood fences.

The motion was approved with a vote of 3-1-0, with Commissioner Gelats voting against.

Commissioner Wheeler returned to the dais.

BLC 18-148 OWNER: Shaun Ologhlin & Charles White
AGENT: Jo-Anne Peck
DISTRICT: Ybor City
LOCATION: 2212 E. 3rd Avenue
REQUEST: **Certificate of Appropriateness** - New Construction: Accessory Structure
PURPOSE: Residential

Motion: Jose Gelats Second: Rich Simmons

Move to **grant a Certificate of Appropriateness** for the drawings and documents presented at this Public Hearing in **BLC 18-148** for the property located at **2212 E. 3rd Avenue**, *as referenced on the building components and materials list*, because based upon the finding of fact, the proposed project is consistent with the “**Ybor City Design Guidelines**,” of the City of Tampa, the City of Tampa Ordinances and the Secretary of the Interior’s Standards, for the following reasons: it’s position on the property, scale, and design are compatible with other historic structures within the district, with the following conditions **to be approved by staff**:

- Provide details on wood windows, lighting, color palette, and fencing
- Placement of air conditioning unit
- Additional fenestration on the 2nd level
- Final design of the staircase to meet building codes

The motion was approved with a vote of 5-0-0.

BLC 18-166 OWNER: 2W Properties
AGENT: Joe Gibbons
DISTRICT: Ybor City
LOCATION: 922 E. Columbus Drive
REQUEST: **Certificate of Appropriateness** - New Construction: Duplex, Site Improvements
PURPOSE: Residential

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

Move to **grant a Preliminary Approval** for the drawings and documents presented at this Public Hearing in **BLC 18-166** for the property located at **922 E. Columbus Drive**, with the following conditions:

- Redesign the front elevation, to present a solution as discussed at the public hearing
- Modify the foundation details to provide some brick detailing
- Correct all drawings to reflect the 24 inch overhang on all elevations
- Modify the placement of windows as discussed at the public hearing
- Correct the site plan
- Incorporate comments with respect to the scoring on the parking pad
- Repairs to retaining wall
- Provide color palette and window details for final approval

To be brought forward for a **Final Approval** at the November 27, 2018 Public hearing.

The motion was approved with a vote of 5-0-0.

Vice-Chair Thompson called a five minute recess.
Commissioner Wheeler left the Public Hearing.

BLC 18-167 OWNER: Land Co. LLC
AGENT: Joe Gibbons
DISTRICT: Ybor City
LOCATION: 2803 N. 10th Street
REQUEST: **Certificate of Appropriateness** - New Construction: Single Family Residence, Site Improvements
PURPOSE: Residential

Commissioner Wheeler returned to the Public Hearing after approximately 15 minutes.

Motion: Rich Simmons **Second: Levy Nguyen**

Move to **grant a Certificate of Appropriateness** for the drawings and documents presented at this Public Hearing in **BLC 18-167** for the property located at **2803 N. 10th Street**, *as referenced on the building components and materials list*, because based upon the finding of fact, the proposed project is consistent with the “**Ybor City Design Guidelines**,” of the City of Tampa, the City of Tampa Ordinances and the Secretary of the Interior’s Standards, for the following reasons: it is consistent with the design guidelines, with the following conditions **to be approved by staff**:

- Final material palette
- Add face brick on piers
- Explore alternative window placement
- Modify the vent

The motion was approved with a vote of 5-0-0.

Commissioner Wheeler requested a modification to the agenda to move case BLC 18-171 up to be heard next and then hear case BLC 18-168. Applicants agreed to the change.

BLC 18-171 OWNER: James & Jennifer Williams
AGENT: Jo-Anne Peck
DISTRICT: Ybor City
LOCATION: 2208 E. 3rd Avenue
REQUEST: **Certificate of Appropriateness** - New Construction: Accessory Structure
PURPOSE: Residential

Motion: Levy Nguyen Second: Jose Gelats

Move to **grant a Certificate of Appropriateness** for the drawings and documents presented at this Public Hearing in **BLC 18-171** for the property located at **2208 E. 3rd Avenue**, *as referenced on the building components and materials list*, because based upon the finding of fact, the proposed project is consistent with the “**Ybor City Design Guidelines**,” of the City of Tampa, the City of Tampa Ordinances and the Secretary of the Interior’s Standards, for the following reasons: it is consistent with current conditions and staff findings, with the following conditions **to be approved by staff**:

- Explore alternative window placement
- Provide a window section detail in the plans
- Provide a final material palette
- Place mechanical location on the site plan

The motion was approved with a vote of 5-0-0.

BLC 18-168 OWNER: Melissa Macchia
AGENT: Melissa Macchia
DISTRICT: Ybor City
LOCATION: 2220 E. 3rd Avenue
REQUEST: **Certificate of Appropriateness** - New Construction: Single Family Residence
Site Improvements
PURPOSE: Residential

Motion: Rich Simmons Second: Jose Gelats

Move to **grant a Certificate of Appropriateness** for the drawings and documents presented at this Public Hearing in **BLC 18-168** for the property located at **2220 E. 3rd Avenue**, *as referenced on the building components and materials list*, because based upon the finding of fact, the proposed project is consistent with the “**Ybor City Design Guidelines**,” of the City of Tampa, the City of Tampa Ordinances and the Secretary of the Interior’s Standards, for the following reasons: it is consistent with the design guidelines and Secretary of Interior Standards, with the following conditions **to be approved by staff**:

- Provide a final material palette
- Window placement
- Explore alternative to gutter & downspout
- Final column and possible bracket design

The motion was approved with a vote of 5-0-0.

ADJOURNMENT – Without objection the meeting was adjourned.

MINUTES APPROVED: _____
Chair

Dated