



**BARRIO LATINO COMMISSION
PUBLIC HEARING**

MEETING DATE: Tuesday, October 26, 2021
TIME: 9:00 AM
LOCATION: Old City Hall, 315 E. Kennedy Blvd, 3rd Floor, Tampa, FL 33602

REVISED 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 - Ron Vila completed the roll call.
Commissioners Present: Jose Gelats, Eric Schiller, Rich Simmons, and Liz Welch
Commissioners Arriving After Roll Call:
Commissioners Absent: Levy Nguyen, Jose Perez, and John Thompson
Staff Present: Dennis Fernandez, Ron Vila, and Beverly Jewesak
Legal Present: Cate Wells

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

READING OF THE MINUTES OF SEPTEMBER 28, 2021 – Chair Simmons 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, Architectural Review and Historic Preservation Manager
1) Provided the 2022 calendar;
2) Provided the September 2021 Administrative Approval reports for the record.

EX PARTE COMMUNICATIONS/ CONFLICT OF INTEREST STATEMENTS – Cate Wells
None submitted.

CONTINUATIONS – Ron Vila, Historic Preservation Specialist
None submitted.

SWEAR-IN – Beverly Jewesak 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 21-210/ OWNER: KS Tampa Park Property Owner, LLC
CPA 21-20 AGENT: Tyler Hudson
DISTRICT: Ybor City
LOCATION: 1015 Lily White Court and 1555 Scott Street
REQUEST: **Recommendation:** Comprehensive Plan Amendment from CMU-35 to UMU-60
PURPOSE: Commercial

Public Comment: No one came forward.

Motion: Liz Welch

Second: Jose Gelats

Move to recommend City Council approve **BLC 21-210/CPA 21-20** for the property located at **1015 Lily White Court and 1555 Scott Street** for the proposed Comprehensive Plan Amendment from CMU-35 to UMU-60.

For the reasons, because it is consistent with Chapter 27-95 (a)(2)(h).

The motion was approved with a vote of 4-0-0.

BLC 21-183/ OWNER: KS Tampa Park Property Owner, LLC
REZ 21-95 AGENT: Tyler Hudson
DISTRICT: Ybor City
LOCATION: 1015 Lily White Court
REQUEST: **Recommendation** - Re-Zone from YC-2/RM-24 to YC-9/PD
PURPOSE: Commercial

Public Comment: No one came forward.

Motion: Jose Gelats

Second: Liz Welch

Move to recommend City Council approve BLC 21-183/REZ 21-95 for the property located at 1015 Lily White Court for the proposed Re-Zone from YC-2, RM-24 to YC-9/PD with the following conditions:

- Applicant demonstrate that the setbacks and the massing does not negatively affect the historic district;
- Provide massing studies that show compatibility with the design guidelines;
- Provide an overall site plan that provides and attempts to re-establish the grid;
- That a note is added to the site plan to authorize the Barrio Latino Commission the ability to adjust setbacks on all elevations, for a distance of up to 10', to enable the development of building elements that characterize the Ybor City Historic District and that will facilitate the architectural review process;
- Provide a master plan to illustrate how the current project will integrate with the larger proposed development;
- Retain and reuse all historic brick pavers currently within the site boundaries;

With the following waivers as requested:

1. SECTION 27-283.7: TO REDUCE THE REQUIRED PARKING FROM 993 TO 940. (5% REDUCTION)
2. SECTION 27-284.2.5: TO ALLOW THE REMOVAL OF THREE NON-HAZARDOUS GRAND TREES.
3. SECTION 27-284.3.1: TO REDUCE THE REQUIRED 50% RETENTION TO 21% ON A NON-WOODED LOT.

4. SECTION 27-284.4(d): TO REQUEST TO PAY INTO THE APPLICABLE PLANNING DISTRICT TREE TRUST FUND FOR MITIGATION TREES THAT CANNOT BE PLANTED ONSITE.
5. SECTION 27-283.15: TO ALLOW LOADING TO OCCUR IN MORE THAN ONE CONTINUOUS MANEUVER AND TO ALLOW MANEUVERING IN THE RIGHT-OF-WAY.
6. SECTION 27-283.14: OFF-STREET LOADING SPACE—REQUIRED. TO REDUCE THE REQUIRED LOADING SPACES FROM 5 SPACES TO 3 SPACES.
7. SECTION 27-283.12(J): TO ALLOW COMMERCIAL TRAFFIC ACCESS TO A LOCAL STREET (SCOTT ST & E SCOTT DR)
8. SECTION 27.284.3.3: TO INSTALL NO 6' MASONRY WALL IN A 15' USE TO USE BUFFER.

For the reasons that, the proposed project would be consistent with the Chapter 27-Section 27-95 (a)(2)(h) because it represents a reasonable land use change to the extent necessary to preserve the historical integrity and appearance of the locally designated landmark, landmark site, multiple property designation, historic conservation overlay district or historic district in accordance with the applicable design guidelines.

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

Chair called a 5-minute break.

BLC 21-165 OWNER: Charurut Somboonwit
AGENT: Frederick J. Hampton
DISTRICT: Ybor City
LOCATION: 1708 E. 4th Avenue
REQUEST: **Final Approval -
Certificate of Appropriateness - New Construction: Single Family Residence,
Site Improvements**
PURPOSE: Residential

Public Comment: No one came forward.

Motion: Jose Gelats Second: Eric Schiller

Move to grant **Final Approval** for a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in **BLC 21-165** for the property located at **1708 E. 4th Avenue**, with the following conditions **to be approved by staff**:

- Modify front door as discussed at the public hearing.

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 placement on the site, massing, scale and use of materials are compatible with those found within the historic structures of the district.

The motion was approved with a vote of 4-0-0.

BLC 21-191 OWNER: Florida Commercial Group, LLC
AGENT: Daniel Blignaut
DISTRICT: Ybor City
LOCATION: 1409 E. 7th Avenue
REQUEST: **Final Approval –
Certificate of Appropriateness - New Construction: Addition, Renovation**

PURPOSE: Commercial

Public Comment: No one came forward.

Motion: Liz Welch

Second: Eric Schiller

Move to re-open the Public Hearing for further discussion with the Agent on the project.

The motion was approved with a vote of 4-0-0.

Motion: Jose Gelats

Second: Liz Welch

Move to grant **Final Approval** for a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in **BLC 21-191** for the property located at **1409 E. 7th Avenue**, with the following conditions **to be approved by staff**:

- Provide final construction wall sections through proposed revisions to the storefront on 1st floor and to the second-floor folding windows/doors;
- Provide detailed drawings of all scoring patterns on all exposed elevations of the project;
- Re-visit the height of proposed new canopy so that it is in proportional relationship with the existing historical openings;

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 in regards to adaptive reuse and an addition to a historic structure based on its massing, site lines and material detailing.

The motion was approved with a vote of 4-0-0.

NEW BUSINESS

No business to bring forward currently.

Motion: Liz Welch

Second: Eric Schiller

Motion to continue items identified in the September 28, 2021 minutes under New Business to the November 23, 2021 Public Hearing at 9:00 a.m.

The motion was approved with a vote of 4-0-0.

Commissioners discussed the scheduling of business items and agenda items.

ADJOURNMENT – Without objection the meeting was adjourned at 12:30 p.m.

MINUTES APPROVED: _____
Chair

Dated

K: BLC\Minutes\2021\10.26.21

