



## **Minutes 8/17/22 - Special meeting re: Osborne development**

Opening from SESHCA President, Ellie Baggett

Presentation from James Ramos GC PRESENTATION RAMOS CONSTRUCTION (see next page for site plan)

Background on Ramos: Tampa native, family biz started in 56, James previously worked in corp America. Ramos development previously did urban planning building multiple units. Andrew is the development director of Ramos construction. They have built several projects in Tampa Bay, Dunedin down to Sarasota, and Tampa Heights. Website: [www.RamosConstruction.com](http://www.RamosConstruction.com)

Presented a plan for the lot. Stated this is only an initial drawing, and they are here to discuss ideas with neighbors and get feedback; drawing can change depending on neighbor feedback. They were present for the previous presentation by Onyx+East to city council and took thorough notes. They feel they have addressed almost all issues brought up at the City Council hearing.

The development would be a mix of townhome and single family homes. There would be 37 units, 10 single family homes and 27 townhomes. All lots are set back 20 ft, with 15 ft being the current requirement. All single family homes would be 2 stories, approx. 2500 sq ft. All building materials will be above construction grade, no particle board. Developer is focused on environmental impact, all units will have tankless water heaters, solar panels, spray insulation; Developer will be utilizing extension of tax credits for solar panels etc that will offset costs to consumer and Ramos construction. There will be restrictions on deed to prevent investor buy outs, use of the homes as AirBnB rentals, and renters.

The development would have a pool for residents, a Community center (they can put in bi-laws that SESHCA could use this space for meetings at no charge). There are no waivers needed for the current site plan. There is no intention to build anything at the lot on the northwest corner of Osborne Ave and N 12<sup>th</sup> Street; they are considering making this a park or more parking spaces.

### **NEIGHBOR DISCUSSION:**

- Ron Call: Suggested swapping-to single family homes onto Osborne, with no homes on Curtis
- Susan Laika: Concerned 3 story townhomes not compatible with surrounding homes on 12th street
- Rob Blakely: question re 12th intersection – asked developer to commit to not developing NW corner of 12th and Osborne; Discussion re cutting/fixing this intersection, developer willing to fix if city will allow
- Austin Freeman: voicing support, appreciation for meeting, need for higher density housing, tremendous appreciation, fully supports the design as presented as it is far better than the previous design
- Ellie Baggett – Concern about the façade; wants it to be “in concert with neighbor character and not cookie cutter homes that don’t fit the feeling of Seminole Heights; developer states they have already planned on this
- Brian Seele- Tampa Heights President; spoke in favor of developer and development in their neighborhood; they’re worked with neighbors and went in front of City Council with full neighborhood support.
- Susan Ladika: Concerns about higher traffic density on Osbourne Ave; developer stated they will comply with any city traffic study and make any changes recommended by the traffic study.

**Developer asks for neighbor feedback. For more information or to voice your thoughts or concerns, please contact the developer here:**

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# Proposed Site Plan

