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**Our
87th
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LA GACETA



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PRECIO: 50 CENTAVOS

AS WE HEARD IT

by **PATRICK
MANTEIGA**

On Tuesday, HCC's Board of Trustees approved an agreement to settle the controversy that has surrounded the design of its student services building on the Ybor campus. The settlement covers these major points:

- The height of the project will be reduced from four stories to three. Height of the project will not exceed 47 feet. That does not include parapet walls and elevator towers.

- The current design is considered a preliminary design and is subject to technical review and approval by city staff to determine compliance with Ybor City Design Guidelines. The college will not be obligated to make any significant structural changes.

- In the future, the design of the exterior of the existing building will be under the review and approval of the Barrio Latino Commission so

long as BLC requirements do not conflict with applicable mandatory state building codes and regulations. This language will be addressed in city zoning code labeled YC-3. That will cover only HCC property in Ybor City.

- If the city requires an interlocal agreement, it must not conflict with this agreement and the neighboring property owners approve of the interlocal agreement before it goes to city council.

- The neighboring property owners, who are the Cuban Club, Cherokee Associates, Inc., El Pasaje Building and Radiant Oil, must all support HCC's application for a height variance.

The neighboring property owners will sign off today.

The agreement is a victory for the future of Ybor City. The college, its students and those with a financial and/or emotional investment in the

district are winners, since this forever resolves problems that have existed since HCC first turned Ybor's dirt to pour their foundation.

While many take credit for this momentous change, we want to recognize the architect of the resolution, attorney Mark Bentley, who provided his services pro bono.

Bentley's knowledge of land use rules, zoning and the history of the issue made him uniquely qualified to take on the challenge. We were impressed by his cleverness and creativity, as the struggle required wading through the rules and politics of the Department of Education, state historic commission, city hall, city council and HCC bureaucracy.

Without Mark Bentley, this would not have been resolved so successfully.