



**BARRIO LATINO COMMISSION
PUBLIC HEARING**

MEETING DATE: Tuesday, July 22, 2025
TIME: 9:00 AM
LOCATION: Old City Hall, 315 E. Kennedy Blvd, 3rd 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, Susan Klaus Smith, Richard Cahill, and Chase Corley
Commissioners Arriving
After Roll Call: Vivian Salaga
Commissioners Absent: Levy Nguyen and Roberto Torres
Staff Present: Dennis Fernandez, Ron Vila, and Alexis Guzman

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

READING OF THE MINUTES OF MAY 27, 2025 – By motion the minutes stand as read by unanimous consent.

ANNOUNCEMENTS – Dennis Fernandez, Architectural Review & Historic Preservation Manager

- I have submitted the staff approvals for May and June 2025 into the record
- Tampa Bricks and Mortar Newsletter is now included in the packets and digitally at Tampa.gov.

PRESERVATION IN PROGRESS:

- A PowerPoint presentation on Historical Markers was given, featuring photos of various markers, including the newest one for Zion Cemetery. Examples were shown of the different groups who collaborated to place these markers, along with a map illustrating their locations and quantity. The presentation also covered the process of placing a marker, including key requirements. The restoration and replacement process for the Hillsborough County Historical Advisory Council was discussed, noting that the council may replace markers to update the wording. Newer markers with double-sided verbiage were displayed, and the timeline for this process was explained.

EX PARTE COMMUNICATIONS/ CONFLICT OF INTEREST STATEMENTS – Dana CrosbyCollier
None submitted.

CONTINUATIONS – Dennis Fernandez, Architectural Review & Historic Preservation Manager

Motion: Susan Klaus Smith **Second:** Richard Cahill

Move to grant a continuance in case BLC-24-0000172 for the property located at 1401 E. 6th Avenue to October 28, 2025, Public Hearing at 9:00 a.m.

Motion was approved with a vote of 5-0-0.

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-25-0000143 **OWNER:** Lions World Vision Institute, Inc., a Florida not for profit corporation,
f/k/a Lions Eye Institute for Transplant and Research, Inc., a Florida not
for profit corporation
AGENT: Carlos Molnar
DISTRICT: Ybor City
LOCATION: 2112 E. 3rd Avenue
REQUEST: **Certificate of Appropriateness** - New Construction: Three Story Mixed
Use Building
Site Improvements
PURPOSE: Commercial

Public Comment: None submitted.

Motion: Susan Klaus Smith **Second:** Vivian Salaga

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in BLC-25-0000143 for the property located at 2112 E. 3rd Avenue, with the following conditions:

- Receive the Certificate of Appropriateness for the demolition of the existing structure from staff
- Consideration for the visually impaired as they cross vehicular drive isles with transition elements on the ground's surface
- Consideration of the removal of the flat plate called the "inner frame" between the second and third floor levels and the arched window systems allowing the brick detail to shine
- Signage be considered a cohesive package and element within the building's facades, including the year of the building's completion
- Consider additional landscape elements, particularly within the right of way area on 3rd Avenue at the South elevation
- Provide additional information to staff on the artificial ivy system, for their consideration for a 20 year old example in the state of Florida or alternative

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 height, width, setbacks, spacing, alignment, similarity of details and forms, and building materials are consistent with this historic district.

Motion was approved with a vote of 5-0-0.

BLC-24-0000172 **OWNER:** Four J Company, LLC
 AGENT: Gabriella Accardi Wichman and Stephen Michelini
 DISTRICT: Ybor City
 LOCATION: 1401 E. 6th Avenue
 REQUEST: **Variance:** Reduce Required 24'0" backup to 5'0" Ch. 27-283.12(h)(2)(b)
 Landscape Buffer Reduction to 5'0" to 0'0" Ch. 27-
 178(a)(3)e.1
 Buffer Reduction to non-residential properties 5'0" to 0'0"
 Ch. 27-178(a)(3) (g).2
 Maneuvering in Right of Way Ch. 27-283.12(h)(1)
 Certificate of Appropriateness – Parking Lot
 Site Improvements

 PURPOSE: Commercial
 Request to continue to Tuesday, October 28, 2025, Public Hearing at 9:00 a.m.

Motion: Vivian Salaga **Second:** Susan Klaus Smith
Moved to receive and file all documents and the staff approvals for May and June 2025 into the record.
Motion was approved with a vote of 5-0-0.

ADJOURNMENT – Without objection the meeting was adjourned at 10:28 a.m.

MINUTES APPROVED: _____

Rich Simmons, Chair



09.23.25

Dated

