



**BARRIO LATINO COMMISSION  
PUBLIC HEARING**

**MEETING DATE:** Tuesday, May 27, 2025  
**TIME:** 9:00 AM  
**LOCATION:** Old City Hall, 315 E. Kennedy Blvd, 3<sup>rd</sup> 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, Roberto Torres, Richard Cahill, Levy Nguyen, Chase Corley, and Vivian Salaga

**Commissioners Arriving**

**After Roll Call:**

**Commissioners Absent:** Susan Klaus Smith

**Staff Present:** Dennis Fernandez, Ron Vila, Heather Bonds, Eric Cotton, John Marsh and Alexis Guzman

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

**READING OF THE MINUTES OF APRIL 22, 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 April 2025 into the record
- Tampa Bricks and Mortar Newsletter is included in the packets and digitally at tampa.gov.

**PRESERVATION IN PROGRESS:**

- Ron Vila presented on the Giunta Homestead and Farm, located at 2401 E. 11th Avenue. Designated as a landmark in 2020, this unique property's protection includes multiple lots spanning nearly a city block. The presentation included Sanborn and aerial maps illustrating the designated structures and highlighted the farm's historical contributions to Ybor City. The Craftsman style of the primary structure was detailed, along with historical photographs of the farm.

**EX PARTE COMMUNICATIONS/ CONFLICT OF INTEREST STATEMENTS** – Dana CrosbyCollier

None submitted.

**CONTINUATIONS** – Ron Vila, Historic Preservation Specialist

None submitted.

**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-22-0000185**      **OWNER:**      James Hettinger, LLC And Clendenon Properties, LLC  
                                 **AGENT:**      Stephanie Gaines and Jim Schimberg  
                                 **DISTRICT:**      Ybor City  
                                 **LOCATION:**      1715 E. 4th Avenue (1411 N. 17th Street, 1707 E. 4th Avenue)  
                                 **REQUEST:**      **Recommendation:** Review of Design and Recommendation of Proposed Settlement Agreement  
                                 **PURPOSE:**      Commercial

Public Comment: None submitted.

**Motion:** Vivian Salaga      **Second:** Levy Nguyen

Move to recommend City Council approve the report and recommendation of the Special Magistrate BLC-22-0000185 for the property located at 1411 N. 17th Street, 1707 E. 4th Avenue, and 1715 E. 4th Avenue for the drawings presented for the proposed Review of Design and Recommendation of Proposed Settlement Agreement with the recommendations that the drawings presented in the proposed renovation of the rear elevation that showed the balconies be retained as shown on the plans presented in this public hearing because the project is consistent with the Ybor City Design Guidelines of the City of Tampa, for the following reasons: the massing and height restrictions of the related zoning ordinances have been met appropriately and the material selection presented in the original proposal have been retained sufficiently in order to maintain the original intent of the first CA approval.

**Motion was approved with a vote of 6-0-0.**

**Motion:** Levy Nguyen      **Second:** Vivian Salaga

If the recommendation of the Special Magistrate is approved by City Council, request City Council to authorize the BLC administrator to issue a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in BLC-22-0000185 for the property located at 1411 N. 17th Street, 1707 E. 4th Avenue, and 1715 E. 4th Avenue.

**Motion was approved with a vote of 6-0-0.**

**BLC-25-0000114** OWNER: Sanchez y Haya Real Estate Company LLC  
AGENT: Tyler Hudson  
DISTRICT: Ybor City  
LOCATION: 1601 E. Columbus Drive Unit A (1607 E. Columbus Drive., 2618, 2616, 2614 N. 17th Street)  
REQUEST: **Variance:** Buffer Reduction from 15'0" to 5'0"  
Landscape Buffer – Code Section Ch. 27- 178(a)(3)(g)(1) Ch. 27-284 3.3  
PURPOSE: Commercial

**Motion:** Levy Nguyen                      **Second:** Roberto Torres

Add an additional five minutes to the applicant's presentation for a total of fifteen minutes.

**Motion was approved with a vote of 6-0-0.**

Public Comment: None submitted.

**Motion:** Levy Nguyen                      **Second:** Vivian Salaga

Move that the variance request for case BLC-25-0000114 for property located at 1601 E. Columbus Drive Unit A (1607 E. Columbus Drive., 2618, 2616, 2614 N. 17th Street) be granted as depicted on the site plan presented at the Public Hearing for a buffer reduction from 15'0" to 8'0" along the adjacent single family residential northern property line, for a buffer reduction from 15'0" to 5'0" at the adjacent single family residential north-west corner, and for a buffer reduction from 15'0" to 10'0" at the adjacent single family residential western property line, based upon the petitioner meeting the burden of proof with regard to the six hardship criteria set forth in Chapter 27, Section 27-96 (d) of the City of Tampa Code of Ordinances for granting variances as stated and the evidence provided in this Public Hearing, specifically that the applicant meets all six of the hardship criteria based on the existing historic building that is being renewed in modern times; also based on the City landscape buffer code section Chapter 27-178 (a)(3)(g)(1) and Chapter 27-284 3.3.

**Motion was approved with a vote of 6-0-0.**

**Motion:** Levy Nugyen                      **Second:** Roberto Torres

Move to receive and file all documents and the staff approvals for April 2025 into the record.

**Motion was approved with a vote of 6-0-0.**

## **ELECTION OF OFFICERS**

**Nomination:** Roberto Torres                      **Second:** Vivian Salaga

Move to nominate as Chair Rich Simmons. Commissioner Simmons accepted the nomination.

**Nomination for Commissioner Simmons as Chair was approved unanimously.**

**Nomination:** Vivian Salaga                      **Second:** Roberto Torres

Move to nominate Commissioner Levy Nguyen as Vice-Chair. Commissioner Nguyen accepted the nomination.

**Nomination for Commissioner Nguyen as Vice-Chair was approved unanimously.**

**ADJOURNMENT** – Without objection the meeting was adjourned at 10:39 a.m.

MINUTES APPROVED:   
Rich Simmons, Chair

07.22.25  
Date