BARRIO LATINO COMMISSION
PUBLIC HEARING

MEETING DATE:	**Tuesday, October 28, 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 - Jared Varnum completed the roll call.

Commissioners Present: Rich Simmons, Levy Nguyen, Chase Corley, and Vivian Salaga

Commissioners Arriving After Roll Call:

Commissioners Absent: Richard Cahill, Susan KlausSmith, and Roberto Torres

Staff Present: Ron Vila and Jared Varnum

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

READING OF THE MINUTES OF September 23, 2025 – By motion the minutes stand as read by unanimous consent.

ANNOUNCEMENTS – Ron Villa, Historic Preservation Specialist

- Tampa Bricks and Mortar Newsletter is now included in the packets and digitally at Tampa.gov.
- Staff approvals for September 2025 will be provided at the November Public Hearing

PRESERVATION IN PROGRESS:

- Ron Vila, Historic Preservation Specialist, presented a PowerPoint on Ybor City and its 140th year anniversary, highlighting its founding in 1885 by Vicente Martinez Ybor and Ignacio Haya as a hub for Cuban cigar production. Drawn by Tampa's port, railroad, and climate, Ybor City quickly grew into a vibrant, diverse community with factories, worker housing, and social institutions. The cigar industry's decline during the Great Depression and post-war suburban migration led to economic downturn and the loss of many historic structures. Preservation efforts began with the 1959 creation of the Barrio Latino Commission and continued with local and national historic district designations in the 1970s and 1990s.

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

CONTINUATIONS – Ron Vila, Historic Preservation Specialist
None submitted.

SWEAR-IN – Jared Varnum 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-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
Application withdrawn.

Ron Vila, advised that the application for BLC-24-0000172 has been withdrawn.

BLC-25-0000236

OWNER: 702 Garber Investments LLC
AGENT: Andrew Matson, AIA
DISTRICT: Ybor City
LOCATION: 1502 E. 7th Avenue
REQUEST: **Certificate of Appropriateness** – New Construction: Exterior Stairs
Rehabilitation
Site Improvements
PURPOSE: Commercial

Public Comment: No one came forward.

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

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in BLC-25-0000236 for the property located at 1502 E. 7th Avenue, with the following conditions:

- That the applicant look to use an aluminum material for both gates on the project
- That the applicant work with staff for all final finishes on the project

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: That it also meets The Secretary of the Interior's Standards for Rehabilitation, and that the property shall be used for its historic purpose and requires minimal change to the defining characteristics of the building, its site, and environment.

Motion: Levy Nguyen **Second:** Vivian Salaga
Moved to receive and file all documents for September 2025 into the record.
Motion was approved with a vote of 4-0-0.

ADJOURNMENT – Without objection the meeting was adjourned at 9:59 a.m.

MINUTES APPROVED: _____ 11.18.25
Rich Simmons, Chair Dated