



# City of Tampa

Jane Castor, Mayor

## Variance Review Board City Council Chambers - City Hall

315 East Kennedy Boulevard  
Third Floor  
Tampa, Florida 33607

**LOCATION FOR HEARING HAS BEEN CHANGED TO:  
TAMPA CONVENTION CENTER, 333 SOUTH FRANKLIN STREET, TAMPA, FLORIDA, 33602  
(MEETING ROOMS 14-17, FIRST FLOOR, CHANNEL ENTRANCE ONLY).**

***IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26,  
FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE  
IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST  
FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.***

**August 11, 2020 - 6:30 PM**

### **Meeting Minutes**

(as of 08/10/2020)

**I. CALL TO ORDER - 6:31pm**

**II. SILENT ROLL CALL**

Board Members Present: David Ferrill, Bret Feldman, Dustin Pasteur, Amanda Lynn Hurtak, Susan Long, Samantha Walker.

Board Member Absent: None.

Staff Present:

Planning, Design & Development

Coordination: Roberta Meade-Curry, AICP, Brett Burks

Natural resources: Owen Williamson

Transportation: Jonathan Scott

Legal: Camaria Pettis-Mackle

**III. APPROVAL OF MINUTES for the July 14, 2020 Public Hearing**

Susan Long made a motion to approve. Second: B. Feldman. Motion passed: 6-0.

**IV. EX-PARTE COMMUNICATIONS & CONFLICTS OF INTEREST**

Legal Staff, Camaria Pettis-Mackle, confirmed with Board Members that there are no conflicts. Also



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confirmed no ex parte communication regarding any of the items on the agenda.

## V. ANNOUNCEMENTS AND NEW BUSINESS:

- Agenda – Update
  - Planning Staff, R. Meade-Curry, gave an update about the August and September agendas.
  - She explained that VRB-20-17 is withdrawn.
  - And that VRB-20-10 failed to notice properly.
- Legal Staff, C. Pettis-Mackle, further stated: VRB 20-10 failed to notice and was not properly before the board so no action was taken.
- Planning Staff, R. Meade-Curry, as a reminder, explained the procedure for presenting in the Convention Center.

## VI. SWEAR-IN

PDDC Staff, B. Burks, swore in all public hearing participants, applicants, interested parties, and witnesses whom will be giving testimony in the City Council Chambers.

## VII. CONTINUED CASES:

APPLICATION: **VRB20-17** **WITHDRAWN**  
 APPLICANT: Howard and A, LLC  
 AGENT: David Mechanik / Mechanik Nuccio Hearne & Wester, P.A.  
 LOCATION: 202, 204, 206 North Howard Avenue and 2303 West North A Street  
 REQUEST: To reduce the 34 required parking spaces to 27 parking spaces (Section 27-283.7 )  
 PURPOSE: To construct a 3,500-square foot building with proposed uses of office, medical and general uses.  
 NEIGHBORHOOD: North Hyde Park Civic Assoc., Inc., West Tampa CRA Community Advisory Committee, SOHO Business District, North Hyde Park Alliance, Parkland Estates Civic Club, Inc., Historic Hyde Park Neighborhood Assoc., Inc.

APPLICATION: **VRB-20-21** **(APPROVED)**  
 APPLICANT: Mark and Jan Gruetzmacher  
 AGENT: Steve Michelini / Celeste Nutter  
 LOCATION: 3314 Elizabeth Court



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REQUEST: To reduce the front yard along Elizabeth Court from 25' to 4', to reduce the front yard along West San Miguel Street South from 25' to 1.6'. (Section 27-156 )

PURPOSE: To remodel and build addition to existing single-family residence.

NEIGHBORHOOD: Palma Ceia Neighborhood Assoc., Parkland Estates Civic Club, Inc.

**BOARD VOTE:** Motion to Approve: B. Feldman

Second: D. Ferrill

**Motion Passed:** Vote of 6-0

## VIII. NEW CASES:

APPLICATION: **VRB20-10**

**FAILED TO NOTICE.**  
**Application placed on September 08, 2020.**

APPLICANT: Bay Capital Investments

AGENT: Luke Greenman

LOCATION: 4708 East Seward Street

REQUEST: To reduce the front yard setback from 25' to 16'-9", to reduce the side yard setback from 7' to 0' (Section 27-156 )

PURPOSE: To vest existing primary structure made non-conforming due to lot split approved per FDN-19-0000112.

NEIGHBORHOOD: Temple Crest Civic Assoc., Inc.

APPLICATION: **VRB20-30**

**(APPROVED)**

APPLICANT: James & Arlene Hatton

AGENT: James Hatton

LOCATION: 5015 South Shore Crest Circle

REQUEST: To reduce the side yard setback from 7' to 4' (Section 27-156 )

PURPOSE: To build second story storage area above existing footprint of attached porte cochere.

NEIGHBORHOOD: Beach Park Homeowners Assoc., Inc., Westshore Alliance, Bayshore Beautiful

**BOARD VOTE:** Motion to Approve: B. Feldman

Second: S. Long

**Motion Passed:** Vote of 6-0

APPLICATION: **VRB-20-40**

**(APPROVED)**

APPLICANT: Sandra Rosenblum, Adele Goldsmith, Barry Kleinbaum - Trustees

AGENT: Helene Miller



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LOCATION: 4612 East Broadway Avenue

REQUEST: To allow barbed-wire above existing chain-link fencing to remain ( Section 27-290)

PURPOSE: To maintain existing barbed wire above existing chain-link fencing to maintain degree of security for property and businesses.

NEIGHBORHOOD: None

Staff: R. Meade-Curry submitted documents into the record.

**BOARD VOTE:** Motion to Approve: B. Feldman Second: D. Ferrill

**Addendum by S. Walker:** The subject property has demonstrated a security need for barbed wire fencing as an extreme last resort.

**Motion Passed:** Vote of 6-0

APPLICATION: **VRB20-41**

**(APPROVED)**

APPLICANT: Carolyn Jones

AGENT: Garrett Gilkey/ Amy Joiner – HGC Development, LLC

LOCATION: 401 West Frances Avenue

REQUEST: To reduce the rear yard setback from 15' to 3' (Section 27-156 )

PURPOSE: To build new 2-story detached structure, with 1 ½-car garage on 1<sup>st</sup> level and second dwelling unit above.

NEIGHBORHOOD: Tampa Heights Civic Association, Tampa Heights Civic Association, Inc., One Laurel Place, One Laurel Place Condominium Association, Inc., THCA Land Use Committee, Business Guild of Seminole Heights, Tampa Heights Civic Association

Public Present: J. Ricke supported the variance request.

**BOARD VOTE:** Motion to Approve: A. L. Hurtak

Second: D. Ferrill

**Motion Passed:** Vote of 6-0

APPLICATION: **VRB-20-43**

**(APPROVED)**

APPLICANT: Jeffrey Scott Hills

AGENT: S. Elise Batsel, Esq/ Stearns Weaver et al

LOCATION: 202 Blanca Avenue



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REQUEST: To reduce the north side yard setback from 7' to 9", to reduce the rear yard from 20' to 11'. (Section 27-156 )

PURPOSE: To demolish the existing 2-story garage with apartment and build an addition of a 1-story garage with open outdoor covered area to an existing single-family residence.

NEIGHBORHOOD: Davis Island Civic Assoc., Inc.

Staff: R. Meade-Curry submitted letters of support documents into the record.

**BOARD VOTE:** Motion to Approve: S. Walker Second: S. Long

**Motion Passed:** Vote of 6-0

APPLICATION: **VRB-20-44**

**(APPROVED)**

APPLICANT: David D'Onofrio/DJ-9, Inc.

AGENT: Steve Boggs / BBE-Boggs Engineering, LLC

LOCATION: 5002 Fowler Avenue

REQUEST: To remove a 36" grand tree. ( Section 27-284)

PURPOSE: To construct a new bank with drive-thru lanes.

NEIGHBORHOOD: Terrace Park Civic Assoc., Inc.

Public Present: C. Robertson supported the variance request.

**BOARD VOTE:** Motion to Approve: S. Walker Second: D. Ferrill

**Motion Passed:** Vote of 6-0

**IX. ADJOURNMENT Meeting was adjourned without objection at 8:31 PM**

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The VRB meets the second Tuesday of the month at 6:30pm to hear and decide variance requests for zoning, tree and landscape, and sign issues.

Replays are on Tuesday's at 6:30pm.

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