



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.***

October 13, 2020 - 6:30 PM Agenda

I. CALL TO ORDER - 6:30pm

II. SILENT ROLL CALL

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

Board Member Absent: Susan Long

Staff Present:

Planning, Design & Development

Coordination: Roberta Meade-Curry, AICP, Brett Burks

Natural resources: Owen Williamson

Transportation: Jonathan Scott (was not present, but available via phone call).

Legal: Camaria Pettis-Mackle

III. APPROVAL OF MINUTES for the September 08, 2020 Public Hearing

B. Feldman made a motion to approve. Second: D. Ferrill Motion passed: 5-0.

IV. EX-PARTE COMMUNICATIONS & CONFLICTS OF INTEREST

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

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



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V. ANNOUNCEMENTS AND NEW BUSINESS:

- Attendance
 - Planning Staff, R. Meade-Curry, made a note to the record that VRB member Susan Long is absent.
- Agenda – Update
 - Planning Staff, R. Meade-Curry, explained that VRB-19-108 cannot be heard tonight due to the applicant failure to notice, and the case was moved to the November 10, 2020 hearing.
 - The case VRB-20-53 was officially withdrawn.
 - She also explained the procedure for presenting in the Convention Center.
- VRB Chairman, D. Pasteur asked if anyone from the public wishes to speak on the record regarding cases VRB-19-108 or VRB-20-53. No public comments were entered.

VI. SWEAR-IN

Planning Staff, B. Burks, swore in all public hearing participants, applicants, interested parties, and witnesses whom will be giving testimony.

VII. REMANDED CASES:

APPLICATION: **VRB19-108**

FAILURE TO NOTICE – MOVED TO NOVEMBER 10, 2020 HEARING

LOCATION: 3305 West Abdella Street

APPLICANT: Dayailys Mons Montano

AGENT: N/A

REQUEST: To reduce the rear yard setback from 20' to 10', and reduce the side yard setback from 7' to 3' (Section 27-156 and 27-290.3)

PURPOSE: To vest existing conditions of an above-ground pool and addition to house, constructed without valid permits.

NEIGHBORHOOD: MacFarlane Park Assoc/Neighborhood Watch, Bowman Heights Neighborhood Watch, La Maddalena HOA



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VIII. CONTINUED CASES:

APPLICATION: **VRB-20-47** (APPROVED WITH CONDITIONS)

LOCATION: 3707 West San Pedro Street

APPLICANT: Bridget and Stephan Petzold

AGENT: Circle A Enterprises / Frank Greco

REQUEST: To reduce rear yard setback from 20' to 1'-9", to reduce east side yard setback from 7' to 2'-1", (Section 27-156)

PURPOSE: To reduce setbacks due to existing conditions on site for an existing 2-story accessory structure garage, and increase allowable square footage. Reference BLD-16-0442868 re-issued, BLD-19-0467911 & BLD-19-0467911-REV-1

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

Agent: F. Greco submitted documents into the record.

BOARD VOTE: Motion to Approve: S. Walker Second: B. Feldman

Condition: Applicant revise plans and resubmit to permitting to update permit records referenced.

Motion Passed: Vote of 5-0

IX. NEW CASES:

APPLICATION: **VRB20-42** (APPROVED)

LOCATION: 5802 Interbay Boulevard

APPLICANT: Greg and Essie Counts

AGENT: Jerel McCants Architecture, Inc./ Jerel McCants

REQUEST: To reduce front yard setback along West Wyoming Avenue from 60' to 5'. (Section 27-290)

PURPOSE: To build a 1-story accessory structure.

NEIGHBORHOOD: Ballast Point Neighborhood Assoc., McGraw Hill Construction

Agent: J. McCants submitted documents into the record.

BOARD VOTE: Motion to Approve: L. Hurtak Second: D. Ferrill

Motion Passed: Vote of 5-0



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IX. NEW CASES (cont.):

APPLICATION: **VRB-20-48** **CONTINUED TO NOVEMBER 10, 2020 HEARING**
 LOCATION: 2808 West Foster Avenue
 APPLICANT: **Russel Olinger**
 AGENT: Alvaro Architects / Alvaro Rodriquez
 REQUEST: To reduce eave to eave separation from 5' to 2'-9" (Section 27-290)
 PURPOSE: To construct 2- story addition to existing home, where site has an existing accessory structure.
 NEIGHBORHOOD: Ballast Point Neighborhood Assoc., McGraw Hill Construction

BOARD VOTE: **Motion to Continue** hearing to November 10, 2020: B. Feldman

Second: S. Walker

Motion Passed: Vote of 5-0

APPLICATION: **VRB20-49** **(APPROVED)**
 LOCATION: 511 South Willow Avenue
 APPLICANT: Lynda Smith
 AGENT: N/A
 REQUEST: To reduce the rear yard of 20' to 5.1' (Section 27-156)
 PURPOSE: To build new exterior stairs to second level.
 NEIGHBORHOOD: Historic Hyde Park Neighborhood Assoc., Inc., Parkland Estates Civic Club, Inc., SOHO Neighborhood Assoc., Inc., SOHO Business Alliance, Gandy Civic Association, Hyde Park Spanishtown Creek Civic Assoc.

Applicant: L. Smith submitted documents into the record.
 Planning Staff: R. Meade-Curry submitted into the record letters of opposition, and letters of support.
 Public present: Opposition – S. Fenhagen.
 Opposition – A. Morrison.

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

Amendment by B. Feldman: Existing primary structure is non-conforming.

Motion Passed: Vote of 5-0



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IX. NEW CASES (cont.):

APPLICATION: **VRB20-52** (PARTIAL APPROVAL)

LOCATION: 4941 West Melrose Avenue, North

APPLICANT: Mariela and Scott Shear

AGENT: Scott Geresy, Architect/ Steve Michelini

REQUEST: To increase the allowable height of 35' to 52'. Maintain the reduction of the west rear yard from 20' to 14', and reduction of front yard from 25' to 16.1' per previously approved variance issued in 1993. (Section 27-156)

PURPOSE: To construct new Multi-Story, Single-Family Residence per the new FEMA Base Flood Elevation.

NEIGHBORHOOD: Stoney Point Civic Assoc.

Agent: S. Geresy submitted documents into the record.

Agent: S. Michelini spoke on behalf of the property owner.

Planning Staff: R. Meade-Curry submitted into the record letters of opposition and signed petition.

Public present: Opposition – M. Healy.
Opposition – D. Healy.
Opposition – G. Young.
Opposition – C. Anderson.
Opposition – S. Chahal.

BOARD VOTE: The Board bifurcated request as follows:

To approve the maintaining of the reduction of the west rear yard from 20' to 14', and reduction of front yard from 25' to 16.1' per previously approved variance issued in 1993.

First Motion to Approve: S. Walker Second: B. Feldman

Motion Passed: Vote of 5-0

To deny the increase of the allowable height of 35' to 40.5'.

Second Motion to Deny: S. Walker Second: B. Feldman

Motion Passed: Vote of 3-2
(Approve – B. Feldman, S. Walker, D. Ferrill,
Nay - D. Pasteur, L. Hurtak)



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IX. NEW CASES (cont.):

APPLICATION: **VRB20-53** **WITHDRAWN**
 LOCATION: 7970 Tampa Palms Boulevard (AKA 8091 Tampa Palms Boulevard)
 APPLICANT: New Tampa, Inc. / Warren Fisher
 AGENT: Campo Engineering, Inc. / Matthew Campo, PE
 REQUEST: To remove greater than 50% of trees on site. (Section 27-284.3.1)
 PURPOSE: To build 17- Multi-Family structures with 402 units, including clubhouse, pool, parking, landscaping and stormwater.
 NEIGHBORHOOD: None

X. ANNOUNCEMENTS AND CONTINUED BUSINESS:

Planning Staff, R. Meade-Curry, gave an update regarding the caseloads for the November and December agendas.

XI. ADJOURNMENT

Meeting was adjourned without objection at 9:38 PM

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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