



# City of Tampa

Jane Castor, Mayor

## Variance Review Board City Council Chambers - City Hall

315 East Kennedy Boulevard  
Third Floor  
Tampa, Florida 33607

**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.**

March 9, 2021 – 6:30 pm  
Meeting Minutes

**I. CALL TO ORDER - 6:30pm**

**II. SILENT ROLL CALL**

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

Board Members Absent: None.

Staff Present:

Planning, Design & Development

Coordination: Joel Sousa, Aileen Rosario, Annie Bates

Natural resources: Owen Williamson

Transportation: Jonathan Scott

Legal: Camaria Pettis-Mackle

**III. APPROVAL OF MINUTES for the February 9, 2021 Public Hearing**

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

**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:

Staff, J. Sousa, made the following announcements –

- VRB 21-32 requested to be moved to June 8, 2021
  - Susan Long made the motion to move to the June 14, 2021 hearing date at 6:30pm. L. Hurtak seconded the motion. Vote 6-0 to move.
- VRB 21-08 missed notice for the 2<sup>nd</sup> time

## VI. SWEAR-IN

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

## VI. CONTINUED CASES:

APPLICATION: VRB21-06 **(APPROVED)**  
 APPLICANT: Mobley Homes Custom LLC  
 AGENT: Steve Michelini  
 LOCATION: 3317 Elizabeth Ct.  
 REQUEST: Removal of 50" grand tree  
 PURPOSE: To construct a new single-family residence  
 NEIGHBORHOOD: Palma Ceia Neighborhood Assoc., Parkland Estates Civic Club

**Oppositions:** Jeff Clark, Loretta O’Keefe, Nancy Criswell, Caroline Magee, & Kim Clark all spoke in opposition of the proposed application, entered document into the record and requested denial.

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

Condition: Proposed building can be built due to the condition of the tree  
 Motion Passed: Vote of 5-1  
 (Approve – B. Feldman, D. Pasteur, S. Walker, D. Ferrill, and S. Long.  
 Nay – L. Hurtak)

APPLICATION: VRB21-08 **(Mis-noticed for 1-12-21 & 3-9-21 PH)**  
 APPLICANT: Star Quality Inc.  
 AGENT: Joel Torres  
 LOCATION: 5011 N. Clark Ave  
 REQUEST: Stack height to increase from 8 feet to 30 feet  
 PURPOSE: To increase raw material  
 NEIGHBORHOOD: Drew Park Advisory Committee, Grant Park Civic Assoc.



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### VII. NEW CASES:

APPLICATION: **VRB-20-69 (requested to be moved to 4-13-21 PH)**  
 APPLICANT: Jose La Puente  
 AGENT: James F Montjoy  
 LOCATION: 5805 S Gordon Ave  
 REQUEST: Accessory structure extended family height from 15' to 20', reduce side yard setback from 7' to 1', reduce the rear yard setback from 20' to 4.2', square footage from 619 to 1,238.  
 PURPOSE: Reconstruction of a garage and a new 2<sup>nd</sup> floor addition.  
 NEIGHBORHOOD:

**BOARD VOTE:** Motion to Approve: Second:  
**Motion Passed:** Vote of

APPLICATION: **VRB-21-23 (mis-notice for the 3-9-21 hearing)**  
 APPLICANT: Susan D. Conte  
 AGENT: Susan D. Conte  
 LOCATION: 5205 E. 20<sup>th</sup> Ave  
 REQUEST: Reduce front yard setback from 60' to 21', reduce eave to eave separation from 5' to 0', and side yard 3' to 1.3'.  
 PURPOSE: Vest unpermitted carport.  
 NEIGHBORHOOD: None

**BOARD VOTE:** Motion to Approve: Second:

**Condition:**

**Motion Passed:** Vote of

APPLICATION: **VRB-21-24 (Continued to June 14,2021)**  
 APPLICANT: Kevin Frey  
 AGENT: Kevin Frey  
 LOCATION: 708 S Lois Ave.  
 REQUEST: Reduce rear yard setback from 20' to 5'  
 PURPOSE: Covered patio in rear yard for pool  
 NEIGHBORHOOD: Beach Park, Westshore Alliance, Bayshore Beautiful, Bayshore Gardens, Armory Gardens, Swann Estates



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**BOARD VOTE:** Motion to Approve: S. Long Second: A. Hurtak

**Condition:** Was not prepared for the variance

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

- o Susan Long made the motion to move to the June 14, 2021 hearing date at 6:30pm. L. Hurtak seconded the motion. Vote 6-0 to move.

APPLICATION: **VRB-21-25 (Mis-noticed for 3-9-21 PH)**  
 APPLICANT: Zadok Mills  
 AGENT: Zadok Mills  
 LOCATION: 3305 W Lykes Ave  
 REQUEST: Increase height of accessory structure from 15' to 25'  
 PURPOSE: Construct 2-story garage  
 NEIGHBORHOOD: Parkland Estates, SOHO Business, Tampa Heights, Historic Hyde Park, Golfview Neighborhood  
 Public present: Opposition of  
 Planning Staff:

**Conditions:**

**BOARD VOTE:** Motion to Approve: Second:

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

APPLICATION: **VRB-21-26 (APPROVED)**  
 APPLICANT: Anh Phu Nguyen  
 AGENT: None  
 LOCATION: 3601 S Renellie Dr.  
 REQUEST: Reduce corner yard setback from 7' to 3' for a pool enclosure  
 PURPOSE: Construct pool enclosure  
 NEIGHBORHOOD: None  
 Public present:  
 Planning Staff:

**Conditions:** Lanai will help with hurricane and it is not self-created

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

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



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APPLICATION: **VRB-21-27 (Misnoticed for 3-9-21 PH)**  
 APPLICANT: Noah Trinklein  
 AGENT: Noah Trinklein  
 LOCATION: 695 Geneva Place  
 REQUEST: Reduce rear yard setback 20' to 5' and to reduce corner yard setback from 7' to 6'.  
 PURPOSE: Construct 2-story accessory structure and main structure chimney  
 NEIGHBORHOOD: Davis Island Civic

Public present:  
 Planning Staff:  
**Conditions:**

**BOARD VOTE:** Motion to Approve: Second:

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

APPLICATION: **VRB-21-28 (APPROVED)**  
 APPLICANT: Laura & Matthew Herd  
 AGENT: Ramon Perez / David Balbert (Architect)  
 LOCATION: 2313 S Ardson Place  
 REQUEST: Increase accessory structure height 15' to 25'  
 PURPOSE: Construct 2-story accessory structure  
 NEIGHBORHOOD: Bayshore Beautiful, Bayshore Gardens, 345 Bayshore Condo., Parkland Estates Civic, Bayside West

Public Present:  
**Conditions:**

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

**Motion Passed:** Vote of 4-2  
**(Approved-** B. Feldman, D. Pasteur, D. Ferrill, S. Long  
**Nay –** S. Walker, L. Hurtak

APPLICATION: **VRB-21-29 (Misnoticed 3-9-21 PH – requires delineation of EMC sign SF)**  
 APPLICANT: Stephen Michelini  
 AGENT: Stephen Michelini  
 LOCATION: 3001 W Swann Ave.  
 REQUEST: Replace existing free standing sign and increase sign square footage from 50 SF to 67.25 SF, with EMC component.  
 PURPOSE: Construct free standing sign  
 NEIGHBORHOOD: Palma Ceia Pines, SOHO Business, Parkland Estates, Tampa Heights Civic, Historic Hyde Park Neighborhood

Public present:



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Planning Staff:  
Conditions:

BOARD VOTE:                      Motion to approve:                      Second:  
Motion passed: Vote of

APPLICATION:                      **VRB-21-31**  
APPLICANT:                      George & Pamela Alvarez  
AGENT:                      Stephen Michelini  
LOCATION:                      302 S Royal Palm Way  
REQUEST:                      Reduce the front yard setback from 25' to 5.5' and reduce front yard setback from 25' to 15'.  
PURPOSE:                      Construct swimming pool  
NEIGHBORHOOD:

Public present;  
Planning Staff:  
Conditions:

BOARD VOTE:                      Motion to approve: B. Feldman                      Second: D. Ferrill  
Motion passed: Vote of 6-0

APPLICATION:                      **VRB-21-33**  
APPLICANT:                      Charles & Maureen Funk  
AGENT:                      Leslie Van Trump  
LOCATION:                      2811 W San Rafael St  
REQUEST:                      Reduce the rear yard setback from 20' to 15'  
PURPOSE:                      Construct rear yard addition  
NEIGHBORHOOD:                      Palma Ceia Neighborhood, Parkland Estates

Public present;  
Planning Staff:  
Conditions:

BOARD VOTE:                      Motion to approve: B. Feldman                      Second: D. Ferrill  
Motion passed: Vote of 6-0



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APPLICATION: **VRB-21-34**  
 APPLICANT: Scott & Meredith Peiper  
 AGENT: Stephen Michelini  
 LOCATION: 3011 W Lawn Ave  
 REQUEST: Reduce the side yard setback from 7" to 4" , to enclose a carport  
 PURPOSE: Construct residential addition  
 NEIGHBORHOOD: Bayshore Beautiful, Keep Bayshore Beautiful, 345 Bayshore Condo, Parkland Estates

Public present;  
 Planning Staff:  
 Conditions:

BOARD VOTE: Motion to approve: B. Feldman Second: S. Walker  
 Motion passed: Vote of 6-0

### VIII. ADJOURNMENT – Meeting Adjourned at 9:30 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 Tuesdays at 6:30pm. City of Tampa Television is Channel 15 on the Frontier FIOS system and Channel 640 on Spectrum.

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