



**VARIANCE REVIEW BOARD
PUBLIC HEARING**

MEETING DATE:	Tuesday, August 8, 2023
TIME:	5:30 PM
LOCATION:	Old City Hall, 315 E. Kennedy Boulevard, City Council Chambers, 3rd Floor, Tampa, FL 33602

Meeting Minutes

Si usted necesita esta información en español o asistencia en español, por favor llame al 813-274-3100.

Welcome to the Variance Review Board (VRB). Please state your name and address and speak clearly. If you are not the agent, please observe the three-minute rule.

All interested parties and citizens may appear and be heard as to any and all matters pertinent to the application. Because of the COVID-19 health precautions, meetings will allow Board members, applicants, city staff, and interested members of the public to observe appropriate social distancing measures, which require a minimum of six (6) feet between individuals. Members of the public who do not wish to appear in person, due to COVID-19 or otherwise, may submit written comments by mail to Development Coordination, 1400 N. Boulevard, Tampa, FL 33607, or by email to vrb@tampagov.net. All written comments must be received no later than 24 hours prior to the scheduled meeting to ensure distribution to Board members and to be included in the official record of the meeting. To check the status of the public hearing regarding postponement or cancellation, please contact the VRB Administrator at (813) 274-3100 or by email at vrb@tampagov.net.

Please silence all cell phones to ensure an accurate record of the Public Hearing and for the courtesy of those attending this meeting.

I. CALL TO ORDER 5:30PM

II. SILENT ROLL CALL

Board Members Present: Aaron Murphy, Ana Wallrapp, Bret Feldman, Sam Decker, Todd Fultz

Staff Present:

Development Coordination: Jayne Nmadu, Josh Blackman, Laura Marley, Lisa Middleton, Miguel Aguila

Development Clerk: Mary Tavarez

Legal Staff: Susan Johnson-Velez

Natural Resources: Steven Eyster

III. APPROVAL OF MEETING MINUTES FROM June 13th2023, VRB HEARING

Motion to approve July 11, 2023, Meeting Minutes with edits:

BOARD VOTE: Motion to Approve: Ana Wallrapp Second: Todd Fultz
Motion Passed: 5-0

IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION

Legal Staff, Susan Johnson Velez, confirmed with Board Members that there were no conflicts. Also, confirmed no ex-parte communication regarding any of the items on the agenda.

VRB-23-25- Aaron Murphy – Conflict of interest- applicant is a client.

V. SWEAR-IN

Staff, Mary Tavarez, swore in all public hearing participants, applicants, interested parties, and witnesses who will be giving testimony in the City Council Chambers.

VI. CONTINUANCES AND MISSED NOTICES

Development Coordination – Jayne Nmadu requested VRB 23-25 3010 S Esperanza Avenue to be continued to October 10th, 2023, at 5:30pm.

BOARD VOTE: Motion to Approve: Bret Feldman Second: Ana Wallrapp
Motion Passed: 5-0

Development Coordination – Jayne Nmadu requested VRB 23-53 109 E 26th Avenue to be continued to October 10th, 2023, at 5:30pm.

BOARD VOTE: Motion to Approve: Bret Feldman Second: Ana Wallrapp
Motion Passed: 5-0

Development Coordination – Jayne Nmadu issued correction to staff report VRB-23-56 2807 W Morrison Avenue the ariel provided was incorrect.

a. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

b. GENERAL VARIANCES

VRB 23-32	OWNER:	Denise Valdes/ Et Al
	AGENT:	Gissel Fonseca
	APPLICANT:	Denise Valdes/ Et Al
	LOCATION:	5610 N River Shore Dr (103476.0100) RS-50
	REQUEST:	Reduce the front setback from 60' to 7', the side yard setback from 3' to 1' and the eave-to-eave separation from 5' to 0'.

PURPOSE: For an accessory structure.
NEIGHBORHOOD: Old Seminole Heights Neighborhood Association, Inc., Southeast Seminole Heights Civic Association, Neighborhood Watch, Seminole Heights East Neighborhood Association, Hampton Terrace Neighborhood Association, South Seminole Heights Civic Association, Inc., Riverbend Civic Association

Mis-notice – Cannot be heard.

VRB 23-36 OWNER: Melinda Pletcher
AGENT: N/A
APPLICANT: Stephen Michelini
LOCATION: 2912 W San Rafael Street (125726.0000) RS-50
REQUEST: Request to remove two grand trees. (Sec. 27-284.2.5)
PURPOSE: For the construction of a single-family residence.
NEIGHBORHOOD: Palma Ceia Neighborhood Association, Inc., Virginia Park Neighborhood Association, Inc., Bayshore Gardens Neighborhood Association, Inc., Palma Ceia West Neighborhood Association, Inc., Parkland Estates Civic Club, Inc.

Mis-notice – Cannot be heard.

b. GENERAL VARIANCES

VRB 23-25 OWNER: Brodsky Milana Properties
AGENT: N/A
APPLICANT: John Lum
LOCATION: 3010 S Esperanza Ave (126278.0000) RM-16
REQUEST: Decrease the front yard setback from 25' to 8 'and the rear yard setback from 15' to 3 '. (Sec. 27-156(c))
PURPOSE: For construction of a single-family semidetached home.
NEIGHBORHOOD: Palma Ceia Neighborhood Association, Inc., Virginia Park Neighborhood Association, Inc., Bayshore Gardens Neighborhood Association, Inc., Palma Ceia West Neighborhood Association, Inc., Parkland Estates Civic Club, Inc.

Continuance to October 10th, 2023

BOARD VOTE: Motion to Approve: Bret Feldman Second: Ana Wallrapp
Motion Passed: 5-0

VII. ITEMS TO BE REVIEWED

a. TREE & LANDSCAPE / TRANSPORTATION / SIGN VARIANCES

VRB 23-53 OWNER: 105 East 26 LLC
AGENT: N/A
APPLICANT: Stephen D Loupin
LOCATION: 109 E 26th Avenue (182189.0000) RM-18
REQUEST: Remove a 36" Live oak that is impeding development. (Sec. 27-284.2.5)

PURPOSE: Construction of an eight (8) unit townhome.
NEIGHBORHOOD: Tampa Heights Civic Association, One Laurel Place, Bowman Heights, VM Ybor Neighborhood Association & Crimewatch, Hampton Terrace Neighborhood Association, Ybor Heights Neighborhood Association and Watch Group, Riverside Heights Civic Association

Continuance to October 10th, 2023

BOARD VOTE: Motion to Approve: Bret Feldman Second: Ana Wallrapp
Motion Passed: 5-0

VRB 23-56 OWNER: Grace Puma Whiteford/trustee
AGENT: Ryan Dougherty; Amber Kay Dickerson; Catherine Coyle
APPLICANT: Grace Puma Whiteford/trustee
LOCATION: 2807 W Morrison Avenue (117956.0050) RS-75, Parkland Estates
REQUEST: Remove a grand Laurel Oak. (Sec. 27-284.2.5)
PURPOSE: Construction of a New Single-Family Residence.
NEIGHBORHOOD: Parkland Estates Civic Club, Inc., SOHO Business Alliance, Amaryllis Garden Circle, Palma Ceia West Neighborhood Association, Inc., Bowman Heights, Tampa Heights Civic Association, Inc., Historic Hyde Park Neighborhood Association, Inc., New Suburb Beautiful Civic Association, Inc.

BOARD VOTE: Motion to Approve: Bret Feldman Second: Aaron Murphy
Motion Passed: 4-1

a. GENERAL VARIANCES

VRB 23-27 OWNER: Jennifer C Treece
AGENT: N/A
APPLICANT: Timothy Jones
LOCATION: 3206 W Hawthorne Rd (128612.0100) RS-60
REQUEST: Reduce the front yard setback from 25' to 10'. (Sec. 27-156(c))
PURPOSE: For addition to the garage of a single-family residence.

NEIGHBORHOOD: Bayshore Beautiful Neighborhood Association, Inc., Keep Bayshore Beautiful Inc., Hawthorne Pond Condominium Association Inc., Belmar Gardens Neighborhood, 345 Bayshore Condominium Assn., Parkland Estates Civic Club, Inc.

BOARD VOTE: Motion to Approve: Bret Feldman Second: Aaron Murphy
Motion Passed: 4-1

VRB 23-45 OWNER: Jeannette Jason Torres /Trustee
AGENT: N/A
APPLICANT: Gary Trupp
LOCATION: 476 Bosphorous Avenue (196339.0000) RS-60
REQUEST: Reduce south side setback from 7' to 5'. (Sec. 27-156(c))
PURPOSE: Construct a two-car garage addition existing home.
NEIGHBORHOOD: Davis Islands Civic Association, Inc.

BOARD VOTE: Motion to Approve: Aaron Murphy Second: Bret Feldman
Motion Passed: 5-0

VRB 23-49 OWNER: Nicholas W And Amanda S Herring
AGENT: N/A
APPLICANT: Nicholas Herring
LOCATION: 3409 W Dorchester Street (128070.0000) RS-60
REQUEST: Reduce side yard setback from 3' to 1'. (Sec. 27-290.6)
PURPOSE: For pool equipment
NEIGHBORHOOD: Bayshore Beautiful Neighborhood Association, Inc., Keep Bayshore Beautiful Inc. Hawthorne Pond Condominium Association Inc., Belmar Gardens Neighborhood, 345 Bayshore Condominium Assn., Ballast Point Neighborhood Association, Parkland Estates Civic Club, Inc.

BOARD VOTE: Motion to Approve: Todd Fultz Second: Bret Feldman
Motion Passed: 5-0

VRB 23-52 OWNER: Diocese of St Petersburg
AGENT: Julie Crews
APPLICANT: Julie Crews
Affidavit: Shelton Barnes
LOCATION: 5223 N Himes Avenue (106501.0000) OP
REQUEST: Reduce the corner yard setback from 25' to 15'. (Sec. 27-156(c))
PURPOSE: For a detached shade structure.
NEIGHBORHOOD: Plaza Terrace Neighborhood Association

BOARD VOTE: Motion to Approve: Aaron Murphy Second: Ana Wallrapp
Motion Passed: 5-0

VRB 23-43 OWNER: Rodolfo Avalos
AGENT: N/A
APPLICANT: Rodolfo Avalos
LOCATION: 2606 W Powhatan Avenue (103225.5000) RS-50
REQUEST: Reduce side yard setback from 3’ to 0.8’ (Sec. 27-290 (1)a)
PURPOSE: For an accessory structure.
NEIGHBORHOOD: None

BOARD VOTE: Motion to Deny: Todd Fultz Second: Bret Feldman
Motion Passed: 5-0

VIII. OTHER MATTERS: Zoning Coordinator Laura Marley introduction to new staff to fill in for Jayne Nmadu. Laura Marley will assume Jayne’s role. Josh Blackman and Leo DeBardeleben will also be working on variances along with Laura. Miguel Aguila will be assisting with administrative intake. Lisa Middleton will be backup for Miguel. Advertisement will be in place for Uban Planner II position. When the position is filled Josh and Leo will still be working on some of the public meetings.

IX. WORKSHOP: scheduled for September 12th at 4:30pm.

X. ADJOURNMENT: 7:30pm