



**VARIANCE REVIEW BOARD  
PUBLIC HEARING**

**MEETING DATE/TIME:** Tuesday, October 10, 2023, at 5:30 PM  
**LOCATION:** Old City Hall, 315 E. Kennedy Boulevard, City Council Chambers, 3rd Floor,  
Tampa, FL 33602

**AGENDA**

*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 all matters pertinent to the application. Members of the public who do not wish to appear in person, may submit written comments by mail to Development Coordination, 1400 N. Boulevard, Tampa, FL 33607, or by email to [vrb@tampagov.net](mailto: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](mailto:vrb@tampagov.net).

**\*\*PLEASE SILENCE ALL CELL PHONES\*\***

- I. CALL TO ORDER
- II. SILENT ROLL CALL
- III. APPROVAL OF MEETING MINUTES FROM AUGUST 8<sup>TH</sup>, 2023, AND SEPTEMBER 12<sup>TH</sup>, 2023 HEARINGS
- IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION
- V. SWEAR-IN
- VI. REQUESTED CONTINUANCE to December 12, 2023

**VRB 23-32**

Owner/Applicant: Denise Valdes Et Al  
Agent: Gissel Fonseca & Ernest Mueller PA  
Location: 5610 North River Shore Drive  
Folio: 103479.0100  
Zoning: Residential single-family (RS-50)  
Request: An after-the fact request to reduce the front yard setback from 60 feet to seven feet, the side yard setback from three feet to one-foot and the eave-to-eave separation from five feet to zero feet to construct an accessory structure. (LDC Sections [Sec. 27-290 \(1\) a.](#) & [Sec. 27-290 \(1\)\(a\)3.](#))  
  
Neighborhood Association: Riverbend Civic Association

**VII. ITEMS TO BE REVIEWED**

**1. VRB 23-22**

Owner: Darrell and Kelly Smith  
Applicant: Older Lundy Koch & Martino- David Singer  
Agent: Older Lundy Koch & Martino-Colin Rice  
Location: 3322 Sierra Circle  
Folio: 122717.0000  
Zoning: Residential single-family RS-75  
Request: To reduce the front yard setback from 25 feet to a zero-foot setback for the construction of a pool. (LDC Section [Sec. 27-156\(c\)](#))  
  
Neighborhood Association: Belmar Gardens Neighborhood Association, Southtown Park HOA, Belmar Gardens Neighborhood, Virginia Park Neighborhood Association, Inc., & Bel Mar Shores Civic Association, Inc.

**2. VRB 23-25**

Owner: Brodsky Milana Properties  
Applicant: John Lum  
Location: 3010 South Esperanza Avenue  
Folio: 126278.0000  
Zoning: Residential multi-family (RM-16)  
Request: To decrease the front yard setback from 25 feet to eight feet and the rear yard setback from 15 feet to three feet for the construction of a single-family semi-detached dwelling, with the allowed encroachment of the eaves and gutters. (LDC Section [Sec. 27-156\(c\)](#))

Neighborhood

Association: 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.

**3. VRB 23-36**

Owner: Melinda Pletcher  
Applicant/Agent: Stephen Michelini  
Location: 2912 West San Rafael Street  
Folio: 125726.0000  
Zoning: Residential single-family (RS-50)  
Request: To remove a grand tree for construction of an addition to a single-family residence. (LDC Section [Sec. 27-284.2.5](#)).

Neighborhood

Association: 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.

**4. VRB 23-44**

Owner: Charles Gaines and Carson Fisher  
Applicant: Charlie Gaines  
Location: 6214 South Elberon Street  
Folio: 134848.0100  
Zoning: Residential single-family (RS-50)  
Request: To reduce the rear yard setback from five feet to 3.8 feet and to reduce the south side yard setback from five feet to 3.6 feet for a pool enclosure. (LDC Section [Sec. 27-290.5](#))

Neighborhood

Association: Ballast Point Neighborhood Association, Southtown Park HOA, & Belmar Gardens Neighborhood

**5. VRB-23-50**

Owner: 824 SDM LLC  
Applicant/Agent: Mark Brenchley  
Location: 824 South Dale Mabry Highway  
Folio: 118982.0000  
Zoning: Commercial-General (CG)  
Request: To increase the number signs per building frontage facing a public street from three to eight, the allowable sign square footage from 237 square feet to 1,098 square feet and allow signs on building frontage not facing a public street for an

existing commercial structure. (LDC Section [Sec. 27-289.3\(b\)6.a.1](#) & [Sec. 27-289.3\(b\)6.b.1](#))

Neighborhood

Association: Golfview Neighborhood Association, Inc., Parkland Estates Civic Club, Inc., Virginia Park Neighborhood Association, Inc., Palma Ceia West Neighborhood Association, Inc. & Swann Estates Neighborhood Association, Inc.

**6. VRB 23-53**

Owner: 105 East 26 LLC  
Applicant: Loupin Construction- Stephen Loupin  
Location: 109 East 26<sup>th</sup> Avenue  
Folio: 182189.0000  
Zoning: Residential multi-family RM-18  
Request: To remove a grand tree for the development of an eight unit “townhome” development. (Per LDC Section [Sec. 27-284.2.5](#)).

Neighborhood

Association: Tampa Heights Civic Association, Inc., 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

**7. VRB 23-54**

Owner: Neo Homes LLC  
Applicant/Agent: Neo Homes LLC- Jason Giardina  
Location: 1019 West Ohio Avenue  
Folio: 166994.0000  
Zoning: Residential single-family (RS-60)  
Request: To remove a grand tree for construction of a single-family residence. (Per LDC Section [Sec. 27-284.2.5](#)).

Neighborhood

Association: Riverside Heights Civic Association, Bowman Heights & Old Seminole Heights Neighborhood Association, Inc.

**8. VRB 23-55**

Owner/ Applicant: Justin and Christine Houston  
Agent: Skill Architecture- Jansel Irrragorry  
Location: 2802 West Bay Avenue  
Folio: 134800.0000  
Zoning: Residential single-family (RS-50)

Request: To remove two grand trees for an addition to an existing two-car garage. (Per LDC Section [Sec. 27-284.2.5](#)).

Neighborhood Association: Ballast Point Neighborhood Association, Southtown Park HOA, & Belmar Gardens Neighborhood

**9. VRB 23-58**

Owner/Applicant: Molvere Francis  
Location: 2429 South Ramona Circle  
Folio: 147361.0000  
Zoning: Residential single-family (RS-60)  
Request: To reduce the front yard setback from 25 feet to 15 feet for the construction of a carport (LDC Section [Sec. 27-156\(c\)](#))

Neighborhood Association: Tampa Overlook Neighborhood Association & 345 Bayshore Condominium Assn.

**VIII. Adjournment**

In accordance with the Americans with Disabilities Act (“ADA”) and Section 286.26, Florida Statutes, persons with disabilities needing a reasonable accommodation to participate in this public hearing or meeting should contact the City of Tampa’s ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted via phone at 813-274-3964, email at [TampaADA@tampagov.net](mailto:TampaADA@tampagov.net), or by submitting an ADA - Accommodations Request form available online at [tampagov.net/ADARequest](http://tampagov.net/ADARequest).

The VRB meets the second Tuesday of the month at 5:30pm (or as needed) to hear and decide variance requests for zoning, tree/landscape, and sign issues.

This meeting will replay on Tuesdays at 5:30pm on City of Tampa Television, Channel 15 on Frontier FIOS system and Channel 640 on Spectrum. To obtain a DVD copy of a CTTV program, call or submit your request online to: City of Tampa Office of Digital Media Production/CTTV  
(813) 274-8217  
[Tampagov.net/cable-communications/contact us](http://Tampagov.net/cable-communications/contact us)  
You must provide the following: board meeting, date, time, and application number. Please include contact information. You will be provided with a link to download a digital file. If a DVD is required, please indicate in the request.