



**VARIANCE REVIEW BOARD
PUBLIC HEARING**

MEETING DATE:	Tuesday, September 12th, 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. Members of the public who do not wish to appear in person, may submit written comments by mail to Development Coordination, 2555 E Hanna Ave, Tampa, FL 33610, 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. CANCELLATION OF VRB HEARING:

Sam Decker- Affirmed they waited sufficient amount of time for board members. There is no quorum. All cases will be continued to October 10th at 5:30pm

BOARD VOTE: Motion to Approve: Sam Decker Second: Bret Feldman

III. SILENT ROLL CALL

Board Members Present: Bret Feldman, Sam Decker, Todd Fultz

Staff Present:

Development Coordination: Laura Marley

Development Clerk: Mary Tavarez

Legal Staff: Susan Johnson-Velez
Natural Resources:

IV. APPROVAL OF MEETING MINUTES FROM June 13th 2023, VRB HEARING

Motion to approve August 8th, 2023, Meeting Minutes with edits:

BOARD VOTE: Motion to Approve: Second:
 Motion Passed:

V. CONFLICT OF INTEREST/EX PARTE COMMUNICATION

VI. SWEAR-IN

VII. CONTINUANCES AND MISSED NOTICES

1. 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 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.

BOARD VOTE: Motion to Approve: Second:
 Motion Passed:

VIII. 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.

BOARD VOTE: Motion to Approve: Second:
Motion Passed:

2.VRB 23-32

Owner/Applicant: Denise Valdes Et Al
Agent: Gissel Fonseca
Location: 5610 North River Shore Drive
Folio: 103479.0100
Zoning: Residential single-family (RS-50)
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

BOARD VOTE: Motion to Approve: Second:
Motion Passed:

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.

BOARD VOTE: Motion to Approve: Second:
Motion Passed:

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

BOARD VOTE: Motion to Approve: Second:
Motion Passed:

5.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.

BOARD VOTE: Motion to Approve: Second:
Motion Passed:

6.VRB 23-58

Owner/Applicant: Molvere Francis
Location: 2429 South Ramona Circle
Folio: 147361.0000
Zoning: Residential single-family (RS-60)
Request: To construct a carport (LDC Section [Sec. 27-156\(c\)](#))
Neighborhood Association: Tampa Overlook Neighborhood Association & 345 Bayshore Condominium Assn.

BOARD VOTE: Motion to Approve: Second:
Motion Passed:

- IX. **WORKSHOP**: Cancelled due to no quorum
- X. **VRB HEARING**: Cancelled due to no quorum. Cases will be continued to October 10th at 5:30pm.
- XI. **ADJOURNMENT**: 5:37 pm