



**VARIANCE REVIEW BOARD
PUBLIC HEARING**

MEETING DATE/TIME: Tuesday, December 12, 2023, at 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 5:34 PM

II. SILENT ROLL CALL

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

Staff Present:

Development Coordination: Josh Blackman, Laura Marley, Lisa Middleton

Natural Resources: Steven Eyster

Development Clerk: Mary Tavarez

Legal Staff: Susan Johnson-Velez

III. APPROVAL OF MEETING MINUTES

Motion to approve November 14th, 2023, Meeting Minutes with edits:

BOARD VOTE: Motion to Approve: Ana Wallrapp Second: Brian Frey
Motion Passed: 6-0

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.

V. SWEAR-IN

Staff, Mary Tavaréz, 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

VII. ITEMS TO BE REVIEWED

1. VRB 23-25

Owner: Brodsky Milana Properties
Applicant: John Lum, Steve Michelini, Azam Elsheikh
Location: 3010 & 3012 South Esperanza Avenue
Folio: 126278.0000 & 126278.0100
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 5.89' in rear) 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.

BOARD VOTE: Motion to Approve: Bret Feldman Second: Todd Fultz
Motion Passed: 6-0
Conditions: Required Conditions as per Staff report 1 thru 4

2. VRB 23-32

Owner: Denise Valdes & Gissel Fonseca
Applicant: 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

BOARD VOTE: Motion to Approve: Bret Feldman Second: Aaron Murphy
Motion: 6-0
Conditions: Required Conditions as per Staff report: Roof and Overhangs

3. VRB 23-57

Owner: Jon M and Lesley R Philipson
Applicant: Julia Mandell
Location: 1113 Culbreath Isles Dr
Folio: 120833.0028
Zoning: Residential single-family (RS-100)
Request: Remove two nonhazardous grand trees from the property (LDC Sections 27-284.2.5).

Neighborhood Association: N/A

BOARD VOTE: Motion to Approved: Todd Fultz Second: Ana Wallrapp
Motion Passed: 6-0

4. VRB 23-79

Owner/Applicant: Edward F Hacker Jr And Melinda G Miller
Location: 3601 W Leona St
Folio: 125321.0000
Zoning: Residential single-family (RS-50)
Request: Reduce the rear yard setback from 20 feet to 8 feet. (Sec. 27-156(c)) for a two-story garage addition.

Neighborhood Association: Palma Ceia Neighborhood Association, Inc.

BOARD VOTE: Motion to Approved: Todd Fultz Second: Brian Frey
Motion Passed: 6-0

5. VRB 23-84

Owner: Carite Realty LLC
Applicant: Kami Corbett
Location: 330 E Fowler Ave
Folio: 94752.0000
Zoning: Commercial Intensive (CI)
Request: Remove 55" live oak on property (Sec. 27-284.2.5).
Neighborhood
Association: N/A

BOARD VOTE: Motion to Approve: Bret Feldman Second: Brian Frey
Motion: 5-1

Workshop scheduled for February 13th. 2024 at 4:30pm

VIII. ADJOURNMENT: 8:48pm

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, or by submitting an ADA - Accommodations Request form available online at 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.