



**VARIANCE REVIEW BOARD
PUBLIC HEARING**

MEETING DATE/TIME: Tuesday, October 11th, 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 5:40PM

II. SILENT ROLL CALL

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

Staff Present:

Development Coordination: Laura Marley, Josh Blackman, Lisa Middleton

Development Clerk: Mary Tarez

Legal Staff: Susan Johnson-Velez

Natural Resources: Steven Eyster

III. APPROVAL OF MEETING MINUTES

Motion to approve August 8th & September 11th, 2023, Meeting Minutes with edits:

BOARD VOTE: Motion to Approve: Bret Feldman Second: Ana Wallrapp
Motion Passed: 4-0

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

VI. REQUESTED CONTINUANCE to December 12, 2023

VII. CONTINUANCES AND MISSED NOTICES

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

BOARD VOTE: Motion to Approve: Bret Feldman Second: Ana Wallrapp
Motion Passed: 4-0
Continued to December 12th, 2023, at 5:30pm

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: Bret Feldman Second: Brian D. Frey
Motion Passed: 4-2 with conditions:

1. A Design Exception 1 (DE1) must be applied for, to consider the six-foot wall that is proposed on the site plan.
2. Development shall comply with City of Tampa Stormwater Technical Standards, Chapter 21 of the City of Tampa Code.
3. The site will comply with Chapters 5, 17.5, 22, 23 and 26 and all technical standards of the City of Tampa and Chapter 27, unless waived specific to this request.

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.

BOARD VOTE: Motion: Brett Feldman Second: Todd Fultz
Motion-6-0

*Paused – Move to end of agenda- Applicant needs to get more information regarding property:

Motion: Brett Feldman Second: Brian Frey
Motion- 6-0

Continued to December 12, 2023, at 5:30pm

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 Approved: Todd Fultz Second: Brian D. Frey
Motion Passed: 5-0

The site shall comply with Chapters 5, 17.5, 22, 23 and 26 and all technical standards of the City of Tampa and Chapter 27, unless waived specific to this request.

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: Aaron Murphy Second: Todd Fultz
Motion Passed: 6-0 with conditions:

1. The “Release of Easement” application (ROE-23-35) must be heard and approved by City Council (unknown date as of the writing of this staff report) before construction commences.
2. The site will comply with Chapters 5, 17.5, 22, 23 and 26 and all technical standards of the City of Tampa and Chapter 27, unless waived specific to this request.

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

BOARD VOTE: Motion to Approve: Bret Feldman Second: Ana Wallrapp
Motion Passed: 5-1 with conditions:

1. The signage is limited as depicted on the site plan and the renderings provided in the application.
2. The site shall comply with Chapters 5, 17.5, 22, 23 and 26 and all technical standards of the City of Tampa and Chapter 27, unless waived specific to this request.

6. VRB 23-53

Owner: 105 East 26 LLC
Applicant: Loupin Construction- Stephen Loupin
Location: 109 East 26th 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.

BOARD VOTE: Motion to Denied: Bret Feldman Second: Ana Wallrapp
Motion Passed: 6-0

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.

BOARD VOTE: Motion to Denied: Bret Feldman Second: Ana Wallrapp
Motion Passed:6-0

8. 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.

BOARD VOTE: Motion to Approve: Aaron Murphy Second: Ana Wallrapp
Motion Passed: 6-0

*Note Moved to item #8 Motion to Approve: Brian Frey Second: Aaron Murphy

The site shall comply with Chapters 5, 17.5, 22, 23 and 26 and all technical standards of the City of Tampa and Chapter 27, unless waived specific to this request.

9. 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

BOARD VOTE: Motion to Approved: Todd Fultz Second: Brian Frey
Motion Passed: 4-2

The site shall comply with Chapters 5, 17.5, 22, 23 and 26 and all technical standards of the City of Tampa and Chapter 27, unless waived specific to this request.

IX. ADJOURNMENT: 10:15pm

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.