



## VARIANCE REVIEW BOARD (VRB) PUBLIC HEARING

**MEETING DATE/TIME:** Tuesday, March 11, 2025, 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 February 11, 2025, HEARING
- IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION
- V. SWEAR-IN
- VI. ITEMS TO BE REVIEWED

**1. VRB-24-46**

Owner/Applicant: Bhavin Patidar and Mayuri Patel/Stephen Michellini  
Location: 2920 W Bay Court Ave  
Folio: 127391.0000  
Zoning: Residential Single Family (RS-60)  
Request: 1. Reduce the side yard setback (west side yard) from 7.0' to 2.0'  
2.Reduce the rear yard setback (south rear yard) from 20.0' to 3.0'  
Code Section: 27-156  
Neighborhood Association: 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.

**2. VRB-25-09**

Owner/Applicant: Cigar City Builders/Jesse Blackstock  
Location: 6717 S Himes Ave  
Folio: 137630.0000  
Zoning: Planned Development (PD)  
Request: Request is to reduce the current PD Site Plan Yard Setbacks per Case REZ-22-103 to be the minimum setbacks per the previous underlying zoning of RS-60, Specifically the side and rear yard setbacks.  
Code Section: 27-228  
Neighborhood Association: Interbay - South of Gandy Civic Association, Southtown Park HOA, Belmar Gardens Neighborhood, Ballast Point Neighborhood Association

**3. VRB-25-18**

Owner/Applicant: City of Tampa/Chase Meyers  
Location: 3420 E Clark St.  
Folio: 176089.0000  
Zoning: Industrial General (IG)  
Request: Grand tree removal  
Code Section: 27-284.2.5  
Neighborhood Association: Palmetto Beach Community Association, Inc

#### **4. VRB-25-21**

Owner/Applicant: Hugo Amoedo/Lazaro Roland Lantes  
Location: 3313 W Ivy St.  
Folio: 109695.0000  
Zoning: Residential Single Family (RS-50)  
Request: Reduce The East Side Yard setback, from 7' to 2.5' on the rear yard setback from 20' to 2'  
  
Code Section: 27-156  
Neighborhood Association: MacFarlane Park Association and Neighborhood Watch, West Tampa CRA Community Advisory Committee, Informed Neighbor, Bowman Heights Neighborhood Watch, Riverbend Civic Association, Bowman Heights, Highland Pines Community Task Force, Inc., Armory Gardens Civic Association

#### **5. VRB-25-23**

Owner/Applicant: Major Properties LLC / Domain Homes  
Location: 2801 W Tyson Ave  
Folio: 134457.0100  
Zoning: Residential Single Family (RS-60)  
Request: Requesting a variance for rear setback requirement of 20.00 feet to 12.03 feet on the northwest corner of the proposed house due to a sharply angled rear lot line.  
  
Code Section: 27-290  
Neighborhood Association: Ballast Point Neighborhood Association, Southtown Park HOA, Belmar Gardens Neighborhood, Ballast Point Neighborhood Association

#### **6. VRB-25-25**

Owner/Applicant: Jnm Capital 001 LLC/Abby L. Baker  
Location: 3604 W San Pedro St.  
Folio: 123668.0000  
Zoning: Residential Single Family (RS-50)  
Request: 1. Reduce the side setback on the East side of the property from 7 feet down to 5 feet  
2. Reduce the rear setback from 20 to 9 feet.  
  
Code Section: 27-156  
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.

## VII. 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.