



VARIANCE REVIEW BOARD (VRB) PUBLIC HEARING

MEETING DATE/TIME: Tuesday, May 13, 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. 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****

- I. CALL TO ORDER
- II. SILENT ROLL CALL
- III. APPROVAL OF MEETING MINUTES FROM APRIL 8, 2025, HEARING
- IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION
- V. SWEAR-IN
- VI. BOARD ELECTIONS
- VII. ITEMS TO BE REVIEWED

1. VRB-25-05

Owner/Applicant: Jacob Alexander Bodziak
Location: 2507 W Gardner Ct
Folio: 135883.0000
Zoning: Residential Single-Family (RS-60)
Request: 1. Reduce the rear yard setback from 20'-0" to 5'-0" matching the existing raised pool and deck area encroachment to allow for more enjoyable backyard amenities on a very tight site.
2. Requesting a 4'-0" setback for a carport on the west side of the residence.
Code Section: 27-156
Neighborhood Association: Ballast Point Neighborhood Association, Southtown Park HOA, Belmar Gardens Neighborhood, Ballast Point Neighborhood Association

2. VRB-25-22

Owner/Applicant: William Starling/Stephen Michellini
Location: 2118 S Venus St.
Folio: 121217.0000
Zoning: Residential Single-Family (RS-75)
Request: 1.Reduce the corner yard setback from 15' to 9'
2.Reduce side yard setback from 7' to 5'
Code Section: 27-156
Neighborhood Association: Sunset Park Area Homeowners Association, Inc., Virginia Park Neighborhood Association, Inc.

3. VRB-25-27

Owner/Applicant: Diocese of St Petersburg/Addie Mentry
Location: 3515 N Florida Ave
Folio: 167410.0000
Zoning: Residential Multifamily (RM-24)
Request: 1.) Requesting an additional sign on flanking entrance freestanding signage, totaling 40 square feet (20 square feet per side of the entrance).
2.) Requesting a reduction in setback by 5 feet, allowing the signage to be located on the property line.
Code Section: 27-132
Neighborhood Association: Tampa Heights Civic Association, Inc., Tampa Heights Civic Association Land Use Committee, Residents of Adalee St, One Laurel Place Informed Neighbor, Tampa Overlook Neighborhood Association, Bowman Heights, VM Ybor Neighborhood Association & Crimewatch, Ybor Heights Neighborhood Association and Watch Group, Riverside Heights Civic Association

4. VRB-25-30

Owner/Applicant: Gary Sevelin
Location: 8124 Brooks St
Folio: 146763.0000
Zoning: Residential Single-Family (RS-50)
Request: Reduce front yard setback from 20' to 9'
Code Section: 27-156
Neighborhood Association: Sulphur Springs Action League, Inc., Hyde Park Spanishtown Creek Civic Association

5. VRB-25-31

Owner/Applicant: City of Tampa/Daren Fluty
Location: 1101 W Sligh Ave
Folio: 101044.0000
Zoning: Planned Development (PD)
Request: Request to increase from 100 square feet per sign face to 322 square feet per sign face for a freestanding sign
Code Section: 27-289.3
Neighborhood Association: Lowry Park Central Community Organization

6. VRB-25-33

Owner/Applicant: Twg Real Estate Holdings/Derek Perez
Location: 5380 Primrose Lake Cir
Folio: 33583.1712
Zoning: Planned Development (PD)
Request: Increase signage from one freestanding sign to two, adding an additional 58.87 Sq/Ft
Code Section: 27-289.3
Neighborhood Association: Richmond Place, Tampa Palms North

7. VRB-25-34

Owner/Applicant: Jonathan A li And Jillian Feltham/Kevin Shipp
Location: 3809 W Corona St
Folio: 125409.0000
Zoning: Residential Single-Family (RS-60)
Request: 1. Request to elevate pool deck from 12" above grade to 16" above grade.
2. Reduce rear yard setback from 20' to 5'
Code Section: 27-156, 27-290.3
Neighborhood Association: Virginia Park Neighborhood Association, Inc., Virginia Park Neighborhood Association, Belmar Gardens Neighborhood, Palma Ceia Neighborhood Association, Inc., Bayside West Neighborhood Association, Inc.

8. VRB-25-35

Owner/Applicant: Rkk Land Acquisition
Location: 4408 W San Miguel St
Folio: 121437.0000
Zoning: Residential Single-Family (RS-50)
Request: Grand Tree Removal
Code Section: 27-284.2.5
Neighborhood Association: Virginia Park Neighborhood Association, Inc., Virginia Park Neighborhood Association, Belmar Gardens Neighborhood, Palma Ceia Neighborhood Association, Inc., Bayside West Neighborhood Association, Inc.

9. VRB-25-37

Owner/Applicant: Gina Gajraj/Michael Lauder
Location: 2707 W Thornton Ave
Folio: 134631.0200
Zoning: Residential Single-Family (RS-50)
Request: Requesting a rear yard setback reduction from twenty (20) feet to sixteen (16) feet.
Code Section: 27-156
Neighborhood Association: Ballast Point Neighborhood Association, Southtown Park HOA, Belmar Gardens Neighborhood, Ballast Point Neighborhood Association

10. VRB-25-49

Owner/Applicant: K Bar Segment G Right of Way/Melanie Calloway
Location: 16530 Morris Bridge Rd
Folio: 59222.0004
Zoning: Planned Development (PD-A)
Request: Grand Tree Removal
Code Section: 27-284.2.5
Neighborhood Association: Easton Park, Armory Gardens Civic Association, Laurel Vista Homeowners Association Inc., K Bar Ranch II CDD .

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, 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.