



City of Tampa

Jane Castor, Mayor

Variance Review Board City Council Chambers - City Hall

315 East Kennedy Boulevard
Third Floor
Tampa, Florida 33607

**LOCATION FOR HEARING HAS BEEN CHANGED TO:
TAMPA CONVENTION CENTER, 333 SOUTH FRANKLIN STREET, TAMPA, FLORIDA, 33602
(MEETING ROOMS 14-17, FIRST FLOOR, CHANNEL ENTRANCE ONLY).**

***IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND SECTION 286.26,
FLORIDA STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE
IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT LEAST
FORTY-EIGHT (48) HOURS PRIOR TO THE DATE OF THE MEETING.***

**July 14, 2020 - 6:30 PM
Meeting Minutes**

I. CALL TO ORDER – 6:31pm

II. SILENT ROLL CALL

Board Members Present: David Ferrill, Bret Feldman, Dustin Pasteur, Amanda Lynn Hurtak, Samantha Walker.

Board Member Absent: Susan Long.

Staff Present:

Planning, Design & Development

Coordination: Roberta Meade-Curry, AICP, Brett Burks

Natural resources: Owen Williamson

Transportation: Jonathan Scott – via phone

Legal: Susan E. Johnson-Velez, B.C.S.

III. APPROVAL OF MINUTES for the June 16, 2020 Public Hearing

Bret Feldman made a motion to approve. Second: A. L. Hurtak.

Motion passed: 5-0.

IV. EX-PARTE COMMUNICATIONS & CONFLICTS OF INTEREST

Legal Staff confirmed with Board Members that there are no conflicts



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V. ANNOUNCEMENTS AND NEW BUSINESS:

- Agenda – Update
 - Planning Staff, R. Meade-Curry, reported updates to caseloads for the July and August agendas.
 - Additionally, she explained VRB-20-21 has requested to be continued to August 11, 2020, hearing, due to the Applicant's Authorized Agent not able to appear.
 - B. Feldman made a motion to move case VRB-20-21 to the August 11, 2020, hearing date, Second by D. Ferrill. Motion passed 5-0.
- Planning Staff, R. Meade-Curry, made a note to the record that VRB member Susan Long is absent.

VI. SWEAR-IN

PDDC Staff, B. Burks, swore in all public hearing participants, applicants, interested parties, and witnesses whom will be giving testimony in the City Council Chambers.

VII. CONTINUED CASES:

APPLICATION: **VRB20-17**

STILL AWAITING REVISED PLAN/REQUEST/RENOTICE – called and requested to be on August 11, 2020 HEARING

APPLICANT: Howard and A, LLC

AGENT: David Mechanik / Mechanik Nuccio Hearne & Wester, P.A.

LOCATION: 202, 204, 206 North Howard Avenue and 2303 West North A Street

REQUEST: To reduce the 34 required parking spaces to 27 parking spaces (Section 27-283.7)

PURPOSE: To construct a 3,500-square foot building with proposed uses of office, medical and general uses.

NEIGHBORHOOD: North Hyde Park Civic Assoc., Inc., West Tampa CRA Community Advisory Committee, SOHO Business District, North Hyde Park Alliance, Parkland Estates Civic Club, Inc., Historic Hyde Park Neighborhood Assoc., Inc.

VIII. NEW CASES:

APPLICATION: **VRB20-10**

Failed to Notice. Application placed on August 11, 2020.

APPLICANT: Bay Capital Investments

AGENT: Luke Greenman

LOCATION: 4708 East Seward Street

REQUEST: To reduce the front yard setback from 25' to 16'-9", to reduce the side yard setback from 7' to 0' (Section 27-156)

PURPOSE: To vest existing primary structure made non-conforming due to lot split approved per FDN-19-0000112.

NEIGHBORHOOD: Temple Crest Civic Assoc., Inc.



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VIII. NEW CASES (cont.):

VRB-20-21

**REQUESTING CONTINUANCE TO BE MOVED TO
AUGUST 11, 2020 HEARING**

APPLICATION:

APPLICANT: Mark and Jan Gruetzmacher

AGENT: Steve Michelini / Celeste Nutter

LOCATION: 3314 Elizabeth Court

REQUEST: To reduce the front yard along Elizabeth Court from 25' to 4', to reduce the front yard along West San Miguel Street South from 25' to 1.6'. (Section 27-156)

PURPOSE: To remodel and build addition to existing single-family residence.

NEIGHBORHOOD: Palma Ceia Neighborhood Assoc., Parkland Estates Civic Club, Inc.

APPLICATION: VRB20-24

(APPROVED)

APPLICANT: Robert and Sabrina Hund

AGENT: Mike Loomis / Landscape Fusion

LOCATION: 4306 West Beachway Drive

REQUEST: To reduce the eave to eave separation from 10' to 5' (Section 27-290)

PURPOSE: To build new Accessory Structure/Cabana over existing pool deck.

NEIGHBORHOOD: Palma Ceia Neighborhood Assoc., Parkland Estates Civic Club, Inc., Bayshore Beautiful Neighborhood Assoc., Inc., Keep Bayshore Beautiful, Inc., 345 Bayshore Condominiums

Agent: M. Loomis submitted documents into the record.

BOARD VOTE: Motion to Approve: B. Feldman

Second: S. Walker

Condition: Addition may never be enclosed.

Motion Passed: Vote of 5-0

Case Reopened to Clarify Condition:

Motion to Approve: B. Feldman

Second: D. Pasteur

Condition: Cabana space is to remain open and may never be enclosed, and shower room is not included and may be enclosed, as depicted on the site plan and architectural drawings submitted into the record by the applicant at the Variance Review Board Hearing on 07/14/2020.

Motion Passed: Vote of 5-0



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VIII. NEW CASES (cont.):

APPLICATION: **VRB20-28** (APPROVED)
APPLICANT: Steve & Kathy Pawelkop
AGENT: N/A
LOCATION: 3202 West Harbor View
REQUEST: To reduce the rear yard setback from 3' to 1.5', to vest portion of existing accessory structure and existing footprint of garage built in 1921. (Section 27-290)
PURPOSE: To build new Accessory Structure/Garage over existing footprint.
NEIGHBORHOOD: Palma Ceia Neighborhood Assoc., Parkland Estates Civic Club, Inc., Bayshore Beautiful Neighborhood Assoc., Inc., Keep Bayshore Beautiful, Inc., 345 Bayshore Condominiums

Applicant: S. Pawelkop submitted documents into the record.

BOARD VOTE: Motion to Approve: S. Walker Second: D. Ferrill

Motion Passed: Vote of 5-0

APPLICATION: **VRB20-29** (APPROVED)
APPLICANT: Boger Homes, Inc.
AGENT: David Boger/Boger Homes, Inc.
LOCATION: 9310 North Willow Avenue
REQUEST: To remove 47" Grand Tree in middle of lot. (Section 27-284)
PURPOSE: To build new single-family residence.
NEIGHBORHOOD: Historic Forest Hills Community Assoc., Inc.

BOARD VOTE: Motion to Approve: D. Ferrill Second: S. Walker

Motion Passed: Vote of 5-0

APPLICATION: **VRB20-30** **MISNOTICED MOVED TO AUGUST 11, 2020 HEARING**
APPLICANT: James & Arlene Hatton
AGENT: James Hatton
LOCATION: 5015 South Shore Crest Circle
REQUEST: To reduce the side yard setback from 7' to 4' (Section 27-156)
PURPOSE: To build second story storage area above existing footprint of attached porte cochere.
NEIGHBORHOOD: Beach Park Homeowners Assoc., Inc., Westshore Alliance, Bayshore Beautiful



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VIII. NEW CASES (cont.):

APPLICATION: **VRB20-31** (APPROVED)
APPLICANT: Charles Lykes, Jr./ Eric Hoyer / Lykes Lane Homeowners Association
AGENT: Eric Hoyer/ NRPS, Inc.
LOCATION: 5421 Lykes Lane (AKA 5499 Lykes Lane)
REQUEST: To remove 2 grand trees (Section 27-284)
PURPOSE: To build a new 2-story single-family residence.
NEIGHBORHOOD: Ballast Point Neighborhood Assoc., McGraw Hill Construction

Planning Staff: R. Meade-Curry submitted into the record three (3) letters of opposition, and two (2) letters of support.

Agent: T. Gardner submitted an affidavit document into the record granting him the power to represent the case as an Agent, and asked that the request be reduced to remove only one (1) grand tree.

Agent: R. Peterika, an arborist, presented testimony on the condition of subject trees listed in request.

Public present:

- Christopher Carrere
- Susan Lykes-Mueller, supporting request
- John Mueller, supporting request

BOARD VOTE: Motion to Approve: B. Feldman Second: D. Ferrill

Motion by B. Feldman: Be granted as depicted on the site plan to remove one (1) grand tree.

Motion Passed: Vote of 5-0



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VIII. NEW CASES (cont.):

APPLICATION: **VRB20-45** (APPROVED)
APPLICANT: Kellie Llona
AGENT: N/A
LOCATION: 1516 West North B Street
REQUEST: To reduce the side yard setback from 7' to 3'. (Section 27-156)
PURPOSE: To amend previously approved VRB-19-0000084 site plan, and to build a new single-family residence not to exceed 35' in height.
NEIGHBORHOOD: North Hyde Park Civic Assoc., Inc., North Hyde Park Alliance, West Tampa CRA CAC, Parkland Estates Civic Club, Inc., Historic Hyde Park Neighborhood Assoc., Inc. SOHO Business Alliance

Agent: M. Suarez submitted documents into the record.

BOARD VOTE: Motion to Approve: A. L. Hurtak Second: B. Feldman

Motion Passed: Vote of 5-0

IX. BOARD DISCUSSION

Planning Staff: B. Burks asked for clarification on case VRB-20-24 regarding the condition placed on approval; specifically, that the condition stated that the accessory structure never be enclosed, but the documents submitted into the record show a closed shower area in the accessory structure.

Legal Staff: S. E. Johnson-Velez, counselled that the Board may open up the public hearing process again to clarify condition.

Board Member: D. Pasteur opened the public hearing process again for VRB-20-24 to clarify condition placed on approval.

X. ADJOURNMENT

Meeting was adjourned without objection at 7:59 PM



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The VRB meets the second Tuesday of the month at 6:30pm
to hear and decide variance requests for zoning, tree and landscape, and sign issues.

Replays are on Tuesday's at 6:30pm.
City of Tampa Television is Channel 15 on the Frontier FIOS system and Channel 640 on Spectrum.

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You must provide the following:

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- **Board meeting date and time it was telecast on CTTV,**
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