



# City of Tampa

Jane Castor, Mayor

## Variance Review Board City Council Chambers - City Hall

315 East Kennedy Boulevard  
Third Floor  
Tampa, Florida 33607

**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.**

**IF YOU DECIDE TO APPEAL A DECISION OF THE VARIANCE REVIEW BOARD, YOU WILL NEED TO APPLY FOR A "PETITION FOR REVIEW" TO THE CITY OF TAMPA CITY CLERK'S OFFICE NO LATER THAN TEN BUSINESS DAYS AFTER THE ORAL DECISION IS MADE.**

### February 11, 2020 - 6:30 PM Meeting Minutes

#### **I. CALL TO ORDER – 6:31 PM**

Chair Gary Brown called the hearing to order, introduced Board Members and Staff, and gave instructions to petitioners regarding procedures at the Public Hearing. Legal confirmed there are no conflicts of interest, nor ex-parte communication submitted.

#### **II. SILENT ROLL CALL**

Board Members Present: Gary Brown, Bret Feldman, Samantha Walker, Susan Long,  
Dustin Pasteur, Amanda Lynn Hurtak.

Board Member Absent: None

Staff Present:

Planning, Design & Development

Coordination: Roberta Meade-Curry, AICP, Brett Burks

Natural resources: Brian Knox, Owen Williamson

Transportation: Jonathan Scott

Legal: Cate Wells

#### **III. APPROVAL OF MINUTES for the January 14, 2020 Public Hearing**

Susan Long made a motion to approve. Second: S. Walker Motion passed: 6-0.

#### **IV. ANNOUNCEMENTS AND NEW BUSINESS:**

Planning Staff, R. Meade-Curry, made an announcement that the March agenda is full, and the April agenda has eight cases. She also informed the board that VRB 20-17 was removed from the agenda.



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Legal Staff, C. Wells, announced that if the board has any ex-parte communications with anyone appearing before the board that they disclose that information in writing and provide a copy for the record.

## V. 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.

## VI. UNFINISHED BUSINESS:

APPLICATION: **VRB20-01** *Cont'd to 04/14/2020 result of a no-majority vote*  
*Cont'd from 12/10/2019 result of a tie vote*

APPLICANT: Joseph Murphy

AGENT: N/A

LOCATION: 6915 North River Boulevard

REQUEST: To reduce the wetland setback from 25' to 7' on north side yard (Section 27-286)

PURPOSE: To vest existing conditions of accessory structure.

NEIGHBORHOOD: Old Seminole Heights Neighborhood Assoc., Neighborhood Watch, Business Guild of Seminole Heights, South Seminole Heights Civic Assoc.

D. Pasteur and L. Hurtak recused themselves.

Public Present: Opposition - M. Gonzalez, T. Gonzalez

Legal Staff, C. Wells, stated the Applicant has the right to continue the case to the April 14, 2020, public hearing. Applicant's Agent, A. Murphy, stated they request case to move forward this evening.

**BOARD VOTE:** Motion to Approve: S. Walker Second: B. Feldman

**Motion Failed:** Vote of 3-1\*

(Approve- G. Brown, S. Walker, B. Feldman, Deny - S. Long,)

\* Per VRB Rules, Section 5.1, a vote of four (4) is required to approve.

Since motion failed the case will remain closed and is continued to April 14, 2020, public hearing. No additional information can be submitted into the record. Any new evidence and/or materials must be held and presented at the April public hearing, and, only if the hearing is open for comment. The April public hearing will be for the VRB Board to vote, only.



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APPLICATION: **VRB20-07** *Cont'd from 01/14/2020 due to applicant failure to appear*  
(APPROVED)  
APPLICANT: Mikey Buys Homes, LLC  
AGENT: Juan Carlos Castillo  
LOCATION: 1513 East Annona Avenue  
REQUEST: To reduce the front yard setback from 20' to 10' (Section 27-156 )  
PURPOSE: To vest existing conditions of primary structure due to lot split and  
CONDITIONS per FDN-19-0000087.  
NEIGHBORHOOD: University Square Civic Assoc., Inc.

**BOARD VOTE:** Motion to Approve: B. Feldman Second: S. Long

**Motion Passed:** Vote of 6-0

## VI. NEW CASES:

APPLICATION: **VRB20-03** (APPROVED)  
APPLICANT: Edward A. Coker & Maria Obispo  
AGENT: Jim Porter / Akerman  
LOCATION: 302 South Dakota Avenue (AKA 311 South Dakota, 1500 West Platt Street)  
REQUEST: To reduce required parking from 10 spaces to 0 spaces. (Section 27-283)  
PURPOSE: New business which requires change of use, change of intensity, change of  
occupancy. Applicant is in process of remodeling and upgrading existing  
building to new business/use.  
NEIGHBORHOOD: SOHO Neighborhood Assoc., Parkland Estates Civic Club, Inc., Historic Hyde  
Park Neighborhood Assoc., SOHO Business Alliance, Westland Park HOA

**BOARD VOTE:** Motion to Approve: B. Feldman Second: D. Pasteur

**Motion Passed:** Vote of 6-0



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APPLICATION: **VRB20-06** (APPROVED)  
 APPLICANT: Amy Gaddy  
 AGENT: N/A  
 LOCATION: 4523 West Fig Street  
 REQUEST: To reduce the corner yard from 7' to 2', reduce the rear yard from 3' to 7" for accessory structure #1, and reduce the east side yard setback from 3' to 8" for accessory structure #2 (Section 27-290 )  
 PURPOSE: To vest existing conditions of accessory structures.  
 NEIGHBORHOOD: West Palms, Inc., Bretton Woods Assoc., Inc., Westshore Alliance

Legal Staff, C. Wells, stated the Applicant testified there are no gutters and seeking to vest existing structures, which may require motion to be amended. Board agreed if modifications required eaves and gutters this would be handled during any permitting.

**BOARD VOTE:** Motion to Approve: D. Pasteur Second: S. Long

**Motion Passed:** Vote of 5-1  
(Nay – G. Brown)

APPLICATION: **VRB20-08** (APPROVED)  
 APPLICANT: Ronald Morgan  
 AGENT: John Lum / List Developers, LLC.  
 LOCATION: 6230 Interbay Boulevard  
 REQUEST: To reduce the side yard setback from 7' to 5' for all newly created lots of which there is proposed 4-lots (Section 27-156 )  
 PURPOSE: To create new lots and build new single-family homes.  
 NEIGHBORHOOD: Gandy / Sun Bay South Civic Association, Inc.

**BOARD VOTE:** Motion to Approve: D. Pasteur Second: B. Feldman

**Condition:** Applicant submitted a condition at time of hearing which they are willing to comply with. Applicant commits to adjusting the exact location of the building (at time of platting) to minimize any impact upon existing trees. Board added the following condition that the footprint of the buildings proposed are tied to the site plan, however, the location of the footprints may move so that they do not encroach upon the front and rear yard setbacks, or any further into the side yard setbacks other than what is proposed for the variance request. And, that they will stay below the 50% reduction of trees as required by Natural Resources. In addition, the exact location of the building footprint is to be determined with the advice and consent of the City of Tampa Natural Resources Department at permitting.

**Motion Passed:** Vote of 5-1  
(Nay – L. Hurtak)



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APPLICATION: **VRB20-11** (APPROVED)  
APPLICANT: Matthew R. Algeo  
AGENT: Mike Pullura - Architect  
LOCATION: 3514 West Barcelona Avenue  
REQUEST: To reduce the east side yard setback from 7' to 4'-10" (Section 27-156 )  
PURPOSE: To construct 2-story addition atop existing primary structure.  
NEIGHBORHOOD: Palma Ceia Neighborhood Assoc., Inc., Parkland Estates Civic Club, Inc.

**BOARD VOTE:** Motion to Approve: D. Pasteur Second: S. Long

**Motion Passed:** Vote of 6-0

APPLICATION: **VRB20-13** (APPROVED)  
APPLICANT: Sherry L. Swanner/Diana L. DelGrudice  
AGENT: Michael Sean Fernandez  
LOCATION: 2417 Thrace Street  
REQUEST: To reduce the rear yard setback from 20' to 3' (Section 27-156 )  
PURPOSE: To construct 2-story single family residence.  
NEIGHBORHOOD: Palmetto Beach Community Assoc.

**BOARD VOTE:** Motion to Approve: S. Long Second: L. Hurtak

**Motion Passed:** Vote of 6-0

APPLICATION: **VRB20-18** (APPROVED)  
APPLICANT: Johanna & Jimmy Terpening  
AGENT: N/A  
LOCATION: 3003 West Bay View Avenue  
REQUEST: To reduce the front yard setback from 25' to 10'-9" (Section 27-156 )  
PURPOSE: To remodel and extend front porch.  
NEIGHBORHOOD: Bayshore Beautiful Neighborhood Assoc., Keep Bayshore Beautiful, Inc., 345 Bayshore Condominium assoc., Parkland Estates Civic Club, Inc.

**BOARD VOTE:** Motion to Approve: L. Hurtak Second: S. Long

**Condition:** Front porch to remain open on all sides, not enclosed.

**Motion Passed:** Vote of 6-0



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APPLICATION: **VRB20-19** **(DENIED)**  
 APPLICANT: Joseph Wright, Jr.  
 AGENT: N/A  
 LOCATION: 61 Ladoga Avenue  
 REQUEST: To reduce the side corner yard from 15' to 10' (Section 27-156, 27-290.3)  
 PURPOSE: To construct in-ground pool and spa.  
 NEIGHBORHOOD: Davis Islands Civic Assoc., Inc.

**BOARD VOTE:** Motion to Approve: S. Long Second: S. Walker  
**Motion Failed:** Vote of 2-4  
 (Approve - S. Long, S. Walker,  
 Nay - G. Brown, L. Hurtak, B. Feldman, D. Pasteur)

Motion to Deny: L. Hurtak Second: D. Pasteur  
**Motion Passed:** Vote of 4-2  
 (Approve - G. Brown, L. Hurtak, B. Feldman, D. Pasteur,  
 Nay - S. Long, S. Walker).

**VI. ADJOURNMENT: Meeting was adjourned without objection at 9:51 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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