



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.**

**January 14, 2020 - 6:30 PM
Meeting Minutes – DRAFT**

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, Michael Via, Samantha Walker, Susan Long,
Dustin Pasteur.

Board Member Absent: Lynn Hurtak

Staff Present:

Planning, Design & Development

Coordination: Roberta Meade-Curry, AICP, LaChone Dock

Natural resources: Brian Knox, Owen Williamson

Transportation: Jonathan Scott

Legal: Jerrod Simpson

III. APPROVAL OF MINUTES for the December 10, 2019 Public Hearing

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



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IV. ANNOUNCEMENTS AND NEW BUSINESS:

Chair Gary Brown made presentation thanking Michael Via for his four years of service on the VRB Board. This hearing is Michael Via’s last hearing due to term limits.

Legal Staff Member Jerrod Simpson made announcement regarding seeking new VRB Board Members and encouraged applications be submitted. Please contact Eric Cotton, Zoning Administrator, City of Tampa, Planning, Design & Development Coordination at Eric.Cotton@tampagov.net or 813-274-7510.

V. SWEAR-IN:

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

VI. CONTINUED CASES:

APPLICATION: **VRB20-01**

Cont'd to 02/11/2020 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.

Dustin Pasteur recused himself, stating he has engaged in business interactions with the Applicant’s Authorized Agent (Aaron Murphy, son of the applicant/Authorized Agent).

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

BOARD VOTE: Motion to Deny: M. Via Second: B. Feldman

Motion Failed: Vote of 2-3

(Deny - S. Long, M. Via, Nay - G. Brown, S. Walker, B. Feldman)

Motion to Approve: S. Walker

Second: B. Feldman

Motion Failed: Vote of 3-2*

(Approve - G. Brown, S. Walker, B. Feldman, Nay - S. Long, M. Via)

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

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Legal Staff, J. Simpson stated since both motions failed the case will remain closed and is continued to February 11, 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 February public hearing, and, only if the hearing is open for comment. The February public hearing will be for the VRB Board to vote, only.

VI. NEW CASES:

APPLICATION: **VRB19-95** *Cont'd from 12/10/2019 due to renotice* **(APPROVED)**

APPLICANT: Roderick C. & Elizabeth F Mann

AGENT: John Grandoff, III / Hill Ward Henderson

LOCATION: 4936 West Melrose Avenue, South

REQUEST: To reduce the front yard setback from 25' to 20', to reduce the rear yard from 20' to 7'-2" (Section 27-156)

PURPOSE: To construct new single-family residence.

NEIGHBORHOOD: Stoney Point Civic Assoc., Sunset Park Area Homeowners Assoc., Inc.

BOARD VOTE: Motion to Approve: D. Pastuer Second: S. Long

Motion Passed: Vote of 6-0

APPLICATION: **VRB19-114** **(APPROVED)**

APPLICANT: Leslie A. Diaz

AGENT: N/A

LOCATION: 2913 W Aileen Street

REQUEST: To reduce the rear yard setback from 20' to 0', to reduce the west side yard setback from 7' to 4', and reduce the east side yard setback from 7' to 3.7' (Section 27-156)

PURPOSE: To vest existing conditions of footprint of existing primary structure.

To obtain setback reduction for carport addition for covered porch area; work done without permits – CMP-19-0007941.

NEIGHBORHOOD: MacFarlane Park Assoc. & Neighborhood Watch, La Maddlena HOA, Bowman Heights Neighborhood Watch

Applicant submitted one picture into the record.



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

Amended: B. Feldman – To add existing conditions for west side yard and rear yard due to house built in 1947, alley provides a buffer to the rear setback being reduced to 0’.

Motion Passed: Vote of 6-0

APPLICATION: VRB19-118 (APPROVED)

APPLICANT: Fowler Avenue, LLC

AGENT: David W. Jackson / Rebecca Bennett/ Anchor Sign, Inc.

LOCATION: 11616 North Nebraska Avenue

REQUEST: To install a wall sign on north elevation, to increase allowable signage square footage on north elevation from 0 SF to 66.82 SF (Section 27-289)

PURPOSE: To install a new sign for new tenant on north elevation of existing structure.

NEIGHBORHOOD: North Tampa Community Neighborhood Assoc.

BOARD VOTE: Motion to Approve: D. Pastuer Second: S. Long

Motion Passed: Vote of 6-0

APPLICATION: VRB20-05 (APPROVED)

APPLICANT: Sherry Williams

AGENT: N/A

LOCATION: 2609 West Jetton Avenue

REQUEST: To reduce the side yard setback from 7’ to 4.3’ (Section 27-156)

PURPOSE: To construct addition to existing primary structure.

NEIGHBORHOOD: New Suburb Beautiful Civic Assoc., SOHO Business Alliance, Parkland Estates Civic Club, Tampa Heights Civic Assoc., Inc., Historic Hyde Park Neighborhood Assoc., Inc.,

BOARD VOTE: Motion to Approve: D. Pastuer Second: S. Long

Condition: D. Pastuer – Setback reduction is noted to be for east side yard only.

Motion Passed: Vote of 6-0



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APPLICATION: VRB20-07 (POSTPONED TO FEBRUARY)
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.

Case was opened, PDDC Staff, R. Meade-Curry, presented the case, the Board requested the applicant to come forward. The Applicant was not present. Case was moved to the end of the agenda.

At the end of the agenda, the case was called. The Applicant still was not present. Case was postponed to the February 11, 2020, public hearing.

APPLICATION: VRB20-12 (PARTIAL APPROVAL)
APPLICANT: AMP Capital SouthTown Holdings, LLC
AGENT: Roberto Hiller/Jose Morera - Signarama of New Tampa
LOCATION: 1501 South Dale Mabry Hwy, tenant at Unit # A103
REQUEST: 1. Two (2) additional wall/building signs for a total of three (3) on site
2. Increase signage square footage allowance from 55.73 SF to 93 SF, spread over the three (3) signs.
3. Sign over main entrance at 20 SF, Sign facing Neptune at 36.5 Sf, Sign facing S Dale Mabry at 36.5 SF (Section 27-289)
PURPOSE: To allow additional signage for new tenant, and replace signage for new tenant where signage was for previous tenant.
NEIGHBORHOOD: Palma Ceia West Neighborhood Assoc., Virginia Park Neighborhood Assoc.

Case was presented by PDDC Staff, R. Meade-Curry, and one email along with hard-copy of PowerPoint presentation received in opposition was entered into the record.

Public present: Opposition – M. Smith, submitted documents and PowerPoint presentation into the record.



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

Condition: D. Pastuer – The motion is for a Partial Approval of Variance Request for one additional sign at Sign ‘A’ location as shown on site plan, for a total of 20 Sf, and one sign as allowed by right and code for a total of 55.73 SF to be located facing public r-o-w of South Dale Mabry Highway. Total signage allowance to be 75.73 SF.

Motion Passed: Vote of 5-1
(Nay – B. Feldman)

VI. ADJOURNMENT: Meeting was adjourned without objection at 10:00 PM

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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