



VARIANCE REVIEW BOARD (VRB) PUBLIC HEARING

MEETING DATE/TIME: Tuesday, December 9, 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, 2555 E Hanna Ave, Tampa, FL 33610, 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 November 18, 2025, and October 14, 2025 HEARING
- IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION
- V. SWEAR-IN
- VI. ITEMS TO BE REVIEWED

1. VRB-25-78

Owner/Applicant: Evgenios Evgeniou / Natalie Martella
Location: 1021 W Coral St
Folio: 181766.0000
Zoning: Residential Single-Family (RS-50)
Request: Reduce pool and screen enclosure setback from 5 feet to 3 feet
Code Section: 27-290.3
Neighborhood Association: Riverside Heights Civic Association, Bowman Heights, Old Seminole Heights Neighborhood Association Inc.

2. VRB-25-68

Owner/Applicant: Eric Seeley/Stephen Michelini
Location: 3801 S Lynwood Ave
Folio: 128406.0100
Zoning: Residential Single-Family (RS-60)
Request: Reduce rear yard setback from 20 feet to 15 feet. Reduce front yard setback from 25 feet to 17 feet.
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.

3. VRB-25-71

Owner/Applicant: Essie Jr and Sharon Sims/Tiffani Thornton
Location: 4310 W Iowa Ave
Folio: 133793.0000
Zoning: Residential Single-Family (RS-60)
Request: Reduce corner yard setback from 7 feet to 0 feet.
Code Section: 27-156
Neighborhood Association: Gandy Civic Association, Southtown Park HOA, Belmar Gardens Neighborhood, Bayside West Neighborhood Association, Inc.

4. VRB-25-82

Owner/Applicant: Rizq Holdings LLC/2 Young Architects
Location: 4066 Henderson Blvd
Folio: 120029.0000
Zoning: Commercial General (CG)
Request: Reduce required parking from 11 spaces to 9 spaces.
Code Section: 27-283.7
Neighborhood Association: Palma Ceia West Neighborhood Association, Inc., Virginia Park Neighborhood Association, Inc.

5. VRB-25-83 (Memorandum requesting continuance from applicant to February 10, hearing)

Owner/Applicant: Joseph L Fontana Lii/Colin Rice
Location: 541 Lucerne Ave
Folio: 169242.0000
Zoning: Residential Single-Family (RS-60)
Request: Request to increase height: 35' to 53'(above ground level) or 61' (above mean sea level), reduce front yard setback from 25' to 4.9'

Code Section: 27-156
Neighborhood Association: Davis Islands Civic Association, Inc., Hyde Park Spanishtown Creek Civic Association

6. VRB-25-84

Owner/Applicant: Yulesey Alonso Lugo and Barisbey Mera Suarez
Location: 1711 W Erna Dr
Folio: 106091.0000
Zoning: Residential Single-Family (RS-60)
Request: Request to reduce the side yard setback for an accessory structure from 3' to 22"

Code Section: 27-290
Neighborhood Association: Wellswood Civic Association, Inc., Tampa Overlook Neighborhood Association, Old Seminole Heights Neighborhood Association, Inc.

7. VRB-25-88

Owner/Applicant: MOA Holdings LLC/Coastal Pointe Construction
Location: 6603 Interbay Blvd
Folio: 137666.0000
Zoning: Residential Single-Family (RS-60)
Request: Reduce the South Front yard setback from 25 feet to 18 feet. Reduce the North Front setback from 25 feet to 10 feet.

Code Section: 27-156
Neighborhood Association: Interbay - South of Gandy Civic Association, Southtown Park HOA, Belmar Gardens Neighborhood, Ballast Point Neighborhood Association

8. VRB-25-89

Owner/Applicant: Peter and Keli Mullen
Location: 3112 W Paxton Ave
Folio: 134100.0000
Zoning: Residential Single-Family (RS-60)
Request: Grand Tree Removal
Code Section: 27-284.2.5
Neighborhood Association: Interbay - South of Gandy Civic Association, Southtown Park HOA, Belmar Gardens Neighborhood, Ballast Point Neighborhood Association

9. VRB-25-91

Owner/Applicant: Black Point Assets Inc Trustee
Location: 8306 N Semmes St
Folio: 149705.0000
Zoning: Residential Single-Family (RS-50)
Request: Reduce side yard setback from 7' to 1'
Code Section: 27-156
Neighborhood Association: Sulphur Springs Action League, Inc., Hyde Park Spanishtown Creek Civic Association

10. VRB-25-93

Owner/Applicant: Frank and Jane Kalpakis/Hill Ward Henderson P.A.
Location: 3616 W Obispo St
Folio: 123790.0000
Zoning: Residential Single-Family (RS-50)
Request: Request to increase accessory structure height from 15' to 27'
Code Section: 27-290
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.

11. VRB-25-72

Owner/Applicant: Tania Rodriguez and Paul Raymond Horst
Location: 4014 W Santiago St.
Folio: 124079.0000
Zoning: Residential Single Family (RS-60)
Request: Reduce rear yard setback from 20 feet to 10 feet
Code Section: 27-156
Neighborhood Association: Virginia Park Neighborhood Association, Inc., Virginia Park Neighborhood Association, Belmar Gardens Neighborhood, Palma Ceia Neighborhood Association, Inc., Bayside West Neighborhood Association, Inc.

12. VRB-25-81 (Miss-noticed)

Owner/Applicant: Doe Reivers Castelleon/Gerald Matrinez
Location: 8511 N Lamar Ave
Folio: 99479.0000
Zoning: Residential Single Family (RS-50)
Request: Reduce front yard from 20 feet to 7 feet, reduce rear yard from 20 feet to 7 feet.
Code Section: 27-156
Neighborhood Association: Sulphur Springs Action League, Inc., Hyde Park Spanishtown Creek Civic Association

13. VRB-25-94

Owner/Applicant: Michael Anthony Barkett/Angela Rauber
Location: 3917 W Euclid Ave
Folio: 125039.0000
Zoning: Residential Single Family (RS-60)
Request: Reduce accessory structure setback from 3 feet to 2 feet, reduce eave to eave separation from 5 feet to 3 feet. Allow 2 portable accessory structures.

Code Section: 27-290
Neighborhood Association: FairOaks/Manhattan Manor Neighborhood Association, Virginia Park Neighborhood Association, Belmar Gardens Neighborhood, Palma Ceia Neighborhood Association, Inc., Bayside West Neighborhood Association, Inc., Southtown Park HOA, Belmar Gardens Neighborhood, Virginia Park Neighborhood Association, Inc., Virginia Park Neighborhood Association, Inc.

14. VRB-26-01

Owner/Applicant: Maria Rezabala/Romero Drafting
Location: 1011 W Mohawk Ave
Folio: 104818.0000
Zoning: Residential Single Family (RS-50)
Request: Reduce rear yard setback from 20 feet to 14.7 feet
Reduce side yard setback from 7 feet to 2.1 feet

Code Section: 27-156
Neighborhood Association: Riverbend Civic Association

15. VRB-26-03

Owner/Applicant: Douglas Manson
Location: 2308 S Lila Ln
Folio: 121103.0000
Zoning: Residential Single Family (RS-75)
Request: Reduce corner yard setback from 15 feet to 3 feet
Code Section: 27-156
Neighborhood Association: Sunset Park Area Homeowners Association, Inc., Virginia Park Neighborhood Association, Inc.

16. VRB-26-04 (Memorandum requesting continuance from applicant to February 10, hearing)

Owner/Applicant: Alex and Jaclyn Miningham/Colin Rice
Location: 1203 S Druid Ln.
Folio: 120649.0000
Zoning: Residential Single Family (RS-75)
Request: Reduce rear yard from 12 feet to 5 feet.
Code Section: 27-156
Neighborhood Association: Culbreath Bayou Homeowners Association. Inc.

17. VRB-26-05

Owner/Applicant: Tack Holdings LLC
Location: 4040 Henderson Blvd
Folio: 120027.0000
Zoning: Commercial General (CG)
Request: Freestanding sign setback reduction from 5 feet to 0 feet. Increase EMC signage from 16 square feet to 40 square feet. Request to reduce the EMC sign separation distance to 129 feet from 300 feet.
Code Section: 27.289
Neighborhood Association: Palma Ceia West Neighborhood Association Inc., Virginia Park Neighborhood Association, 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, 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.