



**VARIANCE REVIEW BOARD**

**PUBLIC HEARING**

**MEETING DATE/TIME:** Tuesday, April 14, 2026, at 5:30 PM.

**LOCATION:** Old City Hall, 315 E. Kennedy Boulevard, City Council Chambers, 3rd Floor,  
Tampa, FL 33602

**Meeting Minutes**

*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 any and 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](mailto: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](mailto:vrb@tampagov.net).

**Please silence all cell phones to ensure an accurate record of the Public Hearing and for the courtesy of those attending this meeting.**

I. **CALL TO ORDER** 5:35pm

II. **SILENT ROLL CALL**

Board Members Present: Ana Wallrapp, Todd Fultz, Aaron Murphy, Megan J. Cochran, Simone Brown,  
& Brian D. Frey

Staff Present:

Development Coordination: Steven Eyster

Development Clerk: Lisa Middleton

Legal Staff: Taylor Bolt

**III. APPROVAL OF MEETING MINUTES**

Motion to approve March 10, 2026, Meeting Minutes with edits:

BOARD VOTE: Motion to Approve: Brian D. Frey    Second: Simone Brown

Motion Passed: 5-0

**IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION**

Legal Staff, Taylor Bolt, confirmed with Board Members that there were no conflicts. Also, confirmed no ex-parte communication regarding any of the items on the agenda.

**V. SWEAR-IN**

Staff, Lisa Middleton, swore in all public hearing participants, applicants, interested parties, and witnesses who will be giving testimony in the City Council Chambers.

**VI. CONTINUANCES AND MISSED NOTICES**

**VII. ITEMS TO BE REVIEWED**

**1. VRB-26-21**

Owner/Applicant:                      Whlr Tampa Festival LLC/Mark Brenchley

Location:                                      2525 E Hillsborough Avenue

Folio: 157007.0124  
Zoning: Commercial Intensive (CI)  
Request: Increase building signs from 1 to 2 Increase building sign square footage from 25 to 48.96  
Code Section: 27-240(2).f.3  
Neighborhood Association: East Tampa 1, Tampa Overlook Neighborhood Association

**BOARD VOTE:** Motion to Approved: Megan J. Cochran Second: Simone Brown

Motion Passed: 6-0

Aaron Murphy: Approved Ana Wallrapp: Approved

Brian D. Frey: Approved Megan J. Cochran: Approved

Simone Brown: Approved Todd Fultz: Approved

Applicants: Mark Brenchley

Public Speaker: N/A

**2. VRB-26-28**

Owner/Applicant: Kevin James and Jessica Lane Bexley/Mark Blonar  
Location: 4510 S Ferncroft Cir.  
Folio: 120606.0000  
Zoning: Residential Single Family (RS-75)  
Request: Reduce rear yard setback from 20 feet to 5 feet  
Code Section: 27-156

Neighborhood Association: Culbreath Bayou Homeowners Association Inc.

**BOARD VOTE:** Motion to Continue to May 12, 2026: Todd Fultz Second: Brian D. Frey

Motion Passed: 6-0

Aaron Murphy: Approved

Ana Wallrapp: Approved

Brian D. Frey: Approved

Megan J. Cochran: Approved

Simone Brown: Approved

Todd Fultz: Approved

Applicants: Mark Blanar

Public Speaker: N/A

**3. VRB-26-33 (Withdrawn)**

Owner/Applicant: Adobe Homes Inc./Innovative Pools

Location: 5023 W Dante Avenue

Folio: 122005.0000

Zoning: Residential Single Family (RS-75)

Request: Reduce rear yard setback from 20 feet to 9 feet and east side setback from 7 feet to 4 feet.

Code Section: 27-156

Neighborhood Association: Sunset Park Area Homeowners Association Inc., Virginia Park  
Neighborhood Association, Inc

**4. VRB-26-45**

Owner/Applicant: City of Tampa/Meredith Beyer

Location: 4902 E Whiteway Dr.

Folio: 139687.0000

Zoning: Residential Single-Family (RS-60)  
Request: Reduce tree retention from 50 percent to 3 percent  
Code Section: 27-284  
Neighborhood Association: Terrace Park Civic Association, Inc, 345 Bayshore Condominium Assn.

**BOARD VOTE:** Motion to Approved: Simone Brown Second: Brian D. Frey  
Motion Passed: 5-1  
Aaron Murphy: Opposed Ana Wallrapp: Approved  
Brian D. Frey: Approved Megan J. Cochran: Approved  
Simone Brown: Approved Todd Fultz: Approved

Applicants: Meredith Beyer  
Public Speaker: Alyson Uther  
Public Speaker: Eric Babock  
Public Speaker: Steve Michelini

**5. VRB-25-81**

Owner/Applicant: Don Rivera/Anelys Quintero  
Location: 8511 N Lamar Avenue  
Folio: 099479.0000  
Zoning: Residential Single-Family (RS-50)

Request: Reduce the front setback from 20' to 7', reduce rear yard setback from 20' to 7'

Code Section: 27-156

Neighborhood Association: Sulphur Springs Action League, Inc., Hyde Park Spanishtown Creek Civic Association

**BOARD VOTE:** Motion to Approved: Brian D. Frey Second: Todd Fultz

Motion Passed: 6-0

Aaron Murphy: Approved

Ana Wallrapp: Approved

Brian D. Frey: Approved

Megan J. Cochran: Approved

Simone Brown: Approved

Todd Fultz: Approved

Applicants: Anelys Quintero

Public Speaker: N/A

**6. VRB-26-20**

Owner/Applicant: Discount Auto Parts Inc 588/Gina Penney (Atlas Signs Holding)

Location: 3402 E Hillsborough Avenue

Folio: 152190.0000

Zoning: Commercial Intensive (CI)

- Request:
1. Request to increase the sign Letter height for two wall signs from 1' to 2.5'
  2. Request to increase allowed square footage for two wall signs from 25sf to 61.49sf

Code Section: 27-240(2).f.3

Neighborhood Association: East Tampa 1, Tampa Overlook Neighborhood Association, Seminole Heights East Neighborhood Association, 345 Bayshore Condominium Assn., Tampa Overlook Neighborhood Association, Tampa Overlook Neighborhood Association, The Legacy of Fair Oaks Community Association, Live Oaks Square Neighborhood, Association and Crime Watch

**BOARD VOTE:** Motion to Approved: Aaron Murphy                      Second: Todd Fultz

Motion Passed: 6-0

Aaron Murphy: Approved                      Ana Wallrapp: Approved

Brian D. Frey: Approved                      Megan J. Cochran: Approved

Simone Brown: Approved                      Todd Fultz: Approved

Applicants: Gina Penney

Public Speaker: N/A

**7. VRB-26-23**

Owner/Applicant: Heavysset Holdings LLC/Stephen Michelini

Location: 3003 W Cypress Street

Folio: 180723.0000

Zoning: Commercial General (CG)

Request: 1. Request to increase free standing signage from 15 square feet to 272 square feet total.

2. Request to increase in height from 6 feet to 24 feet.

Code Section: 27-240(2)c.f

Neighborhood Association: Armory Gardens Civic Association, Parkland Estates Civic Club, Inc., Midtown Tampa Neighborhood Association

**BOARD VOTE:** Motion to Continue to June 9, 2026: Brian D. Frey Second: Simone Brown

Motion Passed: 6-0

Aaron Murphy: Approved

Ana Wallrapp: Approved

Brian D. Frey: Approved

Megan J. Cochran: Approved

Simone Brown: Approved

Todd Fultz: Approved

Applicants: Stephen Michelini

Public Speaker: N/A

**8. VRB-26-34**

Owner/Applicant: Monique Asante/Deborah Carmody

Location: 517 W Plaza Place

Folio: 182487.0000

Zoning: Residential Single-family (RS-50)

Request: Request to reduce front yard setback from 20 feet to 3 feet.

Code Section: 27-156

Neighborhood Association: Tampa Heights Civic Association, Inc., Bowman Heights, Old Seminole Heights Neighborhood 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, Riverside Heights Civic Association

**BOARD VOTE:**

Motion to Approved: Todd Fultz      Second: Aaron Murphy

Motion Passed: 4-2

Aaron Murphy: Approved      Ana Wallrapp: Approved

Brian D. Frey: Opposed      Megan J. Cochran: Approved

Simone Brown: Opposed      Todd Fultz: Approved

Applicants: Jonathan Carmody

Applicants: Deborah Carmody

Public Speaker: N/A

**9. VRB-26-38**

Owner/Applicant:      Diocese of St Petersburg/Fastsigns

Location:      821 S Dale Mabry Highway

Folio:      118969.0000

Zoning:      Residential Office (RO-1), Residential Multi-Family (RM-16) Commercial General (CG)

Request:      1.      Request to increase the maximum allowed height of a freestanding sign from 10 feet to 18 feet 6 inches.

2. Request to increase the maximum allowable sign face from 50 square feet to 160 square feet for each side at a 5-foot setback from the right of way.

Code Section: 27-289

Neighborhood Association: Swann Estates Neighborhood Association Inc.

**BOARD VOTE:** Motion to Approved: Aaron Murphy Second: Brian D. Frey

Motion Passed: 6-0

Aaron Murphy: Approved

Ana Wallrapp: Approved

Brian D. Frey: Approved

Megan J. Cochran: Approved

Simone Brown: Approved

Todd Fultz: Approved

Applicants: Michelle Satterfield

Applicants: Rev. Len Plazewski

Public Speaker: N/A

**10. VRB-26-39**

Owner/Applicant: Ana and Garret King

Location: 4023 W Santiago Street

Folio: 123495.0015

Zoning: Residential Single-Family (RS-60)

Request: Reduce screen enclosure setback from 5 feet to 4 feet.

Code Section: 27-290

Neighborhood Association: Virginia Park Neighborhood Association, Inc., Virginia Park Neighborhood Association, Belmar Gardens Neighborhood, Palma Ceia Neighborhood Association, Inc., Bayside West Neighborhood Association, Inc.

**BOARD VOTE:**

Motion to Approved: Todd Fultz          Second: Simone Brown

Motion Passed: 6-0

Aaron Murphy: Approved

Ana Wallrapp: Approved

Brian D. Frey: Approved

Megan J. Cochran: Approved

Simone Brown: Approved

Todd Fultz: Approved

Applicants: Garret King

Public Speaker: N/A

**11. VRB-26-42**

Owner/Applicant: Diane Gilhool / Jaime Maier

Location: 2515 W Jetton Avenue

Folio: 118402.0000

Zoning: Residential Single-Family (RS-60)

Request: Request to reduce rear yard setback from 20 feet to 12 feet.

Code Section: 27-156

Neighborhood Association: Parkland Estates Civic Club, Inc., SOHO Business Alliance, Ameryllis Garden Circle, Palma Ceia West Neighborhood Association, Inc., Parkland Estates Civic Club, Inc., SOHO Business Alliance, Parkland Estates Civic Club, Bowman Heights, Palma Ceia West, Neighborhood Association, Inc.,

Tampa Heights Civic Association, Inc., Historic Hyde Park Neighborhood Association, Inc., New Suburb Beautiful Civic Association, Inc.

**BOARD VOTE:**

Motion to Approved and cancel the current VRB-24-44: Simone Brown  
Second: Brian D. Frey

Motion Passed: 6-0

Aaron Murphy: Approved

Ana Wallrapp: Approved

Brian D. Frey: Approved

Megan J. Cochran: Approved

Simone Brown: Approved

Todd Fultz: Approved

Applicants: Jaime Maier

Public Speaker: N/A

**12. VRB-26-44**

Owner/Applicant:

Adam Ross and Meredith Richardson/ Kormex Construction

Location:

613 E Davis Boulevard

Folio:

195922.0000

Zoning:

Residential Single-Family (RS-60)

Request:

1. Request to reduce north side yard setback from 7 feet to 5 feet.
2. Request to reduce south side yard setback from 7 feet to 6 feet.

Code Section:

27-156

Neighborhood Association:

Davis Islands Civic Association, Inc., Hyde Park Spanishtown Creek Civic Association

**BOARD VOTE:** Motion to Approved: Brian D. Frey Second: Simone Brown  
Motion Passed: 6-0  
Aaron Murphy: Approved Ana Wallrapp: Approved  
Brian D. Frey: Approved Megan J. Cochran: Approved  
Simone Brown: Approved Todd Fultz: Approved

Applicants: Sang Lee  
Applicants: Meredith Richardson  
Public Speaker: Tom Jockomo

**13. VRB-26-55**

Owner/Applicant: Michael Rollins and Christen Pilger / Domain Homes Inc.  
Location: 4003 W Kensington Avenue  
Folio: 124886.0000  
Zoning: Residential Single-family (RS-60)  
Request: Request to remove a grand oak tree  
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.

**BOARD VOTE:** Motion to Continue to June 9, 2026: Brian D. Frey Second: Simone Brown  
Motion Passed: 6-0

Aaron Murphy: Approved

Ana Wallrapp: Approved

Brian D. Frey: Approved

Megan J. Cochran: Approved

Simone Brown: Approved

Todd Fultz: Approved

Applicants: Ann Rollins

Applicants: Luke Surak

Applicants: Michael Rollins

Public Speaker: Pamela Jackson-Haney

**VIII. ADJOURNMENT: 8:54pm**

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](mailto:TampaADA@tampagov.net), or by submitting an ADA - Accommodations Request form available online at [tampagov.net/ADARequest](http://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.