VARIANCE REVIEW BOARD

PUBLIC HEARING

MEETING DATE/TIME:	**Tuesday, August 11, 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. 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 to ensure an accurate record of the Public Hearing and for the courtesy of those attending this meeting.

I. CALL TO ORDER 5:36pm

II. SILENT ROLL CALL

Board Members Present: Ana Wallrapp, Aaron Murphy, Megan J. Cochran, Brian D. Frey & Rick Fifer

Todd Fultz joined the hearing during case VRB-26-56.

Staff Present:

Development Coordination: Steven Eyster, Marla Tricoche-Garcia, and Laura Marley

Development Clerk: Lisa Middleton and Sly Wilburn

Legal Staff: Taylor Bolt

III. APPROVAL OF MEETING MINUTES

Motion to approve July 14, 2026, Meeting Minutes with edits:

BOARD VOTE: Motion to Approve: Brian D. Frey Second: Megan J. Cochran

Motion Passed: 5-0

Aaron Murphy: Approved Rick Fifer: Approved

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

Ana Wallrapp: Approved

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, Sly Wilburn, 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-26-56

Owner/Applicant:	Channelside Partners LLC/Ricky Peterika
Location:	3917 N Nebraska Ave
Folio:	172983.0000
Zoning:	Commercial General (CG)
Request:	Rescind request to remove one non-hazardous grand tree Reduce tree retention from 50 percent to 35 percent
Code Section:	27-284
Neighborhood Association:	Southeast Seminole Heights Civic Association, Inc., VM Ybor Neighborhood Association & Crimewatch, Informed Neighbor, Business Guild of Seminole Heights, Tampa Overlook Neighborhood Association, Seminole Heights East Neighborhood Association, Ybor Heights Neighborhood Association and Watch Group, VM Ybor Neighborhood Association & Crimewatch, Ybor Heights Neighborhood Association and Watch Group

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

Motion Passed: 4-2

Aaron Murphy: Approved Rick Fifer: Opposed

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

Todd Fultz: Approved Ana Wallrapp: Approved

Applicant: Ricky Peterika

Public Speaker: Carolyn Anne Bennett

Public Speaker: Pamela Jackson-Haney

2. VRB-26-72

Owner/Applicant:	Berns Steak House/Ricky Peterika
Location:	2208 W Morrison Ave
Folio:	186169.0000

Zoning:	Commercial General (CG), Commercial Intensive (CI)
Request:	Revised request to remove 1 grand tree instead of 2 grand trees Request to reduce required parking from 90 spaces to 61 Reduce front setback from 10’ to 8’ for bay windows
Code Section:	27-289, 27-156, 27-284
Neighborhood Association:	Historic Hyde Park Neighborhood Association, 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., SOHO Business Alliance, Ameryllis Garden Circle, Palma Ceia West Neighborhood Association, Inc., Parkland Estates Civic Club, Inc., SOHO Business Alliance, Bayshore Gardens Neighborhood Association, Inc., Parkland Estates Civic Club, Inc., New Suburb Beautiful Civic Association, Inc.,Parkland Estates Civic Club, Inc.

BOARD VOTE: Motion to Approve the removal of 1 grand tree: Aaron Murphy

Second: Rick Fifer

Motion Passed: 6-0

Aaron Murphy: Approved	Rick Fifer: Approved
Brian D. Frey: Approved	Megan J. Cochran: Approved
Todd Fultz: Approved	Ana Wallrapp: Approved

BOARD VOTE: Motion to approve to reduce required parking from 90 spaces to 61 and reduce front setback from 10’ to 8’ for bay windows: Aaron Murphy

Second: Brian D. Frey

Motion Passed: 6-0

Aaron Murphy: Approved	Rick Fifer: Approved
Brian D. Frey: Approved	Megan J. Cochran: Approved
Todd Fultz: Approved	Ana Wallrapp: Approved

Applicant: Ricky Peterika

Applicant: Stephen Michelini

Public Speaker: N/A

3. VRB-26-48

Owner/Applicant:	Marwan Asadi/James Bennett
Location:	11107 N 51st St.
Folio:	139517.0000
Zoning:	Residential Single-Family (RS-60)
Request:	Reduce the rear yard setback from 20 feet to 4.9 feet.
	Reduce side yard setback from 7 feet to 4 feet.
Code Section:	27-156
Neighborhood Association:	Terrace Park Civic Association, Inc., 345 Bayshore Condominium Assn.

BOARD VOTE: Motion to Approved: Rick Fifer Second: Brian D. Frey

Motion Passed: 6-0

Aaron Murphy: Approved Rick Fifer: Approved

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

Ana Wallrapp: Approved Todd Fultz: Approved

Applicant: Marwan Asadi

Applicant: James Bennett

Public Speaker: N/A

4. VRB-26-61

Owner/Applicant:	Cameron and Brittany Brown
Location:	4224 W Barcelona St.
Folio:	123923.0000
Zoning:	Residential Single-Family (RS-100)

Request: Request rear setback change for accessory pool from 5t to 3ft.

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 with the condition the pool cannot have a screen enclosure: Todd Fultz Second: Brian D. Frey

Motion Passed: 4-2

Aaron Murphy: Approved	Rick Fifer: Opposed
Brian D. Frey: Approved	Megan J. Cochran: Approved
Ana Wallrapp: Opposed	Todd Fultz: Approved

Applicants: Cameron Brown

Public Speaker: N/A

BOARD VOTE: Motion for a five-minute recess: Anna Wallrapp Second: Brian D. Frey

Motion Passed: 6-0

Aaron Murphy: Approved	Rick Fifer: Approved
Brian D. Frey: Approved	Megan J. Cochran: Approved
Ana Wallrapp: Approved	Todd Fultz: Approved

5. VRB-26-77

Owner/Applicant: Brian and Kelly Brelje

Location: 4337 S Coolidge Ave

Folio: 129552.0000

Zoning: Residential Single-Family (RS-60)

Request: Reduce rear yard setback from 20 feet to 10 feet

Code Section: 27-156

Neighborhood Association: FairOaks/Manhattan Manor Neighborhood Association, Southtown Park HOA, Belmar Gardens Neighborhood, Virginia Park Neighborhood Association, Inc.

BOARD VOTE: Motion to Approved: Brian D. Frey Second: Megan J. Cochran

Motion Passed: 6-0

Aaron Murphy: Approved Rick Fifer: Approved

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

Ana Wallrapp: Approved Todd Fultz: Approved

Applicants: Kelly Brelje

Public Speaker: N/A

6. VRB-26-81

Owner/Applicant: Lisa Morgan/Joseph Caito

Location: 4005 W Cleveland St.

Folio: 115243.0800

Zoning: Residential Single-Family (RS-60)

Request: Reduce west side yard setback from 7 feet to 3 feet

Code Section: 27-156

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 Rick Fifer: Approved

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

Ana Wallrapp: Approved Todd Fultz: Approved

Applicants: Lisa Morgan

Public Speaker: N/A

7. VRB-26-86

Owner/Applicant:	Sean Daniel
Location:	3924 W Palmira Ave.
Folio:	123225.0000
Zoning:	Residential Single-Family (RS-100)
Request:	Reduce corner yard pool setback from 15 feet to 4 feet
Code Section:	27-290
Neighborhood Association:	Virginia Park Neighborhood Association, Inc., Virginia Park Neighborhood Association, Inc., Virginia Park Neighborhood Association, Belmar Gardens Neighborhood, Palma Ceia Neighborhood Association, Inc., Bayside West Neighborhood Association, Inc., Palma Ceia West Neighborhood Association, Inc.

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

Motion Passed: 5-1

Aaron Murphy: Approved	Rick Fifer: Approved
Brian D. Frey: Approved	Megan J. Cochran: Opposed
Ana Wallrapp: Approved	Todd Fultz: Approved

Applicant: Sean Daniel

Public Speaker: N/A

8. VRB-26-87

Owner/Applicant:	4130 Gandy Blvd LLC/Addie Mentry
Location:	4132 W Gandy Blvd

Folio:	132449.0022
Zoning:	Commercial Intensive (CI)
Request:	Increase signage from 0 square feet to 4,118.36 square feet
Code Section:	27-289
Neighborhood Association:	Gandy Civic Association, Southtown Park HOA, Belmar Gardens Neighborhood, Bayside West Neighborhood Association, Inc.

BOARD VOTE: Motion to reopen the public hearing: Aaron Murphy

Second: Brian D. Frey

Motion Passed: 6-0

Aaron Murphy: Approved	Rick Fifer: Approved
Brian D. Frey: Approved	Megan J. Cochran: Approved
Ana Wallrapp: Approved	Todd Fultz: Approved

BOARD VOTE: Motion to continue to October 13, 2026, Approved: Todd Fultz

Second: Brian D. Frey

Motion Passed:6-0

Aaron Murphy: Approved	Rick Fifer: Approved
Brian D. Frey: Approved	Megan J. Cochran: Approved
Ana Wallrapp: Approved	Todd Fultz: Approved

Applicant: Addie Mentry

Public Speaker: N/A

9. VRB-26-88

Owner/Applicant:	Slapshot Management Group Llc/Thomas Signs and Awning LLC
Location:	4075 Henderson Blvd.
Folio:	120021.0000
Zoning:	Planned Development (PD)
Request:	Reduce freestanding sign setback from 5 feet to 0 feet
Code Section:	27-289
Neighborhood Association:	Palma Ceia West Neighborhood Association, Inc., Virginia Park Neighborhood Association, Inc.

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

Motion Passed: 5-1

Aaron Murphy: Approved	Rick Fifer: Approved
Brian D. Frey: Approved	Megan J. Cochran: Approved
Anna Wallrapp: Opposed	Todd Fultz: Approved

Applicant: Alvin Ramos

Applicant: Steven Mesa

Public Speaker: N/A

NOTE: **Steven Eyster stated Council will have the chambers on the second Tuesday of the month due to a budget meeting. Our meeting got move to the third Tuesday of the month September 15, 2026, located at Old City Hall Council Chambers, 315 E Kennedy Blvd, Third Floor, Tampa, FL 33602, 5:30pm.**

ADJOURNMENT: 9:14pm

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

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.