



VARIANCE REVIEW BOARD (VRB) 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**

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 July 14th, 2026, HEARING
- IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION
- V. SWEAR-IN
- VI. ITEMS TO BE REVIEWED

Continued Cases

1. VRB-26-56

Owner/Applicant:	Channelside Partners LLC/Ricky Peterika
Location:	3917 N Nebraska Ave
Folio:	172983.0000
Zoning:	Commercial General (CG)
Request:	Remove one non-hazardous grand tree Reduce tree retention from 50 percent to 15 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

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:	Request to remove 2 grand trees Request to reduce required parking from 78 spaces to 58 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.
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New Business

3. VRB-26-48

Owner/Applicant:	Marwan Asadi/James Bennett
Location:	11107 N 51 st 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.

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.

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.

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.

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.
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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.

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.

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.