



VARIANCE REVIEW BOARD (VRB) 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

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 March 10, 2026, HEARING
- IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION
- V. SWEAR-IN
- VI. 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

2. VRB-26-28

Owner/Applicant:	Kevin James and Jessica Lane Bexley/Mark Blanar
Location:	4510 S Ferncroft Circle
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.

3. VRB-26-33

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
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4. VRB-26-45

Owner/Applicant:	City of Tampa/Meredith Beyer
Location:	4902 E Whiteway Drive
Folio:	139687.0000
Zoning:	Residential Single-Family (RS-60)
Request:	Reduce tree retention from 50 percent to 6 percent
Code Section:	27-284
Neighborhood Association:	Terrace Park Civic Association, Inc, 345 Bayshore Condominium Assn.

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

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:	<ol style="list-style-type: none"> 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

7. VRB-26-23

Owner/Applicant:	Heavysset Holdings LLC/Stephen Michelin
Location:	3003 W Cypress Street
Folio:	180723.0000
Zoning:	Commercial General (CG)
Request:	<ol style="list-style-type: none"> 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

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 1.5 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

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:	<ol style="list-style-type: none"> 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.

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.
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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.

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:	<ol style="list-style-type: none"> 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
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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.

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.