VARIANCE REVIEW BOARD (VRB) PUBLIC HEARING

MEETING DATE/TIME: Tuesday, December 8, 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 Staff 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 10, 2026, HEARING

IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION

V. SWEAR-IN

VI. ITEMS TO BE REVIEWED

1. **VRB-26-108**

Owner/Applicant:	City of Tampa ROW/ Ricky Peterika
Location:	910 South Himes Avenue
Folio:	118190.0000
Zoning:	Residential Single-Family (RS-100)
Request:	Remove one nonhazardous grand tree to construct the Golfview Flooding Relief Project.
Code Section:	Sec. 27-284.2.5. - Permit for grand tree removal; application; required documentation; standards and criteria for decision; inspections; petition for review.
Neighborhood Association:	Golfview Neighborhood Association, Inc. Parkland Estates Civic Club, Inc.

2. **VRB-26-109**

Owner/Applicant:	Juan Pimentel/ Ricky Peterika
Location:	2307 West Barclay Road
Folio:	97236.0000
Zoning:	Residential Single-Family (RS-50)
Request:	Remove one non-hazardous tree to construct a roundabout
Code Section:	Sec. 27-284.2.5. - Permit for grand tree removal; application; required documentation; standards and criteria for decision; inspections; petition for review.
Neighborhood Association:	N/A

3. **VRB-26-110**

Owner/Applicant:	Housing Authority of The City of Tampa/ Ricky Peterika
Location:	6661 North 24th Street
Folio:	150916.0000
Zoning:	Commercial Intensive (CI)

Request:	Remove 8 non-hazardous grand trees Reduce tree retention from to 20% for multifamily housing
Code Section:	Sec. 27-284.2.5. - Permit for grand tree removal; application; required documentation; standards and criteria for decision; inspections; petition for review. Sec. 27-284.3.1 Landscape and tree planting standards; tree preservation (retention) standards Table 284.3.1 Tree Preservation (Retention) Requirements
Neighborhood Association:	Seminole Heights East Neighborhood Association

4. VRB-26-122

Owner/Applicant:	JMS LLC/ Ricky Peterika
Location:	5102 South Lois Avenue
Folio:	132451.0000
Zoning:	Commercial Intensive (CI)
Request:	Remove two (2) grand laurel oaks and reduce tree retention from 50% to 40%.
Code Section:	Sec. 27-284.2.5. - Permit for grand tree removal; application; required documentation; standards and criteria for decision; inspections; petition for review. Sec. 27-284.3.1 Landscape and tree planting standards; tree preservation (retention) standards Table 284.3.1 Tree Preservation (Retention) Requirements
Neighborhood Association:	Gandy Civic Association, Southtown Park HOA, Belmar Gardens Neighborhood, Bayside West Neighborhood Association, Inc.

5. VRB-26-129

Owner/Applicant:	WST 400 Channelside LLC/ Ricky Peterika
Location:	422 Channelside Drive
Folio:	193825.0000
Zoning:	Central Business District (CBD-2)

Request:	Remove three (3) grand trees to construct a mixed-use development.
Code Section:	Sec. 27-284.2.5. - Permit for grand tree removal; application; required documentation; standards and criteria for decision; inspections; petition for review.
Neighborhood Association:	Tampa Downtown Partnership, Inc., The Slade at Channelside Condo, Inc., The Residences of Franklin Street Condominium Association, Inc. , Residents of Franklin Street, One Laurel Place, Palmetto Beach Community Association, Inc., Hyde Park Spanishtown Creek Civic Association, Bowman Heights

6. VRB-26-123

Owner/Applicant:	Montanos Hauling Inc. / RU Project Management Group LLC
Location:	4201 East 12th Avenue
Folio:	160784.0000
Zoning:	Commercial Intensive (CI)
Request:	Request for reduction in front yard setback from 10 feet to 3’4”.
Code Section:	Sec. 27-156 Table 4-2 – Schedule of Area, Height, Bulk and Placement Regulations.
Neighborhood Association:	Jackson Heights Neighborhood Associated & Crime Watch

7. VRB-26-124

Owner/Applicant:	Nhan Bui/ Luisa Alonso
Location:	3812 Lakeshore Drive
Folio:	148812.0000
Zoning:	Residential Single-family (RS-60)
Request:	Reduce front setback from 25 feet to 18’.4”, East side setback from 7 feet to 5’.6” and west side from 7 feet to 0.6”.

Code Section:	Sec. 27-156 Table 4-2 – Schedule of Area, Height, Bulk and Placement Regulations.
Neighborhood Association:	Temple Crest Civic Association, Inc.

8. VRB-26-125

Owner/Applicant:	Candido Lira Melo/ Christopher J. Lozano
Location:	8506 North 9th Street
Folio:	146251.0000
Zoning:	Residential Single-Family (RM-24)
Request:	Reduce front yard setback from 25 feet to 11 feet.
Code Section:	Sec. 27-156 Table 4-2 – Schedule of Area, Height, Bulk and Placement Regulations.
Neighborhood Association:	Sulphur Springs Action League, Inc. Hyde Park Spanishtown Creek Civic Association

9. VRB-26-127

Owner/Applicant:	WMG Acquisitions LLC/ Mark Brenchley
Location:	6441 East County Line Road
Folio:	32901.0906
Zoning:	PD-A
Request:	Allow a wall sign on three separate elevations not facing a public street.
Code Section:	Sec. 27-156 Table 4-2 – Schedule of Area, Height, Bulk and Placement Regulations.
Neighborhood Association:	N/A

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

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.