



**VARIANCE REVIEW BOARD (VRB) PUBLIC HEARING**

**MEETING DATE/TIME: Tuesday, June 16<sup>th</sup>, 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](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\*\***

- I. CALL TO ORDER
- II. SILENT ROLL CALL
- III. APPROVAL OF MEETING MINUTES FROM May 12<sup>th</sup>, 2026, HEARING
- IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION
- V. SWEAR-IN
- VI. ITEMS TO BE REVIEWED

Continued Cases

**1. VRB-26-23**

Owner/Applicant:	Heavysset Holdings LLC/Stephen Michelini
Location:	3003 W Cypress Street
Folio:	180723.0000
Zoning:	Commercial General (CG)
Request:	<ol style="list-style-type: none"> <li>1. Request to increase free standing signage from 15 square feet to 272 square feet total.</li> <li>2. Request to increase in height from 6 feet to 24 feet.</li> </ol>
Code Section:	27-240(2)c.f
Neighborhood Association:	Armory Gardens Civic Association, Parkland Estates Civic Club, Inc., Midtown Tampa Neighborhood Association

**2. VRB-26-27**

Owner/Applicant:	Dept of Transportation/ Jessica Icerman
Location:	4500 W Cypress St
Folio:	112709.0000
Zoning:	Office Professional (OP-1)
Request:	<ol style="list-style-type: none"> <li>1. Increase the maximum free standing sign face from 50 square feet per sign face to 151 feet, an increase of 101 square feet per sign face.</li> <li>2. Increase the maximum free standing sign height from twenty (20) feet to twenty-six (26) feet, an increase of six (6) feet.</li> </ol>
Code Section:	27-238(g)(7)a.3
Neighborhood Association:	Carver City/Lincoln Gardens Civic Association, Inc., DSCA, Westshore Alliance, Bowman Heights, Bel Mar Shores Civic Association, Inc.

New Business

**3. VRB-25-72**

Owner/Applicant:	Tania Rodriguez and Paul Horst
Location:	4014 W Santiago St
Folio:	124079.0000
Zoning:	Residential Single Family (RS-60)
Request:	Request to reduce rear yard setback from 20 feet to 10 feet
Code Section:	27-156
Neighborhood Association:	Virginia Park Neighborhood Association, Inc., Virginia Park Neighborhood Association, Belmar Gardens Neighborhood, Palma Ceia Neighborhood Association, Inc., Bayside West Neighborhood Association, Inc.

**4. VRB-26-11**

Owner/Applicant:	Percia Lopez/Yeimy Crisotomo
Location:	1602 W Knollwood St
Folio:	104054.0000
Zoning:	Residential Single Family (RS-50)
Request:	<ol style="list-style-type: none"> <li>1. Request to reduce the required setbacks for the proposed accessory structure from required 3 feet side to 2.9 feet and 3 feet rear required to 2.5 feet.</li> <li>2. Request to reduce the required separation distance between the proposed accessory structure and the principal structure from 5 feet to 3.8 feet.</li> <li>3. Reduce rear yard setbacks for the proposed accessory structure from 3 feet to 2.5 feet.</li> </ol>
Code Section:	27-290
Neighborhood Association:	Riverbend Civic Association

**5. VRB-26-22**

Owner/Applicant:	Zibannasa Akanda/Nasif Akanda
Location:	1806 E Annona Ave
Folio:	144746.0000
Zoning:	Residential Single Family (RS-50)
Request:	Reduce the side setback from 7ft to 3.5ft
Code Section:	27-156
Neighborhood Association:	University Square Civic Association Inc.

**6. VRB-26-52**

Owner/Applicant:	Baty Ventures LLC/Youtopia Pools LLC
Location:	5108 W Platt St
Folio:	113355.0000
Zoning:	Residential Single Family (RS-75)
Request:	Reduce rear yard setback for 20 feet to 5 feet for elevated pool
Code Section:	27-156
Neighborhood Association:	Beach Park Homeowners Association, Inc., Westshore Alliance, Bayshore Beautiful Neighborhood Association, Inc., Bayshore Gardens Neighborhood Association, Inc., Armory Gardens Civic Association

**7. VRB-26-56**

Owner/Applicant:	Channelside Partners LLC/Ricky Peterika
Location:	3917 N Nebraska Ave
Folio:	172983.0000
Zoning:	Commercial General
Request:	<ol style="list-style-type: none"> <li>1. Remove one non-hazardous grand tree</li> <li>2. Reduce tree retention from 50 percent to 15 percent</li> </ol>

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

**8. VRB-26-57**

Owner/Applicant:	Rose Trotta
Location:	3114 W Paul Ave
Folio:	134943.0000
Zoning:	Residential Single Family (RS-60)
Request:	Request to remove 1 grand tree
Code Section:	27-284
Neighborhood Association:	Interbay - South of Gandy Civic Association, Southtown Park HOA, Belmar Gardens Neighborhood, Ballast Point Neighborhood Association

**9. VRB-26-63**

Owner/Applicant:	Brian Bowers
Location:	5407 S 1 <sup>st</sup> St
Folio:	134712.0000
Zoning:	Residential Single Family (RS-50)
Request:	Request to reduce rear setback from 3' to 6"
Code Section:	27-290
Neighborhood Association:	Ballast Point Neighborhood Association, Southtown Park HOA, Belmar Gardens Neighborhood, Ballast Point Neighborhood Association

**10. VRB-26-64**

Owner/Applicant:	Xavier and Ember Prida/Stephen Michelini
Location:	2628 S Dundee St
Folio:	121910.0100
Zoning:	Residential Single Family (RS-75)
Request:	<ol style="list-style-type: none"> <li>1. Request to increase height from 35' to 39'</li> <li>2. Request to remove 2 grand trees</li> </ol>
Code Section:	27-156 and 27-284
Neighborhood Association:	Sunset Park Area Homeowners Association, Inc., Virginia Park Neighborhood Association, Inc.

**11. VRB-26-65**

Owner/Applicant:	Heidi Marie and James John Larounis/Stephen Michelini
Location:	1506 S Georgia Ave
Folio:	118559.0000
Zoning:	Residential Single Family (RS-50)
Request:	Request to increase height of the existing accessory structure from 15' to 23.5' and increase square footage by 323 square feet.
Code Section:	27.290
Neighborhood Association:	Palma Ceia Neighborhood Association, Inc., Virginia Park Neighborhood Association, Inc., Bayshore Gardens Neighborhood Association, Inc., Palma Ceia West Neighborhood Association, Inc., Parkland Estates Civic Club, Inc.

**12. 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:	<ol style="list-style-type: none"> <li>1. Request to remove 2 grand trees</li> <li>2. Request to reduce required parking from 78 spaces to 58</li> <li>3. Reduce front setback from 10' to 8' for bay windows</li> </ol>
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.

**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](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.