



VARIANCE REVIEW BOARD (VRB) PUBLIC HEARING

MEETING DATE/TIME: Tuesday, February 10, 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 January 13, 2026, HEARING**
- IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION**
- V. SWEAR-IN**
- VI. ITEMS TO BE REVIEWED**

1. VRB-25-83

Owner/Applicant: Joseph L Fontana Lii/Colin Rice
Location: 541 Lucerne Ave
Folio: 169242.0000
Zoning: Residential Single-Family (RS-60)
Request: Request to increase height: 35' to 53'(above ground level) or 61' (above mean sea level), reduce front yard setback from 25' to 4.9'
Code Section: 27-156
Neighborhood Association: Davis Islands Civic Association, Inc., Hyde Park Spanishtown Creek Civic Association

2. VRB-26-02

Owner/Applicant: Rockland Property Trust LLC/Giovanni Rosell
Location: 405 W Humphery St
Folio: 100523.0000
Zoning: Residential Single-Family (RS-60)
Request: Reduce front yard setback from 25' to 23'
Code Section: 27-156
Neighborhood Association: Lowry Park Central Community Organization

3. VRB-26-07

Owner/Applicant: Gregory M Gutierrez
Location: 1813 W Watrous Ave
Folio: 185706.0000
Zoning: Residential Single-Family (RS-60)
Request: Reduce air condition equipment setback from 3' to 2' on east
Code Section: 27.290.6
Neighborhood Association: Historic Hyde Park Neighborhood Association, Inc., OHO Business Alliance, Bayshore Gardens Neighborhood Association, Inc., Parkland Estates Civic Club, Inc.

4. VRB-26-10

Owner/Applicant: Annanora Fields
Location: 10701 N 15th St
Folio: 141238.0000
Zoning: Residential Single-Family (RS-60)
Request: Increase building signage from 8 sq ft to 24 sq ft
Code Section: 27-289.3

Neighborhood Association: North Tampa Community Neighborhood Association, University Square Civic Association, Inc.

5. VRB-26-19

Owner/Applicant: 4710 W Vasconia St LLC/Jason Kendall
Location: 4710 W Vasconia St
Folio: 122630.0000
Zoning: Residential Single-Family (RS-75)
Request: Grand tree removal
Code Section: 27.284.2.5
Neighborhood Association: Belmar Gardens Neighborhood Association, Southtown Park HOA, Belmar Gardens Neighborhood, Virginia Park Neighborhood Association, Inc., Bel Mar Shores Civic Association, Inc.

6. VRB-26-25

Owner/Applicant: Larry Rothfuss/J Shea
Location: 3222 W Barcelona St
Folio: 126032.0000
Zoning: Residential Multi-Family (RM-16)
Request: 1) Reduce front yard setback from 25' to 15'
2) Reduce rear yard setback from 15' to 7'
Code Section: 27-156
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.

7. VRB-26-27 (Requested Continue to June 9, 2026)

Owner/Applicant: Dept of Transportation/ Jessica Icerman
Location: 4500 W Cypress St
Folio: 112709.0000
Zoning: Office Professional (OP-1)
Request: 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.
2) Increase the maximum free standing sign height from twenty (20) feet to twenty-six (26) feet, an increase of six (6) feet.
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.

8. VRB-26-29

Owner/Applicant: Erica Marousek and David Ralph Ogram Jr
Location: 3608 W San Pedro St
Folio: 123669.0100
Zoning: Residential Single-Family (RS-50)
Request: Reduce pool side yard setbacks from 5' to 3'
Reduce pool rear yard setbacks from 5' to 3'
Code Section: 27-290.3
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.

9. VRB-26-30

Owner/Applicant: 3hr Investments LLC/John Ferrer
Location: 9408 Orange Grove Dr
Folio: 97200.0150
Zoning: Residential Single-Family (RS-60)
Request: Reduce front yard setback from 25' to 15.5'
Code Section: 27-156
Neighborhood Association: NA

10. VRB-26-31

Owner/Applicant: Realcity Construction LLC/Ayam Rodriguez
Location: 8208 N Elmer St
Folio: 149629.0100
Zoning: Residential Single-Family (RS-50)
Request: Grand Tree Removal
Code Section: 27.284.2.5
Neighborhood Association: Sulphur Springs Action League, Inc., Hyde Park Spanishtown Creek Civic Association.

11. VRB-26-32

Owner/Applicant: Ig Real Estate LLC, Maria and Ariel Concepcion
Location: 8909 N Orleans Ave
Folio: 98683.0010
Zoning: Residential Single-Family (RS-50)
Request: Grand Tree Removal

Code Section: 27.284.2.5

Neighborhood Association: Lowry Park Central Community Organization

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.