



VARIANCE REVIEW BOARD

PUBLIC HEARING

MEETING DATE/TIME: Tuesday, July 14, 2026, at 5:30 PM.

LOCATION: Old City Hall, 315 E. Kennedy Boulevard, City Council Chambers, 3rd Floor,
Tampa, FL 33602

Meeting Minutes

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 any and 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 to ensure an accurate record of the Public Hearing and for the courtesy of those attending this meeting.

I. CALL TO ORDER 5:44pm

II. SILENT ROLL CALL

Board Members Present: Todd Fultz, Megan J. Cochran, Brian D. Frey & Rick Fifer

Staff Present:

Development Coordination: Steven Eyster & Marla Tricoche-Garcia

Development Clerk: Lisa Middleton

Legal Staff: Taylor Bolt

III. APPROVAL OF MEETING MINUTES

Motion to approve June 16, 2026, Meeting Minutes with edits:

BOARD VOTE: Motion to Approve: Brian D. Frey Second: Megan J. Cochran

Motion Passed: 4-0

Brian D. Frey: Approved Megan J. Cochran: Approved

Rick Fifer: Approved Todd Fultz: Approved

I. CONFLICT OF INTEREST/EX PARTE COMMUNICATION

Legal Staff, Taylor Bolt, confirmed with Board Members that there were no conflicts. Also, confirmed no ex-parte communication regarding any of the items on the agenda.

II. SWEAR-IN

Staff, Lisa Middleton, swore in all public hearing participants, applicants, interested parties, and witnesses who will be giving testimony in the City Council Chambers.

III. CONTINUANCES AND MISSED NOTICES

5. **VRB-26-61 Mis-Noticed**

IV. ITEMS TO BE REVIEWED

1. **VRB-26-24 (Continued from June 16, 2026, hearing)**

Owner/Applicant: Baty Ventures LLC/Crescent Homes

Location: 5102 W Platt St
Folio: 113358.0000
Zoning: Residential Single-Family (RS-75)
Request: Reduce green space from 25 percent to 15 percent.
Code Section: 27-284
Neighborhood Association: Beach Park Homeowners Association, Inc., Westshore Alliance, Bayshore Beautiful Neighborhood Association, Inc., Bayshore Gardens Neighborhood Association, Inc., Armory Gardens Civic Association

BOARD VOTE: Motion to Approved: Brian D. Frey Second: Megan J. Cochran

Motion Passed:4-0

Brian D. Frey: Approved Megan J. Cochran: Approved

Rick Fifer: Approved Todd Fultz: Approved

Applicants: Lindsey Bennett

Public Speaker: N/A

2. VRB-26-50

Owner/Applicant: Britney and Brent Burch/Jansel Irarragorry
Location: 3501 S Drexel Ave.
Folio: 126863.0000
Zoning: Residential Single-Family (RS-60)
Request: Reduce rear setback from 20' to 7'
Code Section: 27-156
Neighborhood Association: Bayshore Beautiful Neighborhood Association, Inc., Virginia Park Neighborhood Association, Inc., Bayshore Gardens Neighborhood Association, Inc., Palma Ceia West Neighborhood Association, Inc., Parkland Estates Civic Club, Inc., Keep Bayshore Beautiful Inc, Hawthorne Pond Condominium Association Inc., Belmar Gardens Neighborhood, 345 Bayshore Condominium Assn., Ballast Point Neighborhood Association,

Parkland Estates Civic Club, Inc., Palma Ceia Neighborhood Association, Inc.

BOARD VOTE: Motion to Approved: Brian D. Frey Second: Megan J. Cochran

Motion Passed:4-0

Brian D. Frey: Approved Megan J. Cochran: Approved

Rick Fifer: Approved Todd Fultz: Approved

Applicants: Britney and Brent Burch

Public Speaker: N/A

3. VRB-26-53

Owner/Applicant: Christopher Barrow and Andrea Caby

Location: 4613 S Lois Ave.

Folio: 130020.0000

Zoning: Residential Single-Family (RS-60)

Request: Reduce accessory structure setback from 3' to ~~2.4"~~ to 0.8"

Code Section: 27-290

Neighborhood Association: FairOaks/Manhattan Manor Neighborhood Association, Southtown Park HOA, Belmar Gardens Neighborhood, Virginia Park Neighborhood Association, Inc.

BOARD VOTE: Motion to reopen the public hearing: Rick Fifer Second: Brian D. Frey

Motion Passed:4-0

Brian D. Frey: Approved Megan J. Cochran: Approved

Rick Fifer: Approved Todd Fultz: Approved

BOARD VOTE: Motion to Approve: Brian D. Frey Second: Rick Fifer

Motion Passed:4-0

Brian D. Frey: Approved Megan J. Cochran: Approved

Rick Fifer: Approved Todd Fultz: Approved

Applicants: Christopher Barrow

Public Speaker: N/A

4. VRB-26-58

Owner/Applicant: Kelly Wilson/Gary Trup

Location: 4622 Woodmere Rd.

Folio: 113680.0000

Zoning: Residential Single-Family (RS-75)

Request: 1. Reduce the rear setback from 12' to 7' to accommodate pre-existing condition.

2. Reduce the side yard setback from 15' to 10' to accommodate a 2-car carport.

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

BOARD VOTE: Motion to Approved: Megan J. Cochran Second: Brian D. Frey:

Motion Passed: 4-0

Brian D. Frey: Approved Megan J. Cochran: Approved

Rick Fifer: Approved Todd Fultz: Approved

Applicants: Gary Trupp

Applicants: Michael Shapiro

Public Speaker: N/A

5. VRB-26-61 Mis-Noticed

Owner/Applicant: Cameron and Brittany Brown

Location: 4224 W Barcelona St.

Folio: 123923.0000

Zoning: Residential Single-Family (RS-100)

Request: Reduce rear pool setback from 5' to 3'

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.

6. VRB-26-66

Owner/Applicant: Palori Commercial Properties Et Al

Location: 1917 W Kennedy Blvd

Folio: 184081.0000

Zoning: Commercial General (CG)

Request: Increase allowable sign square footage from 19 square feet to 27 square feet.

Code Section: 27-243

Neighborhood Association: North Hyde Park Civic Association, Inc., Westland Park HOA, SOHO Business Alliance, Ameryllis Garden Circle, Parkland Estates Civic Club, Inc., Historic Hyde Park Neighborhood Association, Inc., West Tampa CRA Community Advisory Committee, SOHO Business Alliance, North Hyde Park Civic Asso., Neighborhood Crime Watch, NORTH HYDE PARK ALLIANCE., Bowman Heights, West Riverfront Neighborhood Crimewatch Association, Inc., Armory Gardens Civic Association, Parkland Estates Civic Club, Inc., Historic Hyde Park Neighborhood Association, Inc., SoHo Neighborhood Association, Inc.

BOARD VOTE: Motion to Denied: Rick Fifer Second: Brian D. Frey

Motion Passed: 3-1

Brian D. Frey: Approved Megan J. Cochran: Opposed

Rick Fifer: Approved Todd Fultz: Approved

Applicants: Sarah Ballet

Public Speaker: N/A

7. VRB-26-67

Owner/Applicant: St. Joseph's Hospital Inc

Location: 3001 W Dr Martin Luther King Jr Blvd

Folio: 144359.0000

Zoning: Office Professional

Request: Remove 3 grand tree

Code Section: 27-284

Neighborhood Association: Tampa Overlook Neighborhood Association, 345 Bayshore Condominium Assn.

BOARD VOTE: Motion to reopen the public hearing: Rick Fifer Second: Brian D. Frey

Motion Passed:4-0

Brian D. Frey: Approved Megan J. Cochran: Approved

Rick Fifer: Approved Todd Fultz: Approved

BOARD VOTE: Motion to Approved: Brian D. Frey Second: Rick Fifer

Motion Passed: 4-0

Brian D. Frey: Approved Megan J. Cochran: Approved

Rick Fifer: Approved Todd Fultz: Approved

Applicants: Ricky Peterika

Applicants: Ivy Clinton

Public Speaker: N/A

8. VRB-26-69

Owner/Applicant: Confidential/ASC Aluminum

Location: Confidential

Folio: 096834.0000

Zoning: Residential Single-Family (RS-60)

Request: Reduce front yard setback from 25' to 6'

Code Section: 27-156

Neighborhood Association: Forest Hills Neighborhood Association, Inc

BOARD VOTE: Motion to reopen the public hearing: Brian D. Frey Second: Rick Fifer

Motion Passed:4-0

Brian D. Frey: Approved Megan J. Cochran: Approved

Rick Fifer: Approved Todd Fultz: Approved

BOARD VOTE: Motion for a five-minute recess: Brian D. Frey Second: Rick Fifer

Motion Passed:4-0

Brian D. Frey: Approved Megan J. Cochran: Approved

Rick Fifer: Approved Todd Fultz: Approved

BOARD VOTE: Motion to Approved: Megan J. Cochran Second: Brian D. Frey

Motion Passed:4-0

Brian D. Frey: Approved Megan J. Cochran: Approved

Rick Fifer: Approved Todd Fultz: Approved

Applicants: James Chipwood

Public Speaker: N/A

9. VRB-26-73

Owner/Applicant: Amalie Oil R E LLP/ Ricky Peterika

Location: 4001 Causeway Blvd

Folio: 161014.4015

Zoning: Industrial Heavy (IH)

Request: Reduce tree retention from 50 percent to 0 percent

Code Section: 27-284

Neighborhood Association: Palmetto Beach Community Association, Inc.

BOARD VOTE: Motion to Approved: Brian D. Frey Second: Rick Fifer

Motion Passed: 4-0

Brian D. Frey: Approved Megan J. Cochran: Approved

Rick Fifer: Approved Todd Fultz: Approved

Applicants: Ricky Peterika

Public Speaker: Nick Baligo

10. VRB-26-74

Owner/Applicant: Ivette Lacosta

Location: 2504 W Marquette Ave.

Folio: 102677.0000

Zoning: Residential Single-Family (RS-60)

Request: Reduce green space from 25 percent to 13 percent

Code Section: 27-284

Neighborhood Association: Armenia Garden Estates Neighborhood Association

BOARD VOTE: Motion to Denied: Brian D. Frey Second: Rick Fifer

Motion Passed: 4-0

Brian D. Frey: Approved Megan J. Cochran: Approved

Rick Fifer: Approved Todd Fultz: Approved

Applicants: Ivette Lacosta and Interpreter Elizabeth (Lisa) Nunez

Public Speaker: N/A

11. VRB-26-75

Owner/Applicant: Peter and Laurie Lackman/Scott Geresy

Location: 2804 W Fountain Blvd

Folio: 117906.0000

Zoning: Planned Development (PD)

Request: Reduce rear yard setback from 20 feet to 14' 1 1/16"

Code Section: 27-156

Neighborhood Association: 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.

BOARD VOTE: Motion to reopen the public hearing: Brian D. Frey Second: Rick Fifer

Motion Passed:4-0

Brian D. Frey: Approved Megan J. Cochran: Approved

Rick Fifer: Approved Todd Fultz: Approved

BOARD VOTE: Motion to Approved: Brian D. Frey Second: Rick Fifer

Motion Passed:3-1

Brian D. Frey: Approved Megan J. Cochran: Opposed

Rick Fifer: Approved Todd Fultz: Approved

Applicants: Scott Geresy

Applicants: Peter and Laurie Lackman

Public Speaker: N/A

12. VRB-26-79

Owner/Applicant: David and India Witte

Location: 61 Albemarle Ave

Folio: 194767.0000

Zoning: Residential Single-Family (RS-50)

Request: Reduce eave to eave separation from 5' to 3' 10"

Code Section: 27-290

Neighborhood Association: Davis Islands Civic Association, Inc., Hyde Park Spanishtown Creek Civic Association

BOARD VOTE: Motion to Approved: Brian D. Frey Second: Rick Fifer

Motion Passed: 4-0

Brian D. Frey: Approved Megan J. Cochran: Approved

Rick Fifer: Approved Todd Fultz: Approved

Applicants: David and India Witte

Public Speaker: N/A

VII. ADJOURNMENT: 9:15pm

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.