



VARIANCE REVIEW BOARD

PUBLIC HEARING

MEETING DATE/TIME: Tuesday, March 13, 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** 5:38pm

II. **SILENT ROLL CALL**

Board Members Present: Ana Wallrapp, Todd Fultz, Aaron Murphy, Megan J. Cochran

Staff Present:

Development Coordination: Steven Eyster

Development Clerk: Lisa Middleton

Legal Staff: Taylor Bolt

III. APPROVAL OF MEETING MINUTES

Motion to approve February 10, 2026, Meeting Minutes with edits:

BOARD VOTE: Motion to Approve: Todd Fultz Second: Aaron Murphy

Motion Passed: 4-0

IV. 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.

V. 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.

VI. CONTINUANCES AND MISSED NOTICES

3.VRB-26-21 (Mis-Notice)

4.VRB-26-28(Mis-Notice)

5.VRB-26-33(Mis-Notice)

6.VRB-26-45(Mis-Notice)

VII. ITEMS TO BE REVIEWED

1. VRB-26-08

Owner/Applicant: Giant Oil Inc/Johnson Pope

Location: 2901 N 50th St.

Folio: 159390.0000

Zoning: Commercial Intensive (CI)

Request: Increase text height from 12 inches to 31 inches

Increase sign square footage from 15 square feet to 72 square feet

Increase height from 6 feet to 49 feet with a setback of 12 feet on the south and 130 feet to the west.

Code Section: 27-240

Neighborhood Association: Highland Pines Community Task Force, Inc., Jackson Heights
Neighborhood Associated & Crime Watch, Jackson Heights Neighborhood
Associated & Crime Watch

BOARD VOTE: Motion to Approved: Todd Fultz Second: Aaron Murphy

Motion Passed:4-0

Ana Wallrapp: Approved Aaron Murphy: Approved

Megan J. Cochran: Approved Todd Fultz: Approved

Applicants: Ryan Manasse from Johnson Pope

Public Speaker: N/A

2. VRB-26-18

Owner/Applicant: Matt Britten

Location: 2713 W Fountain Blvd

Folio: 117867.0050

Zoning: Residential Single-Family (RS-75)

Request: Reduce rear yard setback from 20 feet to 0 feet

Code Section: 27-156

Neighborhood Association: Palma Ceia Pines, 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., Palma Ceia Pines, Armory Gardens Civic Association, Parkland Estates Civic Club, Inc.

BOARD VOTE: Motion to Approve: Aaron Murphy Second: Todd Fultz

Motion Passed: 4-0

Ana Wallrapp: Approved Aaron Murphy: Approved

Megan J. Cochran: Approved Todd Fultz: Approved

Applicants: Matt Britten

Public Speaker: N/A

3. VRB-26-21 (Mis-Notice)

Owner/Applicant: Whlr Tampa Festival LLC/Mark Brenchley

Location: 2525 E Hillsborough Ave

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

4. VRB-26-28(Mis-Notice)

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

5. VRB-26-33(Mis-Notice)

Owner/Applicant: Adobe Homes Inc./Innovative Pools
Location: 5023 W Dante Ave
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 to 4 on the east side. For pool deck over 12 inches above grade.

Code Section: 27-290.3

Neighborhood Association: Sunset Park Area Homeowners Association Inc., Virginia Park
Neighborhood Association, Inc

6. VRB-26-45(Mis-Notice)

Owner/Applicant: City of Tampa/Meredith Beyer

Location: 4902 E Whiteway Dr.

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.

VIII. ADJOURNMENT: 6:12 pm

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.