VARIANCE REVIEW BOARD (VRB) PUBLIC HEARING

MEETING DATE/TIME: Tuesday, May 12, 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 April 14, 2026, HEARING

IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION

V. SWEAR-IN

VI. ITEMS TO BE REVIEWED

1. **VRB-26-28 (Continued from April 14, Hearing)**

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

2. **VRB-26-06**

Owner/Applicant:	Eric Pourmand/Suncoast Permits
Location:	2906 W Bay Vista Ave
Folio:	127425.0100
Zoning:	Residential Single Family (RS-60)
Request:	Reduce screen enclosure setback from 5 feet to 2.5 feet
Code Section:	27-290
Neighborhood Association:	Bayshore Beautiful Neighborhood Association, 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.

3. **VRB-26-11**

Owner/Applicant:	Erik Garcia/Lameza Remodeling
Location:	1602 W Knollwood St
Folio:	104054.0000
Zoning:	Residential Single Family (RS-50)

Request:	1. Request to reduce the required setbacks for the proposed accessory structure (Gym & Storage) from required 3 feet side to 2.9 feet and 3 feet rear required to 5.5 feet. 2. Request to reduce the required separation distance between the proposed accessory structure (Gym & Storage) and the principal structure from 5 feet to 3.8 feet.
Code Section:	27-290
Neighborhood Association:	Riverbend Civic Association

4. VRB-26-22 (Mis-notice)

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.

5. VRB-26-24

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

6. VRB-26-35

Owner/Applicant:	Mark Robery Flom
Location:	4525 W Swann Ave
Folio:	114146.0000
Zoning:	Residential Single Family (RS-75)
Request:	Reduce the rear setback from 5 feet to 3 feet for a screen enclosure
Code Section:	27-290
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-26-40 (Mis-notice)

Owner/Applicant:	Eric Bronson
Location:	2822 W Bay Ave
Folio:	134820.0000
Zoning:	Residential Single Family (RS-50)
Request:	Reduce front yard setback from 20 feet to 5 feet
Code Section:	27-156
Neighborhood Association:	Ballast Point Neighborhood Association, Southtown Park HOA, Belmar Gardens Neighborhood, Ballast Point Neighborhood Association

8. VRB-26-43

Owner/Applicant:	Broadway Holdings LLC/Kevin Bynum
Location:	5507 E Broadway Ave
Folio:	160025.0000
Zoning:	Commercial Intensive (CI), Industrial General (IG)

Request:	1. Removal of 2 grand trees 2. Reduce tree retention from 50 percent to 7 percent
Code Section:	27-284
Neighborhood Association:	Jackson Heights Neighborhood Associated & Crime Watch

9. VRB-26-51

Owner/Applicant:	Lucan Simeon/Sims Handy LLC
Location:	3415 E Henry Ave
Folio:	152313.0000
Zoning:	Residential Single Family (RS-50)
Request:	Increase height from 15 feet to 18 feet on an existing garage
Code Section:	27-290
Neighborhood Association:	Live Oaks Square Neighborhood Association and Crime Watch, Tampa Overlook Neighborhood Association, Seminole Heights East Neighborhood Association

10. VRB-26-52 (Mis-noticed)

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

11. VRB-26-60

Owner/Applicant:	John Zachary and Abigail Reynolds
Location:	3301 W Alline Ave
Folio:	128107.0000
Zoning:	Residential Single Family (RS-60)
Request:	1. Reduce side yard setback from 7 feet to 3 feet 2. Reduce vehicular entrance setback from 10 to 3 feet. 3. Reduce rear yard setback from 20 feet to 3 feet.
Code Section:	27-156
Neighborhood Association:	Bayshore Beautiful Neighborhood Association, 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.

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.