VARIANCE REVIEW BOARD
PUBLIC HEARING

MEETING DATE/TIME:	**Tuesday, November 10, 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 5:31 pm

II. SILENT ROLL CALL

Board Members Present: Todd Fultz**,** Simone Brown, Ana Wallrapp, Brian D. Frey & Rick Fiffer

Staff Present:
Development Coordination: Marla Tricoche-Garcia, Laura Marley, & Mary Danielewicz-Bryson
Development Clerk: Lisa Middleton
Legal Staff: Taylor Bolt

III. APPROVAL OF MEETING MINUTES

Motion to approve October 13, 2026, Meeting Minutes with edits:

BOARD VOTE: Motion to Approve: Brian D. Frey Second: Rick Fifer
Motion Passed: 5-0

Ana Wallrapp: Approved
Simone Brown: Approved
Brian D. Frey: Approved
Rick Fifer: Approved
Todd Fultz: Approved

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-26-0000120 (Continue to January 12, 2026)

VII. ITEMS TO BE REVIEWED

1. VRB-26-82

Owner/Applicant:	Ivy and Cordelia LLC/ Paula Mendoza
Location:	2108 West Ivy Street
Folio:	177127.0000
Zoning:	Residential Single-family (RS-50)
Request:	Remove one nonhazardous grand tree
Code Section:	Sec. 27-284.2.5. - Permit for grand tree removal; application; required documentation; standards and criteria for decision; inspections; petition for review.
Neighborhood Association:	Bowman Heights

BOARD VOTE: Motion to open the public hearing: Brian D. Frey Second: Todd Fultz
Motion Passed: 5-0

Ana Wallrapp: Approved
Simone Brown: Approved
Brian D. Frey: Approved
Rick Fifer: Approved
Todd Fultz: Approved

BOARD VOTE: Motion to Deny: Brian D. Frey Second: Simone Brown
Motion Passed: 5-0

Ana Wallrapp: Approved
Simone Brown: Approved
Brian D. Frey: Approved
Rick Fifer: Approved
Todd Fultz: Approved

Applicant: Paula Mendoza
Public Speaker: Pamela Jackson-Haney
Public Speaker: Alison Date

2. VRB-26-98

Owner/Applicant:	Eddy G Amargo/ Aileen Rosario
Location:	915 East Bird St
Folio:	146672.0000
Zoning:	Residential Single family (RS-50)
Request:	Reduction of setbacks for front yard from 20 feet to 5 feet, side yard from 7 feet to 5 feet, and rear yard from 20 feet to 5 feet. Request removal of one grand tree.
Code Section:	Sec. 27-156 Table 4-2 – Schedule of Area, Height, Bulk and Placement Regulations.
Sec. 27-284.2.5. - Permit for grand tree removal; application; required documentation; standards and criteria for decision; inspections; petition for review.	
Neighborhood Association:	Sulphur Springs Action League, Inc., Hyde Park Spanishtown Creek Civic Association

BOARD VOTE: Motion to Approve the reduction of setbacks for front yard from 20 feet to 5 feet, side yard from 7 feet to 5 feet, and rear yard from 20 feet to 5 feet:
Rick Fifer Second: Brian D. Frey
Motion Passed: 5-0

Ana Wallrapp: Approved
Simone Brown: Approved
Brian D. Frey: Approved
Rick Fifer: Approved
Todd Fultz: Approved

BOARD VOTE: Motion to Approve the removal of one grand tree: Second: Brian D. Frey
Motion Passed: 4-1

Ana Wallrapp: Approved
Simone Brown: Opposed
Brian D. Frey: Approved
Rick Fifer: Approved
Todd Fultz: Approved

Applicant: Aileen Rosario
Public Speaker: N/A

3. VRB-26-120

Owner/Applicant:	Price Ave Properties LLC/ Elise Batsel
Location:	4908 West Price Avenue
Folio:	131927.0000
Zoning:	Commercial Intensive (CI)
Request:	Remove one non-hazardous grand tree. Reduce tree retention from 50% to 0% to construct a multi-family development on a non-wooded lot.
Code Section:	Sec. 27-284.2.5. - Permit for grand tree removal; application; required documentation; standards and criteria for decision; inspections; petition for review. Sec. 27-284.3.1 Landscape and tree planting standards; tree preservation (retention) standards Table 284.3.1 Tree Preservation (Retention) Requirements
Neighborhood Association:	Gandy Civic Association, Southtown Park HOA, Belmar Gardens Neighborhood, Bayside West Neighborhood Association, Inc.

BOARD VOTE: Motion to Approve Continue to January 12, 2026: Simone Brown
Second: Brian D. Frey
Motion Passed: 5-0

Ana Wallrapp: Approved
Simone Brown: Approved
Brian D. Frey: Approved
Rick Fifer: Approved
Todd Fultz: Approved

Applicant: Nick Sanders
Public Speaker: N/A

4. VRB-26-92 (Continued from September 15, 2026, hearing)

Owner/Applicant:	Renee Nellenbach
Location:	1708 West Bedingfield Drive
Folio:	105022.0000
Zoning:	Residential Single-family (RS-60)
Request:	Reduce accessory structure setback for the front from 60 feet to 26 feet.
Code Section:	Sec. 27-290 Accessory Structures
Neighborhood Association:	Wellswood Civic Association, Inc., Tampa Overlook Neighborhood Association, Old Seminole Heights Association, Inc.

BOARD VOTE: Motion to Approve: Todd Fultz Second: Brian D. Frey

Motion Passed: 5-0

Ana Wallrapp: Approved
Simone Brown: Approved
Brian D. Frey: Approved
Rick Fifer: Approved
Todd Fultz: Approved

Applicant: Renee Nellenbach
Public Speaker: Josefa Ortiz
Public Speaker: Jan Johnson
Public Speaker: Linda Seabrook

5. VRB-26-100 (Continued from September 15, 2026, hearing)

Owner/Applicant:	Michael A. Spanos/Shalom Halfon
Location:	3916 West San Rafael Street
Folio:	119373.0000
Zoning:	Residential Single-family (RS-75)
Request:	Reduce required rear yard setback from 12 feet to 10 feet to allow for a rear addition to the single-family home.
Code Section:	Sec. 27-156 Table 4-2 – Schedule of Area, Height, Bulk and Placement Regulations.
Neighborhood Association:	Palma Ceia West Neighborhood Association, Inc., Virginia Park Neighborhood Association, Inc.

BOARD VOTE: Motion to Deny: Simone Brown Second: Rick Fifer
Motion Passed: 5-0

Ana Wallrapp: Approved
Simone Brown: Approved
Brian D. Frey: Approved
Rick Fifer: Approved
Todd Fultz: Approved

Applicant: Shalom Halfon
Public Speaker: N/A

6. VRB-26-103

Owner/Applicant:	William & Adele Geyer
Location:	4801 W Longfellow Avenue
Folio:	121489.0050
Zoning:	Residential Single-family (RS-75)
Request:	Reduce rear yard setback from 5 feet to 0 feet Reduce corner yard setback from 15 feet to 11 feet for a screen enclosure
Code Section:	Sec. 27-290.5 Screen enclosures

Neighborhood Association:	Sunset Park Area Homeowners Association, Inc., Virginia Park Neighborhood Association, Inc.
BOARD VOTE:	Motion to Approve: Brian D. Frey Second: Simone Brown Motion Passed: 5-0
	Ana Wallrapp: Approved Rick Fifer: Approved Simone Brown: Approved Todd Fultz: Approved Brian D. Frey: Approved
	Applicant: William Geyer Public Speaker: N/A
ITEM #1	**Legal requested a five minute recess and the board approved.**

7. VRB-26-106

Owner/Applicant:	J & C Motors LLC/ RU Project Management Group, LLC
Location:	4311 West South Avenue
Folio:	108567.0000
Zoning:	Industrial General (IG)
Request:	Reduce rear and east boundary setback at back of building from 10 feet to 0 feet. Reduce corner setback at the front of building from 10 feet to 7.5 feet.
Code Section:	Sec. 27-156 Table 4-2 – Schedule of Area, Height, Bulk and Placement Regulations.
Neighborhood Association:	Drew Park Advisory Committee, Drew Park CRA Community Advisory Committee, Bowman Heights, Grant Park Civic Association
BOARD VOTE:	Motion to Approve: Todd Fultz Second: Brian D. Frey Motion Passed: 3-2
	Ana Wallrapp: Approved Rick Fifer: Opposed Simone Brown: Opposed Todd Fultz: Approved Brian D. Frey: Approved
	Applicant: Ruth Londono Public Speaker: N/A

8. VRB-26-112

Owner/Applicant:	Cinda Huntley
Location:	1810 West Sligh Avenue
Folio:	103390.0000
Zoning:	Residential Multi-family (RM-16) Commercial Neighborhood (CN)

Request:	Reduce side yard setback from 10 feet to 6 feet for a generator due to the commercial zoning.
Code Section:	Sec. 27-156 Table 4-2 – Schedule of Area, Height, Bulk and Placement Regulations.
Neighborhood Association:	Armenia Garden Estates Neighborhood Association, Riverbend Civic Association

BOARD VOTE: Motion to Approve: Simone Brown Second: Rick Fifer
Motion Passed: 5-0

Ana Wallrapp: Approved
Simone Brown: Approved
Brian D. Frey: Approved
Rick Fifer: Approved
Todd Fultz: Approved

Applicant: Cinda Huntley
Public Speaker: N/A

9. VRB-26-116

Owner/Applicant:	Aleksander Kihnke
Location:	2715 Bayshore Blvd
Folio:	127097.0000
Zoning:	Residential Single-family (RS-75)
Request:	Seek to reduce front yard setback from 25'-0" to 16'-0" and reduce side yard setback from 7'-0" to 5'-0".
Code Section:	Sec. 27-156 Table 4-2 – Schedule of Area, Height, Bulk and Placement Regulations.
Neighborhood Association:	Bayshore Gardens Neighborhood Association, Inc., SOHO Business Alliance, 345 Bayshore Condominium Assn., Parkland Estates Civic Club, Inc., Bayshore Beautiful Neighborhood Association, Inc., Bayside West Neighborhood Association, Inc.

BOARD VOTE: Motion to Approve: Rick Fifer Second: Brian D. Frey
Motion Passed: 4-1

Ana Wallrapp: Opposed
Simone Brown: Approved
Brian D. Frey: Approved
Rick Fifer: Approved
Todd Fultz: Approved

Applicant: Jared Weaver
Applicant: Aleksander Kihnke
Public Speaker: Dana Jasper
Public Speaker: Paula Perry

10. VRB-26-121

Owner/Applicant:	Cowboys And Pirates LLC/ Isabelle Albert

Location:	2502 North Boulevard
Folio:	183358.0000
Zoning:	Planned Development (PD)
Request:	Reduce the required setback for the two freestanding signs from 15' to 0' and increase the square footage from 80 to 96 sq ft. Increase the building sign square footage to add a 69.72 sq ft sign not facing a public street.
Code Section:	Sec. 27-289.3 Allowable signs (b)(3), Sec.27-289.3 Allowable Signs (b)(6)(2)
Neighborhood Association:	Ridgewood Park Crime Prevention & Civic Association, Inc., Tampa Heights Civic Association Land Use Committee, residents of Adalee St, One Laurel Place, Informed Neighbor, Tampa Overlook Neighborhood Association, Bowman Heights, VM Ybor Neighborhood Association & Crimewatch, Ybor Heights Neighborhood Association and Watch Group, Riverside Heights Civic Association, Bowman Heights, Old Seminole Heights Neighborhood Association, Inc., Tampa Heights Civic Association, Inc.

BOARD VOTE: Motion to Approve: Simone Brown Second: Brian D. Frey
Motion Passed: 4-1

Ana Wallrapp: Approved
Simone Brown: Approved
Brian D. Frey: Approved
Rick Fifer: Opposed
Todd Fultz: Approved

Applicant: Isabelle Albert
Public Speaker: N/A

ITEM #2 **Schedule a Workshop for the board members one hour prior to the February 9, 2027, hearing.**

VIII. ADJOURNMENT: 9:17pm

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.