



VARIANCE REVIEW BOARD (VRB) PUBLIC HEARING

MEETING DATE/TIME: Tuesday, January 13, 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 December 9, 2025, HEARING
- IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION
- V. SWEAR-IN
- VI. ITEMS TO BE REVIEWED

1. VRB-26-05

Owner/Applicant: Tack Holdings LLC/Addie Mentry
Location: 4040 Henderson Blvd
Folio: 120027.0000
Zoning: Commercial General (CG)
Request: Freestanding sign setback reduction from 5 feet to 0 feet. Increase EMC signage from 16 square feet to 40 square feet. Request to reduce the EMC sign separation distance to 129 feet from 300 feet.

Code Section: 27.289
Neighborhood Association: Palma Ceia West Neighborhood Association Inc., Virginia Park Neighborhood Association, Inc.

2. VRB-25-72 (Mis noticed)

Owner/Applicant: Tania Rodriguez and Paul Raymond Horst
Location: 4014 W Santiago St.
Folio: 124079.0000
Zoning: Residential Single Family (RS-60)
Request: Reduce rear yard setback from 20' to 10'.
Code Section: 27-156
Neighborhood Association: Virginia Park Neighborhood Association, Inc., Virginia Park Neighborhood Association, Belmar Gardens Neighborhood, Palma Ceia Neighborhood Association, Inc., Bayside West Neighborhood Association, Inc.

3. VRB-25-81 (Mis noticed)

Owner/Applicant: Doe Rivera Castelleon/Gerald Martinez
Location: 8511 N Lamar Ave
Folio: 099479.0000
Zoning: Residential Single Family (RS-50)
Request: Reduce the front setback from 20' to 7', reduce rear yard setback from 20' to 7'

Code Section: 27-156
Neighborhood Association: Sulphur Springs Action League, Inc., Hyde Park Spanishtown Creek Civic Association

4. VRB-26-12

Owner/Applicant: James Douglas Rickles and Mary Jane Harrington
Location: 1042 S Sterling Ave
Folio: 12016.0000
Zoning: Residential Single Family (RS-75)
Request: Reduce street side corner property setback from 15 feet to 7 feet.
Code Section: 27-156
Neighborhood Association: Golfview Neighborhood Association, Inc., Virginia Park Neighborhood Association, Inc., Bayshore Gardens Neighborhood Association, Inc., Palma Ceia West Neighborhood Association, Inc., Parkland Estates Civic Club, Inc., Parkland Estates Civic Club, Inc., Palma Ceia Neighborhood Association, Inc.

5. VRB-26-13

Owner/Applicant: Seaworld Parks and Entertainment LLC / Addie Mentry
Location: 3000 E Bush Blvd
Folio: 142973-0000
Zoning: Planned Development (PD)
Request: Busch Gardens Tampa Bay requests a variance to allow an increase in the maximum allowable square footage for two (2) freestanding ground signs (“Coaster Tree” monument features) proposed along McKinley Drive. The City of Tampa Sign Code permits freestanding monument signs at a maximum of 50 square feet. The applicant is requesting an increase of 256 square feet, resulting in a total sign area of 306 square feet per sign.
Code Section: 27-289
Neighborhood Association: Terrace Park Civic Association, Inc., 345 Bayshore Condominium Assn.

6. VRB-26-14

Owner/Applicant: Kenneth Steve Avalos and Anne Hermann/Ricky Peterika
Location: 3215 N 40th St
Folio: 158277-5000
Zoning: Commercial Intensive (CI)
Request: Request to remove three grand trees, reduce retention from 40% to 0%.
Code Section: 27-284
Neighborhood Association: Highland Pines Community Task Force, Inc., Tampa Overlook Neighborhood Association, Jackson Heights Neighborhood Associated & Crime Watch

7. VRB-26-15

Owner/Applicant: Jesuit High School/Ricky Peterika
Location: 4701 N Himes Ave
Folio: 106509.0000
Zoning: Planned Development (PD)
Request: Request to remove two grand trees
Code Section: 27-284
Neighborhood Association: Plaza Terrace Neighborhood Association

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.