



## **VARIANCE REVIEW BOARD (VRB) PUBLIC HEARING**

**MEETING DATE/TIME:** Tuesday, September 15, 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](mailto: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](mailto:vrb@tampagov.net).

**\*\*PLEASE SILENCE ALL CELL PHONES\*\***

- I. CALL TO ORDER**
- II. SILENT ROLL CALL**
- III. APPROVAL OF MEETING MINUTES FROM August 11, 2026, HEARING**
- IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION**
- V. SWEAR-IN**
- VI. ITEMS TO BE REVIEWED**

**1. VRB-26-78**

Owner/Applicant: Florida Community of Mindfulness Inc/Brent Hall

Location: 6501 N Nebraska Ave

Folio: 170412.0000

Zoning: Seminole Heights Commercial Intensive (SH-CI)

Request: Generator to be installed 4 feet from property line.

Code Section: Sec. 27-290.6. - Air conditioning unit(s) and air conditioning stand(s), generator and generator stand, electrical meter platforms, and pool equipment.

Neighborhood Association: Old Seminole Heights Neighborhood Association, Inc., Neighborhood Watch, Richmond Place, Tampa Overlook Neighborhood Association, Seminole Heights East Neighborhood Association, South Seminole Heights Civic Association, Inc.

**2. VRB-26-80**

Owner/Applicant: Joseph G and Loretta O’Keeffe/Zachary Pease

Location: 3324 W San Miguel St. S.

Folio: 118844.0000

Zoning: Residential Single-Family (RS-60)

Request: Reduce rear yard setback from 20 feet to 3 feet for a pool greater than 12 inches above grade.

Code Section: Sec. 27-156 Table 4-2 – Schedule of Area, Height, Bulk and Placement Regulations.

Neighborhood Association: Palma Ceia Neighborhood Association, Inc., Virginia Park Neighborhood Association, Inc., Bayshore Gardens Neighborhood Association, Inc., Palma Ceia West Neighborhood Association, Inc., Parkland Estates Civic Club, Inc.

### 3. VRB-26-83

Owner/Applicant: Thomas and Tiffany Hernandez/Adam Smith

Location: 5832 Mariner St

Folio: 112603.0000

Zoning: Residential Single-Family (RS-75)

Request: Reduce side yard setback from 7' to 6.9'

Reduce equipment setback from 3' to .2' for stairs to access TECO meter.

Code Section: Sec. 27-156 Table 4-2 – Schedule of Area, Height, Bulk and Placement Regulations.

Sec. 27-290.6. - Air conditioning unit(s) and air conditioning stand(s), generator and generator stand, electrical meter platforms, and pool equipment.

Neighborhood Association: Beach Park Homeowners Association, Inc., Westshore Alliance, Bayshore Beautiful Neighborhood Association, Inc., Bayshore Gardens Neighborhood Association, Inc., Armory Gardens Civic Association

### 4. VRB-26-84

Owner/Applicant: Blair Chastain/Shalom Halfon

Location: 4003 W Gray St.

Folio: 114638.0000

Zoning: Residential Single-Family (RS-50)

Request: Reduce rear yard setback from 20 feet to 6 feet

Code Section: Sec. 27-156 Table 4-2 – Schedule of Area, Height, Bulk and Placement Regulations.

Neighborhood Association: North Bon Air Neighborhood Association, Inc., Westshore Alliance

### 5. VRB-26-89

Owner/Applicant: Heather Eaton/Joseph Suarez

Location: 3013 Bayshore Pointe Dr.  
Folio: 136946.0540  
Zoning: Planned Development (PD)  
Request: Reduce rear yard setback from 10 feet to 5 feet  
Code Section: Sec. 27-227 – PD Planned Development District  
Neighborhood Association: Ballast Point Neighborhood Association, Southtown Park HOA, Belmar Gardens Neighborhood, Ballast Point Neighborhood Association

**6. VRB-26-90**

Owner/Applicant: David and Cheryl Stephenson/Joseph Suarez  
Location: 3042 Pointeview Dr.  
Folio: 136946.0550  
Zoning: Planned Development (PD)  
Request: Reduce rear yard setback from 10 feet to 5 feet  
Code Section: Sec. 27-227 – PD Planned Development District  
Neighborhood Association: Ballast Point Neighborhood Association, Southtown Park HOA, Belmar Gardens Neighborhood, Ballast Point Neighborhood Association

**7. VRB-26-91**

Owner/Applicant: Sisters of The Holy Names Us – Ontario Province/Ricky Peterika  
Location: 3319 Bayshore Blvd  
Folio: 127164.0000  
Zoning: Planned Development (PD)  
Request: Remove 1 nonhazardous grand tree damaging a retaining wall  
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: NA

**8. VRB-26-92**

Owner/Applicant: Renee Nellenbach

Location: 1708 W Bedingfield Dr.

Folio: 105022.0000

Zoning: Residential Single-Family (RS-60)

Request: Reduce front accessory structure setback 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 Neighborhood Association, Inc.

**9. VRB-26-93**

Owner/Applicant: Mario Orta/Carlos Castilla

Location: 3028 W Palmetto St.

Folio: 180604.0000

Zoning: Residential Single-Family (RS-50)

Request: 1. Reduce rear accessory setback from 3 feet to 1 foot  
2. Reduce side accessory setback from 3 feet to 2.5 feet

Code Section: Sec. 27-290 - Accessory structures.

Neighborhood Association: MacFarlane Park Association and Neighborhood Watch, West Tampa CRA Community Advisory Committee, Informed Neighbor, Bowman Heights Neighborhood Watch, Riverbend Civic Association, Bowman Heights, Highland Pines Community Task Force, Inc., Armory Gardens Civic Association

**10. VRB-26-97**

Owner/Applicant: Nicholas and Vanessa Dister/Steve Smith

Location: 4510 W Azeele St.

|                           |                                                                                                                                                                                                   |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Folio:                    | 113842.0000                                                                                                                                                                                       |
| Zoning:                   | Residential Single-Family (RS-75)                                                                                                                                                                 |
| Request:                  | <ol style="list-style-type: none"> <li>1. Reduce rear yard setback from 20 feet to 18 feet</li> <li>2. Reduce eave to eave separation from 10 feet to 3 feet</li> </ol>                           |
| Code Section:             | <p>Sec. 27-156 Table 4-2 – Schedule of Area, Height, Bulk and Placement Regulations.</p> <p>Sec. 27-290 Accessory Structures</p>                                                                  |
| 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-26-100**

|                           |                                                                                                                                     |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Owner/Applicant:          | Michael Spanos/Shalom Halfon                                                                                                        |
| Location:                 | 3916 W San Rafael St.                                                                                                               |
| Folio:                    | 119373.0000                                                                                                                         |
| Zoning:                   | Residential Single-Family (RS-75)                                                                                                   |
| Request:                  | Reduce the required rear yard setback from 12 feet to 10 feet to allow for a rear addition to the existing single-family residence. |
| 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.                                        |

#### **12. VRB-26-114**

|                  |                                        |
|------------------|----------------------------------------|
| Owner/Applicant: | Kayla and Timothy Lehn/Chance Langford |
| Location:        | 4408 W Price Ave.                      |
| Folio:           | 132051.0000                            |
| Zoning:          | Residential Single-Family (RS-50)      |

|                           |                                                                                                                          |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Request:                  | Increase building height from 15 feet to 15 feet 8 inches                                                                |
| Code Section:             | Sec. 27-290 Accessory Structures                                                                                         |
| Neighborhood Association: | Gandy Civic Association, Southtown Park HOA, Belmar Gardens<br>Neighborhood, Bayside West Neighborhood Association, 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](mailto:TampaADA@tampagov.net), or by submitting an ADA - Accommodations Request form available online at [tampagov.net/ADARequest](http://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.