



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

**MEETING DATE/TIME: Tuesday, July 14<sup>th</sup>, 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 June 16<sup>th</sup>, 2026, HEARING
- IV. CONFLICT OF INTEREST/EX PARTE COMMUNICATION
- V. SWEAR-IN
- VI. ITEMS TO BE REVIEWED

Continued Cases

**1. 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 |

New Business

**2. VRB-26-50**

|                           |  |
|---------------------------|--|
| Owner/Applicant:          | Britney and Brent Burch/Jansel Irrragorry  |
| Location:                 | 3501 S Drexel Ave.   |
| Folio:                    | 126863.0000  |
| Zoning:                   | Residential Single-Family (RS-60)  |
| Request:                  | Reduce rear setback from 20' to 7'   |
| Code Section:             | 27-156   |
| Neighborhood Association: | Bayshore Beautiful Neighborhood Association, Inc., Virginia Park Neighborhood Association, Inc., Bayshore Gardens Neighborhood Association, Inc., Palma Ceia West Neighborhood Association, Inc., Parkland Estates Civic Club, 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., Palma Ceia Neighborhood Association, Inc. |

**3. VRB-26-53**

|                           |  |
|---------------------------|--|
| Owner/Applicant:          | Christopher Barrow and Andrea Caby   |
| Location:                 | 4613 S Lois Ave.   |
| Folio:                    | 130020.0000  |
| Zoning:                   | Residential Single-Family (RS-60)  |
| Request:                  | Reduce accessory structure setback from 3' to 2.4"   |
| Code Section:             | 27-290   |
| Neighborhood Association: | FairOaks/Manhattan Manor Neighborhood Association, Southtown Park HOA, Belmar Gardens Neighborhood, Virginia Park Neighborhood Association, Inc. |

**4. VRB-26-58**

|                           |   |
|---------------------------|---|
| Owner/Applicant:          | Kelly Wilson/Gary Trupp   |
| Location:                 | 4622 Woodmere Rd.   |
| Folio:                    | 113680.0000   |
| Zoning:                   | Residential Single-Family (RS-75)   |
| Request:                  | 1. Reduce the rear setback from 12' to 7' to accommodate pre-existing condition.<br><br>2. Reduce the side yard setback from 15' to 10' to accommodate a 2-car carport.                           |
| 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 |

**5. VRB-26-61**

|                  |                            |
|------------------|----------------------------|
| Owner/Applicant: | Cameron and Brittany Brown |
| Location:        | 4224 W Barcelona St.       |
| Folio:           | 123923.0000                |

|                           |   |
|---------------------------|---|
| Zoning:                   | Residential Single-Family (RS-100)  |
| Request:                  | Reduce rear pool setback from 5' to 3'  |
| Code Section:             | 27-290  |
| Neighborhood Association: | Virginia Park Neighborhood Association, Inc., Virginia Park Neighborhood Association, Belmar Gardens Neighborhood, Palma Ceia Neighborhood Association, Inc., Bayside West Neighborhood Association, Inc. |

**6. VRB-26-66**

|                           |  |
|---------------------------|--|
| Owner/Applicant:          | Palori Commercial Properties Et Al   |
| Location:                 | 1917 W Kennedy Blvd  |
| Folio:                    | 184081.0000  |
| Zoning:                   | Commercial General (CG)  |
| Request:                  | Increase allowable sign square footage from 19 square feet to 27 square feet.  |
| Code Section:             | 27-243   |
| Neighborhood Association: | North Hyde Park Civic Association, Inc., Westland Park HOA, SOHO Business Alliance, Ameryllis Garden Circle, Parkland Estates Civic Club, Inc., Historic Hyde Park Neighborhood Association, Inc., West Tampa CRA Community Advisory Committee, SOHO Business Alliance, North Hyde Park Civic Asso., Neighborhood Crime Watch, NORTH HYDE PARK ALLIANCE., Bowman Heights, West Riverfront Neighborhood Crimewatch Association, Inc., Armory Gardens Civic Association, Parkland Estates Civic Club, Inc., Historic Hyde Park Neighborhood Association, Inc., SoHo Neighborhood Association, Inc. |

**7. VRB-26-67**

|                  |                                      |
|------------------|--------------------------------------|
| Owner/Applicant: | St. Joseph's Hospital Inc            |
| Location:        | 3001 W Dr Martin Luther King Jr Blvd |
| Folio:           | 144359.0000                          |
| Zoning:          | Office Professional (OP-1)           |

|                           |   |
|---------------------------|---|
| Request:                  | Remove 3 grand tree   |
| Code Section:             | 27-284  |
| Neighborhood Association: | Tampa Overlook Neighborhood Association, 345 Bayshore Condominium Assn. |

**8. VRB-26-69**

|                           |  |
|---------------------------|--|
| Owner/Applicant:          | Confidential/ASC Aluminum                  |
| Location:                 | Confidential                               |
| Folio:                    | 096834.0000                                |
| Zoning:                   | Residential Single-Family (RS-60)          |
| Request:                  | Reduce front yard setback from 25' to 6'   |
| Code Section:             | 27-156                                     |
| Neighborhood Association: | Forest Hills Neighborhood Association, Inc |

**9. VRB-26-73**

|                           |  |
|---------------------------|--|
| Owner/Applicant:          | Amalie Oil R E LLP/ Ricky Peterika                 |
| Location:                 | 4001 Causeway Blvd                                 |
| Folio:                    | 161014.4015  |
| Zoning:                   | Industrial Heavy (IH)                              |
| Request:                  | Reduce tree retention from 50 percent to 0 percent |
| Code Section:             | 27-284   |
| Neighborhood Association: | Palmetto Beach Community Association, Inc.         |

**10. VRB-26-74**

|                  |                       |
|------------------|-----------------------|
| Owner/Applicant: | Ivette Lacosta        |
| Location:        | 2504 W Marquette Ave. |
| Folio:           | 102677.0000           |

|                           |  |
|---------------------------|--|
| Zoning:                   | Residential Single-Family (RS-60)                |
| Request:                  | Reduce green space from 25 percent to 13 percent |
| Code Section:             | 27-284   |
| Neighborhood Association: | Armenia Garden Estates Neighborhood Association  |

**11. VRB-26-75**

|                           |  |
|---------------------------|--|
| Owner/Applicant:          | Peter and Laurie Lackman/Scott Geresy  |
| Location:                 | 2804 W Fountain Blvd   |
| Folio:                    | 117906.0000  |
| Zoning:                   | Planned Development (PD)   |
| Request:                  | Reduce rear yard setback from 20 feet to 14' 1 1/16"   |
| Code Section:             | 27-156   |
| Neighborhood Association: | Parkland Estates Civic Club, Inc., 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. |

**12. VRB-26-79**

|                           |  |
|---------------------------|--|
| Owner/Applicant:          | David and India Witte  |
| Location:                 | 61 Albemarle Ave   |
| Folio:                    | 194767.0000  |
| Zoning:                   | Residential Single-Family (RS-50)  |
| Request:                  | Reduce eave to eave separation from 5' to 3' 10"                                     |
| Code Section:             | 27-290   |
| Neighborhood Association: | Davis Islands Civic Association, Inc., Hyde Park Spanishtown Creek Civic 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](mailto:TampaADA@tampagov.net), or by submitting an ADA - Accommodations Request form available online at [tampagov.net/ADARquest](http://tampagov.net/ADARquest).

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.