



VARIANCE REVIEW BOARD

PUBLIC HEARING

MEETING DATE/TIME: Tuesday, June 16, 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** 5:35pm

II. **SILENT ROLL CALL**

Board Members Present: Ana Wallrapp, Aaron Murphy, Megan J. Cochran, & Brian D. Frey

Staff Present:

Development Coordination: Steven Eyster & Marla Tricohe-Garcia

Development Clerk: Lisa Middleton & Sly Wilburn

Legal Staff: Taylor Bolt

III. APPROVAL OF MEETING MINUTES

Motion to approve May 12, 2026, Meeting Minutes with edits:

BOARD VOTE: Motion to Approve: Brian D. Frey Second: Aaron Murphy

Motion Passed: 4-0

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

7.VRB-26-56 (Continued to August 11, 2026, hearing)

12.VRB-26-72 (Continued to August 11, 2026, hearing)

VII. ITEMS TO BE REVIEWED

1. VRB-26-23 (Continued from April 14, 2026, hearing)

- Request:
1. Increase the maximum free standing sign face from 50 square feet per sign face to 151 feet, an increase of 101 square feet per sign face.
 2. Increase the maximum free standing sign height from twenty (20) feet to twenty-six (26) feet, an increase of six (6) feet.

Code Section: 27-238(g)(7)a.3

Neighborhood Association: Palma Ceia Pines, 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., Palma Ceia Pines, Armory Gardens Civic Association, Parkland Estates Civic Club, Inc.

BOARD VOTE: Motion to Approve: Brian D. Frey Second: Megan J. Cochran

Motion Passed: 4-0

Ana Wallrapp: Approved Aaron Murphy: Approved

Megan J. Cochran: Approved Brian D. Frey: Approved

Applicants: Dept of Transportation/ Jessica Icerman

Applicants: Clark Woodsby

Public Speaker: N/A

3. VRB-25-72

Owner/Applicant: Tania Rodriguez and Paul Horst

Location: 4014 W Santiago St

Folio: 124079.0000

Zoning: Residential Single Family (RS-60)

Request: Request to reduce rear yard setback from 20 feet to 10 feet

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.

BOARD VOTE: Motion to Approve: Aaron Murphy Second: Brian D. Frey

Motion Passed: 4-0

Ana Wallrapp: Approved Aaron Murphy: Approved

Megan J. Cochran: Approved Brian D. Frey: Approved

Applicants: Tania Rodriguez-Horst

Public Speaker: N/A

4. VRB-26-11

Owner/Applicant: Erik Garcia/Percia Lopez/Yeimy Crisotomo

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 from required 3 feet side to 2.9 feet and 3 feet rear required to 2.5 feet.

2. Request to reduce the required separation distance between the proposed accessory structure and the principal structure from 5 feet to 3.8 feet.
3. Reduce rear yard setbacks for the proposed accessory structure from 3 feet to 2.5 feet.

Code Section: 27-290

Neighborhood Association: Riverbend Civic Association

BOARD VOTE: Motion to Approve: Brian D. Frey Second: Megan J. Cochran

Motion Passed: 3-1

Ana Wallrapp: Approved

Aaron Murphy: Opposed

Megan J. Cochran: Approved

Brian D. Frey: Approved

Applicants: Eric Garcia

Applicants: Yeimy Crisotomo

Public Speaker: N/A

4.VRB-26-22

Owner/Applicant: Zibannasa Akanda/Nasif Akanda

Location: 1806 E Annona Ave

Folio: 144746.0000

Zoning: Residential Single Family (RS-50)

Request: Reduce the westside setback from 7ft to 3.5ft

Code Section: 27-156

Neighborhood Association: University Square Civic Association Inc.

BOARD VOTE: Motion to Approve: Aaron Murphy Second: Brian D. Frey

Motion Passed: 4-0

Ana Wallrapp: Approved Aaron Murphy: Approved

Megan J. Cochran: Approved Brian D. Frey: Approved

Applicants: Nasif Akanda

Public Speaker: N/A

5.VRB-26-52

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

BOARD VOTE: Motion to Deny: Aaron Murphy Second: Brian D. Frey

Motion Passed: 4-0

Ana Wallrapp: Opposed

Aaron Murphy: Opposed

Megan J. Cochran: Opposed Brian D. Frey: Opposed

Applicants: Baty Ventures LLC/Youtopia Pools LLC/Derrick Gray

Public Speaker: Joan Park

Public Speaker: Colton Peterson

Public Speaker: Carol Anne Bennett

7.VRB-26-56 (Continued to August 11, 2026, hearing)

Owner/Applicant: Channelside Partners LLC/Ricky Peterika

Location: 3917 N Nebraska Ave

Folio: 172983.0000

Zoning: Commercial General (CG)

- Request:
1. Remove one non-hazardous grand tree
 2. Reduce tree retention from 50 percent to 15 percent

Code Section: 27-284

Neighborhood Association: Southeast Seminole Heights Civic Association, Inc., VM Ybor Neighborhood Association & Crimewatch, Informed Neighbor, Business Guild of Seminole Heights, Tampa Overlook Neighborhood Association, Seminole Heights East Neighborhood Association, Ybor Heights Neighborhood Association and Watch Group, VM Ybor Neighborhood Association & Crimewatch, Ybor Heights Neighborhood Association and Watch Group

BOARD VOTE:

Motion to Continue to August 11, 2026, Approve: Aaron Murphy
Second: Brian D. Frey

Motion Passed: 4-0

Ana Wallrapp: Approved Aaron Murphy: Approved

Megan J. Cochran: Approved Brian D. Frey: Approved

Applicants: Channelside Partners LLC/Ricky Peterika

Public Speaker: Carol Anne Bennett

Public Speaker: Pamela Jackson-Haney

Public Speaker: Alison Date

Public Speaker Alex Shaler, Gardner, Brewer Hudson P.A.

8.VRB-26-57

Owner/Applicant: Rose Trotta

Location: 3114 W Paul Ave

Folio: 134943.0000

Zoning: Residential Single-Family (RS-60)

Request: Request to remove 1 grand tree

Code Section: 27-284.2.5

Neighborhood Association: Interbay - South of Gandy Civic Association, Southtown Park HOA, Belmar Gardens Neighborhood, Ballast Point Neighborhood Association

BOARD VOTE: Motion to Approve: Brian D. Frey Second: Aaron Murphy

Motion Passed: 4-0

Ana Wallrapp: Approved Aaron Murphy: Approved

Megan J. Cochran: Approved Brian D. Frey: Approved

Applicants: Rose Trotta

Public Speaker: Pamela Jackson-Haney

Public Speaker: Carol Anne Bennett

9.VRB-26-63

Owner/Applicant: Brian Bowers

Location: 5407 S First (1st) St

Folio: 134712.0000

Zoning: Residential Single-Family (RS-50)

Request: Request to reduce rear setback from 3' to 6"

Code Section: 27-290

Neighborhood Association: Ballast Point Neighborhood Association, Southtown Park HOA, Belmar Gardens Neighborhood, Ballast Point Neighborhood Association

BOARD VOTE: Motion to Approve: Megan J. Cochran Second: Brian D. Frey

Motion Passed: 4-0

Ana Wallrapp: Approved

Aaron Murphy: Approved

Megan J. Cochran: Approved

Brian D. Frey: Approved

Applicants: Brian Bowers

Public Speaker: N/A

10.VRB-26-64

Owner/Applicant: Xavier and Ember Prida/Stephen Michelin

Location: 2628 S Dundee St

Folio: 121910.0100

Zoning: Residential Single-Family (RS-75)

Request: 1.Request to increase height from 35' to 39'

2.Request to remove 2 grand trees

Code Section: 27-156 and 27-284

Neighborhood Association: Sunset Park Area Homeowners Association, Inc., Virginia Park Neighborhood Association, Inc.

BOARD VOTE: Motion to Approve the removal of one grand tree: Aaron Murphy
Second: Brian D. Frey

Motion Passed: 4-0

Ana Wallrapp: Approved

Aaron Murphy: Approved

Megan J. Cochran: Approved

Brian D. Frey: Approved

Applicants: Stephen Michelini

Public Speaker: N/A

11.VRB-26-65

Owner/Applicant: Heidi Marie and James John Larounis/Stephen Michelini

Location: 1506 S Georgia Ave

Folio: 118559.0000

Zoning: Residential Single-Family (RS-50)

Request: Request to increase height of the existing accessory structure from 15' to 23.5' and increase square footage by 323 square feet.

Code Section: 27-290

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.

BOARD VOTE: Motion to Approve: Brian D. Frey Second: Aaron Murphy

Motion Passed: 4-0

Ana Wallrapp: Approved

Aaron Murphy: Approved

Megan J. Cochran: Approved

Brian D. Frey: Approved

Applicants: Stephen Michelini

Public Speaker: N/A

12.VRB-26-72 (Continued to August 11, 2026, hearing)

Owner/Applicant: Berns Steak House/Ricky Peterika

Location: 2208 W Morrison Ave

Folio: 186169.0000

Zoning: Commercial General (CG), Commercial Intensive (CI)

Request:

1. Request to remove 2 grand trees
2. Request to reduce required parking from 78 spaces to 58
3. Reduce front setback from 10' to 8' for bay windows

Code Section: 27-289, 27-156, 27-284

Neighborhood Association: Historic Hyde Park Neighborhood Association, 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., SOHO Business Alliance, Ameryllis Garden Circle, Palma Ceia West Neighborhood Association, Inc., Parkland Estates Civic Club, Inc., SOHO Business Alliance, Bayshore Gardens Neighborhood Association, Inc., Parkland Estates Civic Club, Inc., New Suburb Beautiful Civic Association, Inc., Parkland Estates Civic Club, Inc.

BOARD VOTE: Motion to be continued to August 11, 2026, : Aaron Murphy

Second: Brian D. Frey

Motion Passed: 4-0

Ana Wallrapp: Approved

Aaron Murphy: Approved

Megan J. Cochran: Approved

Brian D. Frey: Approved

Applicants: Berns Steak House/Ricky Peterika

Public Speaker: N/A

VIII. ADJOURNMENT: 8:36 pm

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.