



VARIANCE REVIEW BOARD

PUBLIC HEARING

MEETING DATE/TIME: Tuesday, May 12, 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** 5:36pm

II. **SILENT ROLL CALL**

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

Staff Present:

Development Coordination: Steven Eyster

Development Clerk: Lisa Middleton, Sly Wilburn

Legal Staff: Taylor Bolt

III. APPROVAL OF MEETING MINUTES

Motion to approve April 14, 2026, Meeting Minutes with edits:

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

Motion Passed: 6-0

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

3.VRB-26-11 (Mis-Notice)

4.VRB-26-22(Mis-Notice)

7.VRB-26-40(Mis-Notice)

10.VRB-26-52(Mis-Notice)

HOUSE KEEPING

Motion to Move the Variance Review Board hearing date from June 9, 2026, to June 16th, 2026, 5:30pm. Located at 315 E Kennedy Blvd Third Floor, Tampa FL 33602

BOARD VOTE: Motion to Approved: Simone Brown Second: Brian D. Frey

Motion Passed: 6-0

Aaron Murphy: Approved Ana Wallrapp: Approved

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

Simone Brown: Approved Todd Fultz: Approved

VII. ITEMS TO BE REVIEWED

1. VRB-26-28 (Continued from April 14, 2026, hearing)

Owner/Applicant: Kevin James and Jessica Lane Bexley/Mark Blonar

Location: 4510 S Ferncroft Circle

Folio: 120606.0000

Zoning: Residential Single Family (RS-75)

Request: Reduce rear yard setback from 20 feet to 5 feet

Code Section: 27-156

Neighborhood Association: Culbreath Bayou Homeowners Association Inc.

BOARD VOTE: Motion to Approved: Simone Brown Second: Brian D. Frey

Motion Passed: 6-0

Aaron Murphy: Approved

Ana Wallrapp: Approved

Brian D. Frey: Approved

Megan J. Cochran: Approved

Simone Brown: Approve

Todd Fultz: Approved

Applicants: Mark Blanar

Public Speaker: N/A

2. VRB-26-06

Owner/Applicant:

Eric Pourmand/Suncoast Permits

Location:

2906 W Bay Vista Ave

Folio:

127425.0100

Zoning:

Residential Single Family (RS-60)

Request:

Reduce screen enclosure setback from 5 feet to 2.5 feet

Code Section:

27-290

Neighborhood Association:

Bayshore Beautiful Neighborhood Association, 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.

BOARD VOTE:

Motion to Approve: Todd Fultz

Second: Brian D. Frey

Motion Passed: 6-0

Ana Wallrapp: Approved

Aaron Murphy: Approved

Megan J. Cochran: Approved

Todd Fultz: Approved

Brian D. Frey: Approved

Simone Brown: Approved

Applicants: Eric Pourmand

Public Speaker: N/A

3. VRB-26-11 (Mis-Notice)

Owner/Applicant: Erik Garcia/Lameza Remodeling

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 (Gym & Storage) from required 3 feet side to 2.9 feet and 3 feet rear required to 5.5 feet.
 2. Request to reduce the required separation distance between the proposed accessory structure (Gym & Storage) and the principal structure from 5 feet to 3.8 feet.

Code Section: 27-290

Neighborhood Association: Riverbend Civic Association

4. VRB-26-22(Mis-Notice)

Owner/Applicant: Zibannasa Akanda/Nasif Akanda

Location: 1806 E Annona Ave

Folio: 144746.0000

Zoning: Residential Single Family (RS-50)

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

Code Section: 27-156

Neighborhood Association: University Square Civic Association Inc.

5. VRB-26-24 (Continue to June 9, 2026, hearing)

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

BOARD VOTE: Motion to Continue to July 14, 2026, hearing: Brian D. Frey
Second: Simone Brown

Motion Passed: 6-0

Ana Wallrapp: Approved Aaron Murphy: Approved

Megan J. Cochran: Approved Todd Fultz: Approved

Brian D. Frey: Approved Simone Brown: Approved

Applicants: Calvin Batty

Public Speaker: N/A

6. VRB-26-35

Owner/Applicant: Mark Robery Flom

Location: 4525 W Swann Ave

Folio: 114146.0000

Zoning: Residential Single Family (RS-75)

Request: Reduce the rear setback from 5 feet to 3 feet for a screen enclosure

Code Section: 27-290

Neighborhood Association: Beach Park Homeowners Association, Inc., Westshore Alliance, Bayshore Beautiful Neighborhood Association, Inc., Bayshore Gardens Neighborhood Association, Inc., Armory Gardens Civic Association
Neighborhood Association: Terrace Park Civic Association, Inc, 345 Bayshore Condominium Assn.

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

Motion Passed: 6-0

Ana Wallrapp: Approved Aaron Murphy: Approved

Megan J. Cochran: Approved Todd Fultz: Approved

Brian D. Frey: Approved Simone Brown: Approved

Applicants: Mark Robery Flom

Public Speaker: N/A

7. VRB-26-40 (Mis-notice)

Owner/Applicant: Eric Bronson
Location: 2822 W Bay Ave
Folio: 134820.0000
Zoning: Residential Single Family (RS-50)
Request: Reduce front yard setback from 20 feet to 5 feet
Code Section: 27-156
Neighborhood Association: Ballast Point Neighborhood Association, Southtown Park HOA, Belmar Gardens Neighborhood, Ballast Point Neighborhood Association

8. VRB-26-43

Owner/Applicant: Broadway Holdings LLC/Kevin Bynum
Location: 5507 E Broadway Ave
Folio: 160025.0000
Zoning: Commercial Intensive (CI), Industrial General (IG)
Request:
1. Removal of 2 grand trees
2. Reduce tree retention from 50 percent to 7 percent
Code Section: 27-284
Neighborhood Association: Jackson Heights Neighborhood Associated & Crime Watch
BOARD VOTE: Motion to Approved Removal of Two Grand Trees: Brian D. Frey

Second: Aaron Murphy

Motion Passed: 6-0

Ana Wallrapp: Approved

Aaron Murphy: Approved

Megan J. Cochran: Approved

Todd Fultz: Approved

Brian D. Frey: Approved

Simone Brown: Approved

BOARD VOTE: Motion to Approved reduce tree retention from 50 percent to 7 percent:
Brian D. Frey Second: Aaron Murphy

Motion Passed: 6-0

Ana Wallrapp: Approved Aaron Murphy: Approved
Megan J. Cochran: Approved Todd Fultz: Approved
Brian D. Frey: Approved Simone Brown: Approved

Applicants: Ivy Clinton

Applicants: Candice Agosto

Public Speaker: N/A

9. VRB-26-51

Owner/Applicant: Lucan Simeon/Sims Handy LLC
Location: 3415 E Henry Ave
Folio: 152313.0000
Zoning: Residential Single Family (RS-50)
Request: Increase height from 15 feet to 18 feet on an existing garage
Code Section: 27-290
Neighborhood Association: Live Oaks Square Neighborhood Association and Crime Watch, Tampa
Overlook Neighborhood Association, Seminole Heights East Neighborhood
Association

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

Motion Passed: 6-0

Ana Wallrapp: Approved Aaron Murphy: Approved
Megan J. Cochran: Approved Todd Fultz: Approved
Brian D. Frey: Approved Simone Brown: Approved

Applicants: Phanord Simeon

Public Speaker: N/A

10. VRB-26-52 (Mis-noticed)

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

11. VRB-26-60

Owner/Applicant: John Zachary and Abigail Reynolds
Location: 3301 W Alline Ave
Folio: 128107.0000
Zoning: Residential Single Family (RS-60)
Request:

1. Reduce side yard setback from 7 feet to 3 feet
2. Reduce vehicular entrance setback from 10 to 3 feet.
3. Reduce rear yard setback from 20 feet to 3 feet.

Code Section: 27-156

Neighborhood Association: Bayshore Beautiful Neighborhood Association, 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.

BOARD VOTE: Motion to grant additional three minutes to the Public Speaker:

Aaron Murphy Second: Brian D. Frey

Motion Passed: 6-0

Ana Wallrapp: Approved Aaron Murphy: Approved

Megan J. Cochran: Approved Todd Fultz: Approved

Brian D. Frey: Approved Simone Brown: Approved

BOARD VOTE: Motion to Approve with any improvements within the reduced setbacks shall be limited to 15 feet in height to peak of roof: Todd Fultz

Second: Brian D. Frey

Motion Passed: 4-2

Ana Wallrapp: Approved Aaron Murphy: Opposed

Megan J. Cochran: Opposed Todd Fultz: Approved

Brian D. Frey: Approved Simone Brown: Approved

Applicants: John Zachary Reynolds

Applicants: Abigail Reynolds

Public Speaker: Eric Page

VIII. ADJOURNMENT: 8:00PM

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.