



TALLAHASSEE-LEON COUNTY BOARD OF ADJUSTMENT & APPEALS

CITY AGENDA: Thursday, September 10, 2026

1:00 pm

MEETING INFORMATION:

MEETING LOCATION: All Board of Adjustment and Appeals meetings will be held in the 2nd floor conference room at Renaissance Center located at 435 N. Macomb St. For information about how to participate in the meeting please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact Zoning@talgov.com.

AMERICANS WITH DISABILITIES ACT: The City of Tallahassee is committed to compliance with the Americans with Disabilities Act (ADA). Special accommodations will be provided upon request. Request for accommodations, with regard to equal access to communications, should be directed to Zoning@talgov.com.

Documentation associated with each agenda item, as well as more information on other meetings and projects, is available on our website at:

https://www.talgov.com/growth/gm_meetings

The interactive map will allow you to access documentation and details associated with each project.

GENERAL MEETING GUIDELINES

This meeting is held to review and decide on variance requests for single-family and duplex dwelling units, as well as variances to the chapter 7, sign code.

For more information on projects presented at the Board of Adjustment and Appeals (BOAA) meeting please visit <https://www.talgov.com/growth/growth-apps-landuse>

PUBLIC PARTICIPATION

BOAA meetings are conducted as quasi-judicial proceedings. By request, any members of the public present at the meeting will have an opportunity to speak on a specific project or an item not on the agenda. The public comment is received after the presentation for each project, prior to the Board's decision. Each speaker will be limited to three minutes.

Members of the public can also submit written comments to be considered to Zoning@talgov.com or directly to the project coordinator listed on the agenda.

For more information on public participation and ways to become more involved please visit:

https://www.talgov.com/growth/gm_meetings

MEETING MINUTES - Revised

Approval of the 7/9/2026, Minutes

Approved _____ **Denied** _____ **Continued To** _____

OLD BUSINESS

TVA260015 - MacDonald Residence

APPLICANT: Laura Bryant, 850-656-6161

PROJECT LOCATION: 2020 SEMINOLE DR (TAX ID# 310670 I0090)

ZONING DISTRICT: RP-1 (Residential Preservation-1) and is located within the Multi-Modal Transportation District (MMTD)

PROJECT DESCRIPTION: A request by Ian MacDonald to vary from Chapter 10, Section 10-284.5(a)(5) of the Tallahassee Land Development Code. If the variance is granted the applicant will be allowed to increase the maximum number of parking spaces permitted in the first layer from one space to two spaces in order to reconstruct a driveway.

PROJECT COORDINATOR: Taylor Jones, Senior Planner, Taylor.Jones@talgov.com

Approved _____ **Denied** _____ **Continued To** _____

TVA260016 - Raising Cane's - 2000 Apalachee Pkwy

APPLICANT: Jennifer Ronneburger, 631-882-4718

PROJECT LOCATION: 2000 APALACHEE PKWY (TAX ID# 3105200050000)

ZONING DISTRICT: CP (Commercial Parkway)

PROJECT DESCRIPTION: A request by Smith Interests General Partnership LLP to vary from the standards of Chapter 7, Section 7.62(a)(4) of the Tallahassee Land Development Code. If the variance is granted the applicant will be allowed to increase the number of allowable wall signs from two to three. Additionally, the applicant has requested to place the sign on the interior side of the property.

PROJECT COORDINATOR: Taylor Jones, Senior Planner, Taylor.Jones@talgov.com

Approved _____ **Denied** _____ **Continued To** _____

TVA260017 - 914 DELAWARE ST

APPLICANT: Jasmine Gates, 850-321-3264

PROJECT LOCATION: 914 DELAWARE ST (TAX ID# 212657 A0021)

ZONING DISTRICT: RP-2 (Residential Preservation-2) and is located within the Multi-Modal Transportation District (MMTD)

PROJECT DESCRIPTION: A request by Dong Lin to vary from Sec. 10-285, Table 10A, TLDC to reduce the minimum front and rear setback of 15 feet to 5 feet to allow for the construction of an affordable home.

PROJECT COORDINATOR: Lily Savage, Senior Planner, Lily.Savage@talgov.com

Approved _____ **Denied** _____ **Continued To** _____

TVA260018 - U Haul #871075

APPLICANT: Chris Lewis, 386-201-0819

PROJECT LOCATION: 817 APPLEYARD DR (TAX ID# 212851 C0002)

ZONING DISTRICT: CP (Commercial Parkway) and is located within the Multi-Modal Transportation District (MMTD)

PROJECT DESCRIPTION: A request by 817 Appleyard EAT LLC to vary from the standards of Chapter 7, Section 7-62 (a) of the Tallahassee Land Development Code. If the variance is granted, the Applicant will be allowed to increase the maximum allowed sign area from 200 square feet to 325 square feet. Additionally, the Applicant has requested an additional wall sign, and the Applicant has requested that all wall signs face the interior area of the property.

PROJECT COORDINATOR: Sabrina Greer, Senior Planner, Sabrina.Greer@talgov.com

Approved _____ **Denied** _____ **Continued To** _____

NEW BUSINESS

TVA260019 - Shed Variance - 1910 Gibbs Drive

APPLICANT: John Irvine, 850-570-3961

PROJECT LOCATION: 1910 GIBBS DR (TAX ID# 212360 G0080)

ZONING DISTRICT: RP-1 (Residential Preservation-1)

PROJECT DESCRIPTION: A request by John Irvine to vary from the standards of Sec. 10-411(a)(2) to reduce accessory structure rear setback from 10' to 2' for the construction of a backyard shed.

PROJECT COORDINATOR: Taylor Jones, Senior Planner, Taylor.Jones@talgov.com

Approved _____ **Denied** _____ **Continued To** _____

TVA260020 - Diddie Rd

APPLICANT: Randy Nelson, 8505670536

PROJECT LOCATION: (TAX ID# 2113201200020)

ZONING DISTRICT: RP-2 (Residential Preservation-2)

PROJECT DESCRIPTION: A request by Randy Nelson to vary from the standards of Chapter 10, Section 10-241 of the Tallahassee Land Development Code. If the variance is granted, the Applicant will be allowed to reduce the minimum side setback from 7.5' to 5' to allow for the construction of an affordable home.

PROJECT COORDINATOR: Sabrina Greer, Senior Planner, Sabrina.Greer@talgov.com

Approved _____ **Denied** _____ **Continued To** _____

TVA260021 - Diddie Rd Lot #3

APPLICANT: Randy Nelson, 8505670536

PROJECT LOCATION: (TAX ID# 2113201200030)

ZONING DISTRICT: RP-2 (Residential Preservation-2)

PROJECT DESCRIPTION: A request by Randy Nelson to vary from the standards of Chapter 10, Section 10-241 of the Tallahassee Land Development Code. If the variance is granted, the Applicant will be allowed to reduce the minimum side setback from 7.5' to 5' to allow for the construction of an affordable home.

PROJECT COORDINATOR: Sabrina Greer, Senior Planner, Sabrina.Greer@talgov.com

Approved_____ **Denied**_____ **Continued To** _____

TVA260022 - Carport

APPLICANT: Michele Walker, 850-606-6200

PROJECT LOCATION: 1109 SPOTTSWOOD DR (TAX ID# 112940 C0090)

ZONING DISTRICT: RP-1 (Residential Preservation-1)

PROJECT DESCRIPTION: A request by Michelle Walker to vary from Sec. 10-241 to reduce front setbacks from 25' to 10' for the addition of a carport.

PROJECT COORDINATOR: Lily Savage, Senior Planner, Lily.Savage@talgov.com

Approved_____ **Denied**_____ **Continued To** _____

TVA260023 - Hilltop Drive Structure

APPLICANT: Lacey Hanmer, 8502645099

PROJECT LOCATION: 1511 HILLTOP DR (TAX ID# 212230 E0120)

ZONING DISTRICT: RP-1 (Residential Preservation-1)

PROJECT DESCRIPTION: A Request by Lacey Hanmer to vary from Sec. 10-411(a)(2) to reduce accessory structure rear and side setbacks from 10' to 3' for the redevelopment of a backyard shed.

PROJECT COORDINATOR: Lily Savage, Senior Planner, Lily.Savage@talgov.com

Approved_____ **Denied**_____ **Continued To** _____

TVA260026 - Up Campus Tennessee Street

APPLICANT: Moore Bass Consulting, Inc., 8502225678

PROJECT LOCATION: 699 W TENNESSEE ST (TAX ID# 2136500576820)

ZONING DISTRICT: U-PUD (Up Campus U-PUD) and is located within the Multi-Modal Transportation District (MMTD)

PROJECT DESCRIPTION: A request by Up Tallahassee Tennessee Owner LLC to vary from the standards of Chapter 7, Section 7-62(d) of the Tallahassee Land Development Code. If the variance is granted, the Applicant will be allowed to increase the number of allowable wall signs from two to six. The Applicant will also be allowed to increase the maximum allowable sign area from 32 square feet to 207.84 square feet along the Tennessee Street frontage if this variance is granted. Additionally, the applicant has requested an additional sign facing the interior area of the property.

PROJECT COORDINATOR: Sabrina Greer, Senior Planner, Sabrina.Greer@talgov.com

Approved_____ **Denied**_____ **Continued To** _____

Phantom Fireworks – Appeal from Denial of Permit No. TCB250456

APPLICANT: BJ ALAN HOLDING COMPANY INC

PROJECT LOCATION: 2349 NORTH MONROE STREET (TAX ID# 2124200960000)

ZONING DISTRICT: CP (Commercial Parkway)

PROJECT DESCRIPTION: This is an appeal of the denial of a building permit to establish a retail consumer fireworks showroom at the property located at 2349 North Monroe Street in Tallahassee, Florida, Parcel ID. No. 2124200960000. For more information, please contact the Growth Management Department at (850) 891-7001.

Approved_____ **Denied**_____ **Continued To** _____