

**TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEALS**

CITY AGENDA

January 10, 2019 - 1:00 P.M.

435 North Macomb Street

2nd Floor Conference Room / Renaissance Center

NEW BUSINESS:

TVA180032 – A request by Alianne S. Watson and R. Duffie Harrison for a variance to The Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the side setback from 10 feet to 6 feet for the construction of an attached carport structure. The property is located at 1312 Betton Road and is zoned RP-1 (Residential Preservation).

Project Coordinator: John Reddick – 891-7146

Approved _____ Denied _____ Continued to _____

**TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEALS**

CITY AGENDA

**February 14, 2019 - 1:00 P.M.
435 North Macomb Street
2nd Floor Conference Room / Renaissance Center**

NEW BUSINESS:

TVA190001 – A request by Angela Lynette Harrison and Dale Anthony Harrison, for a variance to The Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the rear setback from 25 feet to 16 feet for the construction of a room addition to rear of the residence. The property is located at 3037 N Fulmer Circle and is zoned RP-1 (Residential Preservation).

Project Coordinator: Kate Daniel – 891-7042

Approved_____ Denied_____ Continued to_____

TVA190002 – A request by Seminole Boosters, Inc, for a variance to the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to increase the signage for multi-family residential development from 32 square feet to 102 square feet and to increase the height of a projecting sign from 30 feet to 75 feet. The property is located at 805 W. Madison Street and is zoned UV (University Urban Village District).

Project Coordinator: John Reddick – 891-7176

Approved_____ Denied_____ Continued to_____

Approval of January 10, 2019 Minutes

Approved_____ Denied_____ Continued to_____

**TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEALS**

CITY AGENDA

March 14, 2019 - 1:00 P.M.

435 North Macomb Street

2nd Floor Conference Room / Renaissance Center

TVA190003 – A request by 908-Scannell Tallahassee LLC, for a variance to Chapter 7-62(d) of the Tallahassee Land Development Cod which allows multiple family developments to have one wall or ground sign per street frontage. If the variance is granted, the applicant will be allowed to have a projecting sign on the South Woodward Avenue frontage and a projecting sign and wall sign on the West Pensacola Street frontage. The property is located at 924 West Pensacola Street and is zoned UT (University Transition) located within the MMTD (Multi-Modal Transportation District), Downtown Overlay.

Project Coordinator: John Reddick – 891-7176

Approved_____ Denied_____ Continued to_____

**TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEALS**

CITY AGENDA

**April 11, 2019 - 1:00 P.M.
435 North Macomb Street
2nd Floor Conference Room / Renaissance Center**

NEW BUSINESS:

Approval of the March 14, 2019 Minutes

Approved_____ ***Denied***_____ ***Continued to***_____

**TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEALS**

CITY AGENDA

May 9, 2019 - 1:00 P.M.

435 North Macomb Street

2nd Floor Conference Room / Renaissance Center

NEW BUSINESS:

TVA190004 – A request by Seminole Boosters, Inc, for a variance to Chapter 7-62(d) of the Tallahassee Land Development Code which allows multiple-family developments to have one wall or ground sign per street frontage. If the variance is granted, the applicant will be allowed to have a projecting sign on the W. Madison Street frontage and a projecting sign on the Lorene Street frontage. The property is located at 805 W. Madison Street and is zoned UV (University Urban Village District).

Project Coordinator: John Reddick – 891-7176

Approved_____ Denied_____ Continued to_____

TVA190006 – A request by The Standard at Tallahassee, LLC, for a variance to Chapter 7-62(d) of the Tallahassee Land Development Code which allows multiple-family developments to have one wall or ground sign per street frontage. If the variance is granted, the applicant will be allowed to have two wall signs along the W. Virginia Street frontage. The property is located at 510 W. Virginia Street and is zoned CU-45 (Central Urban-45) and is located within the MMTD (Multi-Modal Transportation District).

Project Coordinator: John Reddick – 891-7176

Approved_____ Denied_____ Continued to_____

Approval of March 14, 2019 Minutes

Approved_____ Denied_____ Continued to_____

**TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEALS**

CITY AGENDA

June 13, 2019 - 1:00 P.M.

435 North Macomb Street

2nd Floor Conference Room / Renaissance Center

NEW BUSINESS:

TVA190004 – A request by Seminole Boosters, Inc, for a variance to Chapter 7-62(d) of the Tallahassee Land Development Code which allows multiple-family developments to have one wall or ground sign per street frontage. If the variance is granted, the applicant will be allowed to have a projecting sign on the W. Madison Street frontage and a projecting sign on the Lorene Street frontage. The property is located at 805 W. Madison Street and is zoned UV (University Urban Village District).

Project Coordinator: John Reddick – 891-7176

Approved_____ Denied_____ Continued to_____

TVA190006 – A request by The Standard at Tallahassee, LLC, for a variance to Chapter 7-62(d) of the Tallahassee Land Development Code which allows multiple-family developments to have one wall or ground sign per street frontage. If the variance is granted, the applicant will be allowed to have two wall signs along the W. Virginia Street frontage. The property is located at 510 W. Virginia Street and is zoned CU-45 (Central Urban-45) and is located within the MMTD (Multi-Modal Transportation District).

Project Coordinator: John Reddick – 891-7176

Approved_____ Denied_____ Continued to_____

TVA190007 – A request by Segundo J Fernandez, for a variance from Chapter 10-241 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the rear setback from 25 to 12.5 feet for construction of an addition to the dwelling. The property is located at 702 Lothian Drive and is zoned RP-1 (Residential Preservation 1).

Project Coordinator: Kim Cole Sweazy – 891-7010

Approved_____ **Denied**_____ **Continued to**_____

Approval of March 14, 2019 Minutes

Approved_____ **Denied**_____ **Continued to**_____

**TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEALS**

CITY AGENDA

July 11, 2019 - 1:00 P.M.
435 North Macomb Street
2nd Floor Conference Room / Renaissance Center

NEW BUSINESS:

Staff to administer oath of office to new Board member(s)

TVA190008 – A request by Marcy J. Pease for a variance to Chapter 10-241 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the front setback from 25 to 8 feet for the construction of a carport. The property is located at 1509 Chuli Nene and is zoned RP-1 (Residential Preservation - 1).

Project Coordinator: Kim Cole Sweazy - 891-7010

Approved_____ **Denied**_____ **Continued to**_____

TVA190009 – A request by Capital Health Plan Inc., for a variance to Chapter 7-62(a)(2) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to increase the wall sign size on the I-10 side of the building from 200 to 450 square feet. The property is located at 1264 Metropolitan Blvd and is zoned PUD (Thomasville Rd/I-10 Planned Unit Development).

Project Coordinator: John Reddick – 891-7176

Approved_____ **Denied**_____ **Continued to**_____

TVA190010 – A request by the property owner for a variance to Chapter 10-411(a)(2) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the rear setback from 10 to 3 feet and the side setback from 10 to 2 feet for installation of a shed to replace the shed destroyed by Hurricane Michael. The property is located at 5729 Countryside Drive and is zoned RP-1 (Residential Preservation-1).

Project Coordinator: John Reddick – 891-7176

Approved_____ **Denied**_____ **Continued to**_____

TVA190012 – A request by Cherokee Properties, Inc., for a variance from the Hillcrest PUD sub-component A2 section 5d which requires a rear setback of 25 feet. If the variance is granted, the applicant will be allowed to reduce the rear setback to 8 feet to allow enough depth to construct a single-family residence. The property is located at Lot 12 on Stiles Pond Court and is zoned PUD (Hillcrest Office Park PUD).

Project Coordinator: Kim Cole Sweazy – 891-7010

Approved_____ **Denied**_____ **Continued to**_____

TVA190016 – A request by Cherokee Properties, Inc., for a variance from the Hillcrest PUD sub-component A2 section 5d which requires a rear setback of 25 feet. If the variance is granted, the applicant will be allowed to reduce the rear setback to 8 feet to allow enough depth to construct a single-family residence. The property is located at Lot 13 on Stiles Pond Court and is zoned PUD (Hillcrest Office Park PUD).

Project Coordinator: Kim Cole Sweazy – 891-7010

Approved_____ **Denied**_____ **Continued to**_____

TVA190011 – A request by Tallahassee Memorial Healthcare for a variance to Chapter 7-62(a)(2) & 7-62(a)(3) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to increase the size of five ground signs approved by variance TVA180005 and add three wall signs above the parking garage entrances. The property is located at 1301 Hodges Drive and is zoned CM (Medical Arts Commercial).

Project Coordinator: Greg Harden – 891-7166

Approved_____ **Denied**_____ **Continued to**_____

TVA190013 – A request by Tallahassee Memorial Healthcare for a variance from Chapter 7-65(3) & (6) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to increase the size of the off-site advertising sign from 16 to 39 square feet, increase the height from 8 to 9 feet and illuminate the sign. The property is located at 1616 Physicians Drive and is zoned CM (Medical Arts Commercial).

Project Coordinator: Greg Harden – 891-7166

Approved_____ **Denied**_____ **Continued to**_____

TVA190014 – A request by Tallahassee Memorial Healthcare for a variance from Chapter 7-65(3), (4) and (6) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to increase the size of the off-site directional sign from 16 feet to 112 square feet, increase the sign height from 8 to 10 feet and illuminate the sign. The property is located at 1608 Surgeons Drive and is zoned PUD (Southeast Community Medical Campus).

Project Coordinator: Greg Harden – 891-7166

Approved_____ **Denied**_____ **Continued to**_____

TVA190015 – A request by Tallahassee Memorial Healthcare for a variance from Chapter 7, Section-65(3), (4) and (6) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to increase the size of the off-site directional sign from 16 to 58 square feet, increase the sign height from 8 to 13 feet and illuminate the sign. The property is located at 1623 Medical Drive and is zoned CM (Medical Arts Commercial).

Project Coordinator: Greg Harden – 891-7166

Approved_____ **Denied**_____ **Continued to**_____

**TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEALS**

CITY AGENDA

**August 8, 2019 - 1:00 P.M.
435 North Macomb Street
2nd Floor Conference Room / Renaissance Center**

OLD BUSINESS:

TVA190011 – A request by Tallahassee Memorial Healthcare for a variance to Chapter 7-62(a)(2) & 7-62(a)(3) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to increase the size of seven ground signs approved by variance TVA180005 and add three wall signs above the parking garage entrances. The property is located at 1301 Hodges Drive and is zoned CM (Medical Arts Commercial) and GO-2. (Governmental Operational). The item is continued from the July 11, 2019 meeting.

Project Coordinator: Greg Harden – 891-7166

TVA190013 – A request by the City of Tallahassee, for a variance from Chapter 7-65(1), (3), (4) & (6) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to locate an off-site directional sign on a major collector roadway, increase the size of the sign to 38 sq. ft., increase the height to 9.7 feet, and illuminate the sign. The property is located at 1616 Physicians Drive and is zoned CM (Medical Arts Commercial). The item is continued from the July 11, 2019 meeting.

Project Coordinator: Greg Harden – 891-7166

TVA190014 – WITHDRAWN - A request by Tallahassee Memorial Healthcare for a variance from Chapter 7-65(3), (4) and (6) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to increase the size of the off-site directional sign from 16 feet to 112 square feet, increase the sign height from 8 to 10 feet and illuminate the sign. The property is located at 1608 Surgeons Drive and is zoned PUD (Southeast Community Medical Campus).

Project Coordinator: Greg Harden – 891-7166

TVA190015 – WITHDRAWN - A request by Tallahassee Memorial Healthcare for a variance from Chapter 7, Section-65(3), (4) and (6) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to increase the size of the off-site directional sign from 16 to 58 square feet, increase the sign height from 8 to 13 feet and illuminate the sign. The property is located at 1623 Medical Drive and is zoned CM (Medical Arts Commercial).

Project Coordinator: Greg Harden – 891-7166

NEW BUSINESS:

TVA190021 – A request by Tallahassee Memorial Healthcare, for a variance from Chapter 7-65(1), (3), (4) & (6) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to locate an off-site directional sign on an arterial roadway, increase the size of the sign to 46 sq. ft., increase the height to 13 feet, and illuminate the sign. The property is located at 1657 Physicians Drive and is zoned CM (Medical Arts Commercial).

Project Coordinator: Greg Harden – 891-7166

TVA190017 – A request by Frontier Tallahassee Two, LLC, for a variance to Chapter 7-62(a)(2) & 7-62(a)(4) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to increase the square footage of the aggregate sign area to 307 square feet and the number of wall signs to three. The property is located at 1650 West Tennessee Street and is zoned CU-45 (Central Urban 45) located within the MMTD (Multi-Modal Transportation District).

Project Coordinator: Kim Cole Sweazy – 891-7010

TVA190018 – A request by Metropolitan Corporate Center Property Owner Association, Inc., for a variance to Chapter 7-62 (c)(1), (4), & (5) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to list individual properties, increase the sign height to 15' 8" and increase the sign area to 67 square feet. The property is located at Southwest corner of Thomasville Road & Metropolitan Boulevard and is zoned PUD (Thomasville Rd/I-10 PUD).

Project Coordinator: John Reddick – 891-7176

TVA190019 – A request by Continental 474 Fund, LLC, for a variance to Chapter 7-65(1), (3), & (6) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to have an off-site directional sign on Timberlane Road, to increase the sign area to 36 square feet, and add illumination. The property is located at 1481 Timberlane Road and is zoned AC (Activity Center).

Project Coordinator: John Reddick – 891-7176

TVA190020 – A request by Continental 474 Fund, LLC, for a variance to Chapter 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 wall signs from two to three. The property is located at 1481 Timberlane Road and is zoned AC (Activity Center).

Project Coordinator: John Reddick – 891-7176

Approval of July 11, 2019 Minutes

**TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEALS**

**CITY AGENDA
REVISION 2**

**September 12, 2019 - 1:00 P.M.
435 North Macomb Street
2nd Floor Conference Room / Renaissance Center**

OLD BUSINESS:

TVA190017 – A request by Frontier Tallahassee Two, LLC, for a variance to Chapter 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 wall signs to three (3). The property is located at 1650 West Tennessee Street and is zoned CU-45 (Central Urban 45) located within the MMTD (Multi-Modal Transportation District). This was continued from the August 8, 2019 meeting.

Project Coordinator: Kim Cole Sweazy 891-7010

Approved_____ Denied_____ Continued to_____

TVA190018 (WITHDRAWN) – A request by Metropolitan Corporate Center Property Owner Association, Inc., for a variance to Chapter 7-629(c)(1), (4), & (5) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to increase the sign height to 15' 8" and increase the sign area to 67 square feet. The property is located at Southwest corner of Thomasville Road & Metropolitan Boulevard and is zoned PUD (Thomasville Rd/I-10 PUD). This was continued from the August 8, 2019 meeting.

Project Coordinator: John Reddick 891-7176

Approved_____ Denied_____ Continued to_____

**TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEALS**

CITY AGENDA

October 10, 2019 - 1:00 P.M.

435 North Macomb Street

2nd Floor Conference Room / Renaissance Center

NEW BUSINESS:

TVA190022 – A request by Knollcrest Properties LLC, for a Previously Established Land Use Conformity (PELUC) Certificate. The current use of the property is a multi-family residential lot consisting of four (4) single family dwelling units and is a legally existing nonconforming use under the current zoning designation. If the certificate is granted, the applicant will be allowed to continue, improve, and replace the four (4) single-family dwelling units as a conforming use, provided that they meet all other development standards of the current zoning of the property. The property is located at 5015 N. Meridian Rd and is zoned LP (Lake Protection).

Project Coordinator: John Reddick – 891-7176

Approved _____ Denied _____ Continued to _____

Approval of September 12, 2019 Minutes

**TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEALS**

CITY AGENDA

November 14, 2019 - 1:00 P.M.

435 North Macomb Street

2nd Floor Conference Room / Renaissance Center

NEW BUSINESS:

TVA190023 – A request by Daniel Vogt to Chapter 10-241 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the side building setback from 10’ to 5.86’ to construct an addition to the residence. The property is located at 1552 Chuli Nene and is zoned RP-1 (Residential Preservation-1).

Project Coordinator: Kate Daniel – 891-7042

Approved_____ **Denied**_____ **Continued to**_____

**TALLAHASSEE-LEON COUNTY
BOARD OF ADJUSTMENT AND APPEALS**

CITY AGENDA

December 12, 2019 - 1:00 P.M.

435 North Macomb Street

2nd Floor Conference Room / Renaissance Center

NEW BUSINESS:

TVA190024 – A request by G Dynasty Investments LLC to Chapter 10-412 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to reduce the side and rear building setback from 10' side and 25' rear to 5' side and rear in order to renovate the existing accessory structure to an accessory dwelling unit. The property is located at 2012 Sheridan Road and is zoned RP-1 (Residential Preservation-1).

Project Coordinator: Kim Cole Sweazy – 891-7010

Approved_____ Denied_____ Continued to_____