

**TALLAHASSEE-LEON COUNTY**  
**BOARD OF ADJUSTMENT & APPEALS**  
**CITY AGENDA**

**March 9, 2023 - 1:00 PM**  
**435 North Macomb Street**  
**2<sup>nd</sup> Floor Conference Room / Renaissance Center**

All Board of Adjustment & Appeals meetings will be held both in person at the location listed and remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request a special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact [Zoning@Talgov.com](mailto:Zoning@Talgov.com).

**MEETING MINUTES**

Approval of the January 12, 2023, Minutes  
Approval of the February 9, 2023, Minutes

**NEW BUSINESS**

**TVA230001** – A request by Tallahassee Property Investors II JV, LLC to vary from the standards of Chapter 7, Section 7-62(d) & Section 7-62 (a)10 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to use projecting signs instead of wall signs, increase the number of signs from (1) to (2), and increase the allowable height of 30' for a projecting sign to 31'. The property is located at 750 W St. Augustine Street and is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD). *Continued from February 9, 2023, meeting.*

**Project Coordinator: Lance Jacobson, Senior Planner, [Lance.Jacobson@Talgov.com](mailto:Lance.Jacobson@Talgov.com)**

**Approved\_\_\_\_\_ Denied\_\_\_\_\_ Continued to\_\_\_\_\_**

**TVA230002** – A request by Tallahassee Property Investors II JV, LLC to vary from the standards of Chapter 7, Section 7-62(d) & (a)10 of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to use projecting signs instead of wall signs, increase the number of signs from (1) to (2), and increase the allowable height of 30' to 31'. The property is located at 833 W St. Augustine Street and is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD). *Continued from February 9, 2023, meeting.*

**Project Coordinator: Lance Jacobson, Senior Planner, [Lance.Jacobson@Talgov.com](mailto:Lance.Jacobson@Talgov.com)**

**Approved\_\_\_\_\_ Denied\_\_\_\_\_ Continued to\_\_\_\_\_**

**TVA230003** – A request by Jubran Brothers Enterprises, Inc. for a Previously Established Land Use Conformity (PELUC) Certificate. The current use of the property is a convenience store, gas station, and carwash 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, remodel, and expand the convenience store gas station & carwash as a conforming use, provided that they meet all other development standards of the current zoning of the property. The property is located at 2605 Springhill Road and is zoned M-1 (Light Industrial).

*Continued from February 9, 2023, meeting.*

**Project Coordinator: Kate Daniel, Principal Planner, [Kate.Daniel@Talgov.com](mailto:Kate.Daniel@Talgov.com)**

**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_ **Continued to** \_\_\_\_\_

**TVA230004** – A request by GTW Holdings Group, LLC to vary from the standards of Chapter 7, Section 7-65 (1), (3), (4), (5), & (6) of the Tallahassee Land Development Code. If the variance is granted, the applicant will be allowed to use an off-site directional sign on an arterial street that is not at a major intersection, but next to a joint used driveway, increase area of the sign from 16 to 150 sq. ft., increase height from 8 feet to 25 feet, reduce setback of the sign from 5-feet to 0 feet and allow it to be illuminated. The property is located at 3770 N Monroe Street and is zoned CP (Commercial Parkway). *Continued from February 9, 2023, meeting.*

**Project Coordinator: Joel Allbritton, Senior Planner, [Joel.Allbritton@Talgov.com](mailto:Joel.Allbritton@Talgov.com)**

**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_ **Continued to** \_\_\_\_\_

**TVA220024** – A request by Charles & Paula Cook 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 rear setback from 25' to 18' to install a pergola. The property is located at 1358 Millstream Road and is zoned RP-1 (Residential Preservation – 1). *Continued from February 9, 2023, meeting.*

**Project Coordinator: Joel Allbritton, Senior Planner, [Joel.Allbritton@Talgov.com](mailto:Joel.Allbritton@Talgov.com)**

**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_ **Continued to** \_\_\_\_\_

**TVA230007 - Mitchell Bros, Inc. Appeal** - This is an appeal of the City of Tallahassee Building Official's interpretation of the 2017 National Electrical Code (NEC) by Mitchell Bros, Inc. for construction activity located at 1330 Capital Circle NE. The Building Official has denied the installation of 8-inch Polyvinyl Chloride Conduit (PVC) pipe as a raceway for electrical cables. The Building Official states that 8-inch PVC pipe is not allowed by the 2017 NEC Code article 352 because the pipe is not listed for this application as required by 2017 NEC 352.6 and the pipe exceeds the maximum size allowed in 2017 NEC 352.20.

**For more information, please contact the Growth Management Department at (850) 891-7001.**

**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_ **Continued to** \_\_\_\_\_