



**CITY OF
TALLAHASSEE**

TALLAHASSEE-LEON COUNTY BOARD OF ADJUSTMENT & APPEALS

CITY AGENDA: Thursday, April 10, 2025

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. A remote attendance option is also available through the WebEx meeting service. For information about how to view or 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.tal.gov.com/growth/growth-meetagenda>. 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.

Always be aware of whether your microphone is on or not, and what noise may be going on in the background. We recommend that you keep your microphone muted unless you are speaking.

For more information on projects presented at the Board of Adjustment and Appeals (BOAA) meeting please visit: <https://www.tal.gov.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 (virtually or in-person) 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.tal.gov.com/growth/growth-comm-meetings>

MEETING MINUTES

Approval of the 2/13/2025, Minutes

Approved _____ Denied _____ Continued To _____

OLD BUSINESS

TVA240031 - ADU- Mossy Creek Lane

APPLICANT: Michele Watson, (850) 320-2388

PROJECT LOCATION: 3686 MOSSY CREEK LN (TAX ID# 311522 A0020)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

PROJECT DESCRIPTION: A request by Michelle Watson to vary from standards in the Southwood Planned Unit Development. If the variance is granted, the applicant will be permitted to reduce the rear setback from 15 feet to 10 feet for the construction of an accessory dwelling unit.

PROJECT COORDINATOR: Lance Jacobson, Principal Planner, Lance.Jacobson@talgov.com

This item was continued from the February 13, 2024, BOAA Meeting.

Approved _____ Denied _____ Continued To _____

TVA240030 - Wintergreen Project

AGENT: Marty Diggs, (850) 322-1081

PROJECT LOCATION: 2403 WINTERGREEN RD (TAX ID# 112883 H0250)

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

PROJECT DESCRIPTION: A request by Stephen and Barbara Payne to vary from the standards of Chapter 10, Sec. 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 17' for the construction of a covered porch.

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

This item was continued from the March 13, 2024, BOAA Meeting.

Approved _____ Denied _____ Continued To _____

TVA250003 - BRYNMAHR DRIVE

AGENT: Sulimon Leone, (786) 608-7447

PROJECT LOCATION: 2324 BRYNMAHR DR (TAX ID# 212105 C0460)

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

PROJECT DESCRIPTION: A request by Sulimon Leone to vary from Chapter 10, Sec. 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 25 feet to 10 feet for the construction of an Accessory Dwelling Unit (ADU).

PROJECT COORDINATOR: Leidy Carter, Senior Planner, Leidy.Carter@talgov.com

This item was continued from the March 13, 2024, BOAA Meeting.

Approved _____ Denied _____ Continued To _____

TVA250005 - Inglese Garage

AGENT: Laurel Harbin, (850) 321-1164

PROJECT LOCATION: 4617 WHITETAIL PASS (TAX ID# 111125 J0100)

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

PROJECT DESCRIPTION: A request by Mark and Melissa Inglese to vary from development standards dictated by the Buckhead Phase III subdivision. If approved the variance would reduce the side setback from 7.5' to 5' for the construction of a detached garage.

PROJECT COORDINATOR: Lance Jacobson, Principal Planner, Lance.Jacobson@talgov.com

This item was continued from the March 13, 2024, BOAA Meeting.

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

TVA250006 - Capital City Wealth (Signage)

AGENT: Holland Thornton, (850) 224-7446

PROJECT LOCATION: 304 E TENNESSEE ST (TAX ID# 2136400493360)

ZONING DISTRICT: CC (Central Core) and is located within the Multi-Modal Transportation District (MMTD)

PROJECT DESCRIPTION: A request by Capital City Bank to vary from the standards of Chapter 7, Section 7-62 of the Tallahassee Land Development Code. If the variance is granted the applicant will be allowed to install a wall sign facing the eastern interior frontage in lieu of facing the Tennessee Street frontage.

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

This item was continued from the March 13, 2024, BOAA Meeting.

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

NEW BUSINESS

TVA250001 - Shed - Variance

APPLICANT: Brian Clark, (850) 212-2434

PROJECT LOCATION: 1687 GOODWOOD DR (TAX ID# 112025 C0201)

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

PROJECT DESCRIPTION: A request by Brian Clark to vary from standards in Chapter 10, Sec. 10-411 of the Tallahassee Land Development Code. If the variance is granted the applicant will be allowed to reduce the minimum side setback from 10 ft to 0 ft for the construction of a shed.

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

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

TVA250007 - Moon Swimming Pool

APPLICANT: Stephen Moon Jr, (850) 528-9201

PROJECT LOCATION: 2056 TED HINES DR (TAX ID# 112150 K0220)

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

PROJECT DESCRIPTION: A request by Stephen Moon Jr to vary from the standards in Chapter 10, Section 10-411 and Section 10-241 of the Tallahassee Land Development Code. If the variance is granted, the side corner setback will be reduced from 20 feet to 3 feet and a swimming pool will be allowed to be constructed in the side corner yard.

PROJECT COORDINATOR: Leidy Carter, Senior Planner, Leidy.Carter@talgov.com

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

TVA250008 - Frenchtown Statue

AGENT: Jean Lalanne, (850) 891-8795

PROJECT LOCATION: 604 OLD BAINBRIDGE RD (TAX ID# 2136500516175)

ZONING DISTRICT: CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD)

PROJECT DESCRIPTION: A request by the City of Tallahassee Community Redevelopment Agency to vary from standards of Chapter 7, Section 7-62(c) of the Tallahassee Land Development Code. If the variance is granted the applicant will be permitted to build community heritage monuments.

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

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

Bylaws Amendment

Silvia Alderman

Description: A request by City and County staff to review the Board's bylaws concerning participation in meetings via communications media technology.

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