



TALLAHASSEE-LEON COUNTY BOARD OF ADJUSTMENT & APPEALS

CITY AGENDA: Thursday, September 11, 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. 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

Approval of the 7/10/2025, Minutes

Approved _____ Denied _____ Continued To _____

Approval of the 8/14/2025, Minutes

Approved _____ Denied _____ Continued To _____

OLD BUSINESS

TVA250018 - Talis Trails Phase 1

AGENT: Moore Bass Consulting, (850) 222-5678

PROJECT LOCATION: (TAX ID# 1208206030030, 1208206030080, 1208206030090, 1208206030040, 1208206030050, 1208206030060, 1208206030070, 1208206030100, 1208206030020, 1208206030000, 1208206010000, 1208200010000, & 1209202010000)

ZONING DISTRICT: PUD (Welaunee Heel Planned Unit Development)

PROJECT DESCRIPTION: A request by Talis Trails Developers LLC for a variance to the Tallahassee Land Development Code, Chapter 7, Section 7-62. If the variance is granted, the applicant will be allowed to increase the height of some signs and increase the number of signs for the Welaunee Heel PUD development.

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

Approved _____ Denied _____ Continued To _____

NEW BUSINESS

TVA250019 - 1559 Cristobal Drive

APPLICANT: Susanna Zorn, (850) 728-1556

PROJECT LOCATION: 1559 CRISTOBAL DR (TAX ID# 113063 B0100)

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

PROJECT DESCRIPTION: A request by Susanna Zorn to vary from Sec. 10-285, Table 10A, TLDC to reduce the minimum rear setback from 10 feet to 5 feet for the construction of an inground pool.

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

Approved _____ Denied _____ Continued To _____