



# DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, March 9, 2026

9:00 AM

## MEETING INFORMATION:

**MEETING LOCATION:** All Development Review Committee meetings will be held in the 1<sup>st</sup> floor conference room at the 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](mailto: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](mailto: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](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 proposed development projects, including Type B Site Plans, Limited Partitions, Planned Unit Developments, Abandonment Applications, and Preliminary Plats. At this meeting, the Committee members make a decision to approve, conditionally approved, or deny the projects proposed.

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 Development Review Committee (DRC) meeting please visit: <https://www.talgov.com/growth/growth-apps-landuse>

## PUBLIC PARTICIPATION

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, however no formal testimony is received during this meeting. The public comment is received after the presentation for each project, prior to the Committee'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](mailto: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](https://www.talgov.com/growth/gm_meetings).

## **OLD BUSINESS**

### **TSD250020 - Southwood MDR-19**

AGENT: Reid Thomas, Kimley-Horn, (850) 553-3502

PROJECT LOCATION: (TAX ID# 3121200040000)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

ACRES: 47.01 acres

PROJECT DESCRIPTION: The proposed project is the subdivision of an existing parcel into 149 single family detached residential lots.

PROJECT COORDINATOR: Lily Savage, Senior Planner, [Lily.Savage@talgov.com](mailto:Lily.Savage@talgov.com)

*This item was continued from the January 26 and February 23, 2026, DRC meetings.*

## **NEW BUSINESS**

### **TSD260002 - Crossways Land Group**

AGENT: Daniel Simone, Urban Catalyst Consultants, (850) 999-4241

PROJECT LOCATION: 5411 CAPITAL CIR SW (TAX ID# 3119210000040)

ZONING DISTRICT: C-2 (General Commercial)

ACRES: 2.39 acres

PROJECT DESCRIPTION: The proposed limited partition is for the subdivision of the existing parcel into two lots.

PROJECT COORDINATOR: Lance Jacobson, Principal Planner, [Lance.Jacobson@talgov.com](mailto:Lance.Jacobson@talgov.com)

### **TSD260001 - Canopy Town Center**

AGENT: Daniel Simone, Urban Catalyst Consultants, (850) 999-4241

PROJECT LOCATION: (TAX ID# 1115204100000)

ZONING DISTRICT: PUD (Canopy Planned Unit Development)

ACRES: 15.08 acres

PROJECT DESCRIPTION: The proposed limited partition is for the subdivision of the existing parcel into 10 lots.

PROJECT COORDINATOR: Lily Savage, Senior Planner, [Lily.Savage@talgov.com](mailto:Lily.Savage@talgov.com)

### **TSP260009 - Dutch Bros Tallahassee, FL (N. Monroe Street)**

AGENT: Brandon Hebron, (225) 454-2629

PROJECT LOCATION: (TAX ID# 2124204630000)

ZONING DISTRICT: AC (Activity Center) and within the Multi-Modal Transportation District (MMTD)

ACRES: 0.71 acres

PROJECT DESCRIPTION: The proposed project is for the construction of an 1,800 square foot drive-through coffee shop. The applicant is requesting two deviations. The first deviation is to reduce side setbacks on the North side from 25' maximum to 76' and on the South side from 25' maximum to 39'. The second deviation is to reduce the minimum first floor commercial height from 12' to 10'.

PROJECT COORDINATOR: Lily Savage, Senior Planner, [Lily.Savage@talgov.com](mailto:Lily.Savage@talgov.com)

## **TSD260006 - Haynes Crossing Subdivision**

AGENT: Edward Bass III, Southeastern Consultants, (850) 765-5159

PROJECT LOCATION: 2993 RAYMOND DIEHL RD (TAX ID# 1109200110000, 1109200140000, 1109200150000, 1109200190000, & 1109200510000)

ZONING DISTRICT: R-5 (Manufactured Home and Single Family Residential)

ACRES: 11.25 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of 5 existing parcels into 45 lots for the construction of single family detached homes.

PROJECT COORDINATOR: Taylor Jones, Senior Planner, [Taylor.Jones@talgov.com](mailto:Taylor.Jones@talgov.com)

## **TSD260005 - LSF 11 SOUTHWOOD**

AGENT: Kimberly Bottomy, (850) 541-6222

PROJECT LOCATION: (TAX ID# 3122200230000)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

ACRES: 44.37 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of the existing parcel into 42 lots for the construction of single family detached homes.

PROJECT COORDINATOR: Taylor Jones, Senior Planner, [Taylor.Jones@talgov.com](mailto:Taylor.Jones@talgov.com)