



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, March 23, 2026

9:00 AM

MEETING INFORMATION:

MEETING LOCATION: All Development Review Committee meetings will be held in the 1st 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.

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 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 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.

OLD BUSINESS

TSP250072 - Welaunee Heel Convenience Market

AGENT: Christopher Hartman, Kimley-Horn, (850) 553-3526

PROJECT LOCATION: (TAX ID# 1208206030020)

ZONING DISTRICT: PUD (Welaunee Heel Planned Unit Development)

ACRES: 3.11 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 6,372 sq. ft. convenience store with fueling canopy. The proposed project is requesting two deviations: Deviation 1: To allow parking to be located between the building and the right-of-way along Mahan Drive and Talis Trails Boulevard. Deviation 2: To exceed the maximum setback along Mahan Drive from 20' to 76.1' and along Talis Trails Boulevard from 80' to 100.3'.

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

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

TSD250021 - Uptown Cottages - Voncile

AGENT: Gerald Pionessa Jr, (229) 516-0977

PROJECT LOCATION: (TAX ID# 2123204170000)

ZONING DISTRICT: R-4 (Urban Residential District)

ACRES: 13.91 acres

PROJECT DESCRIPTION: Proposed is a preliminary plat to subdivide the existing parcel into 70 residential lots

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

This item was continued from the February 23, 2026, DRC meeting.

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

This item was continued from the March 9, 2026, DRC meeting.

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

This item was continued from the March 9, 2026, DRC meeting.

NEW BUSINESS

TSD260004 - Southern Vista Townhomes

AGENT: Anthony Holley, (850) 222-3975

PROJECT LOCATION: (TAX ID# 1116204080000, 1116204420000)

ZONING DISTRICT: R-4 (Urban Residential District)

ACRES: 4.26 acres

PROJECT DESCRIPTION: Proposed is the subdivision of the existing parcel into 25 residential lots.

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

TSP260012 - Prospect Grove

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

PROJECT LOCATION: 1200 STEARNS ST (TAX ID# 410245 0001, 410245 A0010, 410245 A0020, 410245 A0030, 410245 A0040, 410245 A0050, 410245 A0060, 410245 A0070, 410245 A0080, 410245 B0010, 410245 B0020, 410245 B0030, 410245 B0040, 410245 B0050, 410245 B0060, 410245 B0070, 410245 B0080, 410245 B0090, 410245 B0100, 410245 B0110, 410245 B0120, 4102209510001, 410245 C0010, 410245 C0020, 410245 C0030, 410245 C0040, 410245 D0010, 410245 D0020, 410245 D0030, 410245 D0040, 4102450000001, 4102510160540, 4102200460000, 4102200470000, 4102200480000, & 4102200780000)

ZONING DISTRICT: UT (University Transition) and within the Multi-Modal Transportation District

ACRES: 1.31 acres

PROJECT DESCRIPTION: This project proposes the redevelopment of the site with a 16-unit multi-family residential development. The applicant is requesting a deviation to reduce the minimum side building setback from 5 ft to 0 ft along the North and South sides of the property and to reduce the minimum rear building setback from 5 ft to 4 ft.

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