



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, April 13, 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, February 23, and March 23, 2026, DRC meetings.

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 and March 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 and March 23, 2026, DRC meetings.

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

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

NEW BUSINESS

TDR260002 - The Heights on Orange Avenue

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

PROJECT LOCATION: 2210 ORANGE AVE E (TAX ID# 3109206430020)

ZONING DISTRICT: MR-1 (Medium Density Residential)

ACRES: 8.31 acres

PROJECT DESCRIPTION: The proposed stand-alone deviation is to reduce the transparency requirement of 30% along public right of way to 0% for two out of five buildings.

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

TSD260007 - Southwood MDR-20

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

PROJECT LOCATION: (TAX ID# 3120200020010)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

ACRES: 124.58 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of one parcel into 337 lots for single family detached homes.

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

TSD260008 - Wallis Street Housing Project

AGENT: Carmen Bourgeois Greene, Magnolia Engineering, (850) 385-0203

PROJECT LOCATION: 2308 S MERIDIAN ST (TAX ID# 411250 A0010 & 411250 A0011)

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

ACRES: 0.67 acres

PROJECT DESCRIPTION: This project proposes the subdivision of two existing parcels into three residential lots

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

TSD260009 - Olson Oaks Subdivision

AGENT: Jack Trafton, Poole Engineering, (850) 386-5117

PROJECT LOCATION: 3010 OLSON RD (TAX ID# 1109204670000, 1109204700000, & 1109206220000)

ZONING DISTRICT: R-3 (Single Detached, Attached and Two Family Residential)

ACRES: 8.71 acres

PROJECT DESCRIPTION: This project proposes the subdivision of the three existing parcels into 43 residential lots.

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

TSD260011 - LDR5-17 & MUEI-7 Partition SOUTHWOOD PUD38

AGENT: Kimberly Bottomy, (850) 541-6222

PROJECT LOCATION: (TAX ID# 3110200120000)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

ACRES: 122.96 acres

PROJECT DESCRIPTION: The project proposes a limited partition for the subdivision of one parcel into two parcels.

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

TSD260010 - LDR5-17 SOUTHWOOD

AGENT: Kimberly Bottomy, (850) 541-6222

PROJECT LOCATION: (TAX ID# 3110200120000)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

ACRES: 62.72 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision into 161 lots for the construction of single-family detached homes.

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

TRZ260002 - LOTD Planned Unit Development

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

PROJECT LOCATION: Located approximately 1,878 feet east of the intersection of Woodville Highway and Capital Circle SE. (TAX ID# On file in the Planning Department)

ACRES: 477 acres

PROJECT DESCRIPTION: The project proposes a Planned Unit Development Concept Plan within the Southeast Sector Plan (SESP) with four zoning districts: Low Density Residential (LDR), Medium Density Residential (MDR), Mixed Use Office/Commercial (MUOC), and Open Space/Greenways (OS).

PROJECT COORDINATOR: Chris Ibarra - Planning Dept. (891-6400)