



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, May 11, 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

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

This item was continued from the March 23 and April 27, 2026, DRC meetings.

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

This item was continued from the April 13 and April 27, 2026, DRC meetings.

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

This item was continued from the April 13, 2026, DRC meeting.

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, March 23, and April 13, 2026, DRC meetings.

NEW BUSINESS

TDR260003 - Frenchtown Youth Orchestra (TCB260092)

AGENT: Ashton Huntley, Conn Architects, (850) 878-8784

PROJECT LOCATION: 648 W BREVARD ST (TAX ID# 2125280000231)

ZONING DISTRICT: CU-18 (Central Urban - 18) and within the Multi-Modal Transportation District's Downtown Overlay

ACRES: 0.19 acres

PROJECT DESCRIPTION: This deviation request is to reduce the first-floor ceiling height requirement outlined in Sec. 10-285, Table 10D from 12 feet to 7 feet 5 inches.

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

TSP260018 - CampusUSA Mahan

AGENT: William Colbert, Urban Catalyst Consultants, (850) 999-4241

PROJECT LOCATION: (TAX ID# 1123206160000)

ZONING DISTRICT: MCN (Mahan Corridor Node)

ACRES: 3.00 acres

PROJECT DESCRIPTION: The project proposes the development of the site with a 10,000 sq. ft. bank with drive-thru and three medical office buildings totaling 14,000 sq. ft. and associated infrastructure. The applicant is requesting a deviation to increase the maximum interior side setback from 15 ft to 46 ft.

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

TSD260012 - 1045 Delaware Street Lot Subdivision

AGENT: Eddie Yon, (850) 216-2014

PROJECT LOCATION: 1045 DELAWARE ST (TAX ID# 2126204690000)

ZONING DISTRICT: RP-2 (Residential Preservation-2) and within the Multi-Modal Transportation District

ACRES: 0.27 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of one lot into two.

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

TSD260014 - 1665 Cap Circle LP

AGENT: Sean Marston, Urban Catalyst Consultants, (850) 999-4241

PROJECT LOCATION: 1665 CAPITAL CIR NW (TAX ID# 2119510171000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 4.51 acres

PROJECT DESCRIPTION: The project proposes the subdivision of one parcel into three parcels.

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

TAB260001 - Magnolia Family Phase 3

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

PROJECT LOCATION: 910 SEBRING CT (TAX ID# 3107209810000, 3107200440000, & 3107200450000)

ZONING DISTRICT: CU-18 (Central Urban - 18) and within the Multi-Modal Transportation District

ACRES: acres

PROJECT DESCRIPTION: The project proposes a right-of-way abandonment of the entire length of Sebring Court. This abandonment request is in association with the proposed redevelopment of the surrounding parcels.

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