



# DEVELOPMENT REVIEW COMMITTEE MEETING

**AGENDA: Monday, June 8, 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**

### **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](mailto:Lance.Jacobson@talgov.com)

*This item was continued from the March 23, April 27, and May 11, 2026, DRC meetings.*

### **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](mailto:Taylor.Jones@talgov.com)

*This item was continued from the May 11, 2026, DRC meeting.*

### **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](mailto:Taylor.Jones@talgov.com)

*This item was continued from the April 13 and May 11, 2026, DRC meetings.*

## **NEW BUSINESS**

### **TAB260003 - Orange Avenue Multifamily**

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

PROJECT LOCATION: (TAX ID# 3108204010000)

ZONING DISTRICT: PUD (English Property Planned Unit Development)

ACRES: 1.75 acres

PROJECT DESCRIPTION: The project proposes a right-of-way abandonment of a portion of unimproved old Paul Russell Road. This abandonment request is in association with the proposed redevelopment of the surrounding parcels.

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