CITY OF TALLAHASSEE

DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, December 14, 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

TSD260024 - 911 Buena Vista Drive

AGENT: Dewberry Engineers, Inc., Mike Freidin, (850)354-5184

PROJECT LOCATION: 911 Buena Vista DR (TAX ID# 2127204180000)

ZONING DISTRICT: R-1 (Single Family Detached R-1) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 0.58 acres

PROJECT DESCRIPTION: The project proposes the subdivision of the existing parcel into two residential lots.

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

TSP250064 - The Saint

AGENT: Urban Catalyst Consultants, 8509994241

PROJECT LOCATION: (TAX ID# 4101800000170)

ZONING DISTRICT: ASN-A (All Saints Zoning District-A) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 0.33 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a two story mixed use building containing four residential units and a coffee shop, totaling 4,300 square feet.

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

NEW BUSINESS

TDR260006 - St. Eugene Catholic Church Modular Building

AGENT: Peter Okonkwo, 850-656-9834

PROJECT LOCATION: 701 ROBERT AND TRUDIE PERKINS WAY (TAX ID# 4101750000130)

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

ACRES: acres

PROJECT DESCRIPTION: This stand-alone deviation request is for a reduction of the transparency requirement from 30% to 15% to support the installation of a modular building in association with an existing religious facility.

PROJECT COORDINATOR: Sabrina Greer, Senior Planner, Sabrina.Greer@talgov.com

TDR260009 - First Commerce Credit Union - Summit Lake Drive Branch TCB260450

AGENT: Lauren Shields, 8506567326

PROJECT LOCATION: 1580 SUMMIT LAKE DR (TAX ID# 121725 B0010)

ZONING DISTRICT: IC (Interchange Commercial)

ACRES: 1.02 acres

PROJECT DESCRIPTION: This stand-alone deviation request is to allow an alternate exterior finish material.

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

TSD260030 - Preserve at Oak Grove

AGENT: Michael Giglio, 8509994241

PROJECT LOCATION: (TAX ID# 1418210000050)

ZONING DISTRICT: LP (Lake Protection)

ACRES: 43.38 acres

PROJECT DESCRIPTION: The proposed project is a cluster subdivision of 70 lots for residential development.

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

TSD260036 - Terra Toscana Townhomes

AGENT: Jack Trafton, 8503865117

PROJECT LOCATION: 2331 TRIMBLE RD (TAX ID# 2121511283530)

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

ACRES: 4.95 acres

PROJECT DESCRIPTION: The project proposes the cluster subdivision of 27 lots for single family attached homes.

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

TSD260037 - Millennium Parc Limited Partition

AGENT: Sean Marston, 8509994241

PROJECT LOCATION: 1230 BLOUNTSTOWN ST (TAX ID# 2129204070000)

ZONING DISTRICT: OR-3 (Office Residential)

ACRES: 6.96 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of one lot into two. A deviation from Sec. 10-253 to reduce the interior side setback from 15' to 10' has been requested. Additionally, a deviation from Sec. 10-177 has requested to reduce the 30' Type D buffer to an 8' opaque fence.

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

TSP260060 - FDACS Food Safety Lab and Fleet Parking Lot

AGENT: Signe Ulsamer, 8505210344

PROJECT LOCATION: 3125 CONNER BLVD (TAX ID# 1134209020000)

ZONING DISTRICT: GO-1 (Government Operational Office/Light Industrial)

ACRES: 102.62 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 3,827 square foot food safety laboratory and fleet parking lot. The applicant is requesting a deviation to eliminate the requirement of providing a pedestrian walk from the proposed fleet parking lot to adjacent buildings.

PROJECT COORDINATOR: Sabrina Greer, Senior Planner, Sabrina.Greer@talgov.com