



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, August 10, 2026

9:00 am

Revised 7/17/2026

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.

NEW BUSINESS

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

TSP260037 - 908 Cigar Factory Revised 7/17/2026

AGENT: Moore Bass Consulting, Inc., 8502225678

PROJECT LOCATION: 449 SAINT FRANCIS ST (TAX ID# 410121 0001, 4101210000010, 4101210000020, 4101800000230, 4101800000240, 4101800000251, 4101800000260, 4101800000310, 4101800000320, 4101800000330)

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

ACRES: 1.62 acres

PROJECT DESCRIPTION: The project proposes the redevelopment of the site with a 73-unit multi-family residential development and associated parking garage. The applicant is requesting a deviation to decrease the minimum setback from 5 ft to 3.7 ft on the northern property line and increase the maximum setback from 15 ft to 21.8 ft on the western property line.

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

PSP260001 - V.O.W N.O.W

AGENT: LJA Engineering, Cody Boomer, (850) 331-7763

PROJECT LOCATION: 1230, 1160, and 1170 Apalachee Parkway (TAX ID# 1131204050000, 1131204040000, 1131204490000), approximately 290 feet west of the intersection of South Magnolia Drive and Apalachee Parkway

ZONING DISTRICT: AC (High Intensity Urban Activity Center) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 4.53 acres

PROJECT DESCRIPTION: The proposed project will re-purpose an existing 28,475.54 square-foot office building into a fully operational K-12 educational institution known as V.O.W N.O.W Academy. The school will serve students ranging from age 3 through 12th grade and is anticipated to accommodate approximately 150-200 students and 10 staff members.

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

TRZ260004 - Welaunnee Arch Phase 1 Planned Unit Development

AGENT: Holtzman Vogel, (850)-270-5938

PROJECT LOCATION: North of Interstate-10 and east of Centerville Road.(TAX ID# 1 1204202220000)

ZONING DISTRICT: (CPA), (PD)

ACRES: 1,227 acres

PROJECT DESCRIPTION: The project proposes a PUD Concept Plan implementing the West Arch District and North Arch district as defined under the Welaunnee Master Plan. The concept plan proposes a mix of uses with two mixed-use centers located along future Welaunnee Boulevard, neighborhood and residential districts, as well as a primary open space district.

PROJECT COORDINATOR: Marcus Lloyd, Planning Dept., (891-6400)