

DEVELOPMENT REVIEW COMMITTEE AGENDA

January 14, 2019

9:00 a.m.

435 North Macomb Street

Growth Management Conference Room

First Floor/Renaissance Center

PUBLIC PARTICIPATION

OLD BUSINESS

TYPE B SITE PLAN

506 All Saints Street (TSP180052) is located on .08 acres at 506 All Saints Street. The project is the construction of a two-story mixed-use building with a base square footage of 2,810 square feet, a recording studio on the first floor and three one-bedroom apartments on the second floor. The applicant is requesting a deviation to the development standards to decrease the required side setback from five feet minimum to two inches on the east side and to three feet eight inches on the west side. The property is zoned ASN-C (All Saints Neighborhood Corridor Mixed Use District) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and the Frenchtown/Southside Community Redevelopment Area. This is continued from the August 27, 2018 and the October 22, 2018 meetings.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001

Tax ID#: 41-01-80-000-0380

Agent: Dewberry Engineers Inc. (850) 523-0062

PRELIMINARY PLAT

EC Allen Subdivision (TSD180035) is located on 1.34 acres at 621 North Calhoun Street. The project is the subdivision of the parcel into two lots. The applicant is requesting a deviation to the development standards as follows: on Lot 1 reduce the rear building setbacks for the principal building from 5 feet to 3.9 feet and accessory building from 5 feet to 0 feet; on Lot 2 reduce the side building setback of the principal building from 5 feet to 0 feet. The property is zoned CU-26 (Central Urban 26) and CU-45 (Central Urban 45) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and is within the Downtown Community Redevelopment Area. This is continued from the November 26, 2018 meeting.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001

Tax ID#: 21-36-40-073-3455

Agent: Inovia Consulting Group – (850) 298-4213

PLANNED UNIT DEVELOPMENT AMENDMENT

Southwood Planned Unit Development Amendment (TRZ180014) The application proposes to amend the existing PUD to allow for the development of all Large Lot Single Family (LSF) uses in the LSF-10 PUD Land Use District with Historic House Overlay, except for the protected historic areas. The LSF-10 District allows residential uses up to 3 dwelling units/acre and non-residential uses are allowed a maximum floor area ratio of 2.0. The subject PUD site area is located at the southwest corner of Biltmore Avenue and Hemingway Boulevard. This is continued from the December 10, 2018 meeting.

PROJECT COORDINATOR: Mary Jean Yarbrough - Planning Dept. (850) 891-6400
Tax ID #: 31-16-26- C-0010
Agent: WGI - (850) 201-0101

NEW BUSINESS

Southwood LDR-5, Phase 2 Major Modification (TSD180030) is modification to the preliminary plat conditionally approved on September 10, 2018. The modification is a change to the plat boundary and the request to remove the condition of approval that Biltmore Avenue be constructed in Phase 2.

PROJECT COORDINATOR: Kate Daniel – Senior Planner (850) 891-7001
Tax ID #: 31-10-20-012-0000
Agent: GPI – (850) 668-5211

Southwood Planned Unit Development Amendment (TRZ180015) The application proposes to amend the existing PUD to allow for the expansion of Florida State University School with an additional 82,000 square feet. The expansion will include additional classroom space, an increase of the existing cafeteria and gymnasium, and a new athletic field house. The amendment will also reduce the industrial uses by approximately 85,000 square feet. The subject PUD site area is located at the northeast corner of Four Oaks Boulevard and Schoolhouse Road.

PROJECT COORDINATOR: Mary Jean Yarbrough - Planning Dept. (891-6400)
Tax ID #: 31-22-23- A-0010
Agent: Carlton Fields - (850) 224-1585

“Please be advised that if a person decides to appeal any decision made by the Development Review Committee with respect to any matter considered at this meeting, such person will need a record of these proceedings, and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.”

DEVELOPMENT REVIEW COMMITTEE AGENDA

January 28, 2019

9:00 a.m.

435 North Macomb Street

Growth Management Conference Room

First Floor/Renaissance Center

PUBLIC PARTICIPATION

OLD BUSINESS:

None

NEW BUSINESS:

PRELIMINARY PLAT

687 Crossway (TSD180040) is located on 9.01 acres at the southwest corner of the intersection of Crossway Road and Woodville Highway. The project is the subdivision of the property into two parcels. The property is zoned I (Industrial).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

Tax ID#: 31-19-20-601-0000

Agent: Urban Catalyst Consultants, Inc. (850) 999-4241

West Tennessee Street Self Storage (TSP190004) is located on 1.63 acres on the north side of West Tennessee Street approximately 170 feet east of Cactus Street. The project is the construction of a three-story, 80,811 square foot climate controlled self-storage facility. The applicant is requesting deviations to the development standards to reduce the required ten-foot sidewalk to the existing eight foot sidewalk and that the building not be constructed parallel to the public frontage property line. The property is zoned CP (Commercial Parkway) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7001

Tax ID# 21-28-20-432-0020

APPICANT: Moore Bass Consulting (850) 222-5678

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DEVELOPMENT REVIEW COMMITTEE AGENDA

February 11, 2019 (Revision 3)

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS

PRELIMINARY PLAT

Portland Avenue Townhomes (TSD170013) is located on 10.3 acres on the north side of Portland Avenue approximately 1,200 feet west of Old Bainbridge Road. The project is the subdivision of the parcel into 36 single-family attached lots. The property is zoned R-3 (Single Detached, Attached and Two Family Residential). The project is continued from the July 10, August 14, September 25 and October 23, 2017, January 8, July 23, September 24 and the November 26, 2018 meetings.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

Tax ID#: 21-15-20-606-0000

Agent: Florida Environmental and Land Services, Inc. (850) 385-6255

NEW BUSINESS

TYPE C SITE PLAN

Franklin Academy Type C Site Plan (PSP180001). The project is located on 1.25 acres at 2303 Old Bainbridge Road. The request is to add a K-8 school (with ancillary family religious education) to the existing day care facility. No additional development is anticipated.

PROJECT COORDINATOR: Susan Denny - Planning Dept. (850) 891-6400

Tax ID #: 21-22-20-053-0000

Applicant: Franklin Academy, Inc. (850) 765-3449

Tallahassee Classical Charter School Type C Site Plan (PSP190001). The property is located approximately .3 miles east of the Paul Russell Road and South Blair Stone Road intersection. The project is a two-phased K-12 charter school. Phase One proposes a 24,214 square foot, two-story building and Phase Two proposes an 8,907 square foot, two-story building. Development of the charter school is only proposed on the +/-12.34-acre portion of the property located within the city limits.

The application also requests a minor amendment to the existing English Property Planned Unit Development (PUD) by clarifying the dimensions of parking between building and ROW; clarifying access to Blair Stone Road via a secondary service access; adding "schools" to the Community Facilities use in the Medium Density Residential District; and replacing Figure E – Concept Utility Plan with current connection points.

PROJECT COORDINATOR: Jiwuan Haley- Planning Dept. (850) 891-6400

Tax ID #: 31-17-20-001-0000

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

Type B Site Plan

Substation BP 34 (TSP190006) is located on 3.71 acres of the Tallahassee Airport and is located on the southwest portion of the airport property, approximately 2.3 miles southwest of the intersection of Capital Circle Southwest and Springhill Road. The project is the development of an electric substation in support of the solar collection facility. The property is zoned GO-2 (Government Operation 2).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

Tax ID#: 41-07-20-801-0000

Agent: Genesis Group (850) 224-4400

Hyatt House (TSP190007) is located on 2.03 acres on the west side of Railroad Avenue on the north and south sides of McDonnell Drive. The project is the construction of a 6,300 square foot, one-story retail building on the north parcel and a 93,000 square foot, five-story hotel on the south parcel. The applicant is requesting four deviations to the development standards to allow the dumpster to be within the first layer along the FAMU Way ROW and Cascades Trail; to allow parking in the first layer and between the building façade; to increase the maximum building setback from 15 feet to 26 feet along FAMU Way and to reduce transparency on the first floor of the hotel along FAMU Way from 30% to 23%. The properties are zoned UT (University Transition) and are located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001

Tax ID#: 41-01-20-210-0000, 41-01-20-212-0000, 41-01-20-216-0000, 41-01-20-951-0000, 41-01-20-952-0000 and 41-01-40- E-0070

Agent: Moore Bass Consulting (850) 222-5678

PLANNED UNIT DEVELOPMENT AMENDMENT

Southwood Planned Unit Development Amendment (TRZ180014) The application proposes to amend the existing PUD to allow for the development of all Large Lot Single Family (LSF) uses in the LSF-10 PUD Land Use District with Historic House Overlay, except for the protected historic areas. The LSF-10 District allows residential uses up to 3 dwelling units/acre and non-residential uses are allowed a maximum floor area ratio of 2.0. The subject PUD site area is located at the southwest corner of Biltmore Avenue and Hemingway Boulevard. This is continued from the December 10, 2018 and the January 14, 2019 meetings.

PROJECT COORDINATOR: Mary Jean Yarbrough - Planning Dept. (850) 891-6400

Tax ID #: 31-16-26- C-0010

Agent: WGI - (850) 201-0101

STAND ALONE DEVIATION (WITHDRAWN)

581 Plymouth Court Triplex (TDR190001) is located on .21 acres at 581 Plymouth Court. The applicant is requesting a deviation to the development standards to reduce the side setback on the east side of the property from 15 feet minimum to 4 feet 9 inches. The property is zoned MR-1 (Medium Density Residential).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

Tax ID #: 11-33-75- B-0050

Agent: Sulimon Leone – (786) 608-7447

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DEVELOPMENT REVIEW COMMITTEE AGENDA
February 25, 2019 (Revision 1)
9:00 a.m.
435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center

PUBLIC PARTICIPATION

OLD BUSINESS

PRELIMINARY PLAT

EC Allen Subdivision (TSD180035) is located on 1.34 acres at 621 North Calhoun Street. The project is the subdivision of the parcel into two lots. The applicant is requesting a deviation to the development standards as follows: on Lot 1 reduce the rear building setbacks for the principal building from 5 feet to 3.9 feet and accessory building from 5 feet to 0 feet; on Lot 2 reduce the side building setback of the principal building from 5 feet to 0 feet. The property is zoned CU-26 (Central Urban 26) and CU-45 (Central Urban 45) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and is within the Downtown Community Redevelopment Area. This is continued from the November 26, 2018 and the January 14, 2019 meetings.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001
Tax ID#: 21-36-40-073-3455
Agent: Inovia Consulting Group – (850) 298-4213

TYPE B SITE PLAN

Hyatt House (TSP190007) is located on 2.03 acres on the west side of Railroad Avenue on the north and south sides of McDonnell Drive. The project is the construction of a 6,300 square foot, one-story retail building on the north parcel and a 93,000 square foot, five-story hotel on the south parcel. The applicant is requesting four deviations to the development standards to allow the dumpster to be within the first layer along the FAMU Way ROW and Cascades Trail; to allow parking in the first layer and between the building façade; to increase the maximum building setback from 15 feet to 26 feet along FAMU Way and to reduce transparency on the first floor of the hotel along FAMU Way from 30% to 23% and to reduce the transparency along Railroad Avenue from 60% to 49 %. The properties are zoned UT (University Transition) and are located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and the Frenchtown/Southside Community Redevelopment Area. This is continued from the February 11, 2019 meeting.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001
Tax ID#s: 41-01-20-210-0000, 41-01-20-212-0000, 41-01-20-216-0000, 41-01-20-951-0000,
41-01-20-952-0000 and 41-01-40- E-0070
Agent: Moore Bass Consulting (850) 222-5678

NEW BUSINESS

None

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DEVELOPMENT REVIEW COMMITTEE AGENDA

March 11, 2019

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS

PLANNED UNIT DEVELOPMENT AMENDMENT

Southwood Planned Unit Development Amendment (TRZ180014) The application proposes to amend the existing PUD to allow for the development of all Large Lot Single Family (LSF) uses in the LSF-10 PUD Land Use District with Historic House Overlay, except for the protected historic areas. The LSF-10 District allows residential uses up to 3 dwelling units/acre and non-residential uses are allowed a maximum floor area ratio of 2.0. The subject PUD site area is located at the southwest corner of Biltmore Avenue and Hemingway Boulevard. This is continued from the December 10, 2018, the January 14, 2019 and the February 11, 2019 meetings.

PROJECT COORDINATOR: Mary Jean Yarbrough - Planning Dept. (850) 891-6400
Tax ID #: 31-16-26- C-0010
Agent: WGI - (850) 201-0101

TYPE B SITE PLAN

506 All Saints Street (TSP180052) is located on .08 acres at 506 All Saints Street. The project is the construction of a two-story mixed-use building with a base square footage of 2,810 square feet, a recording studio on the first floor and three one-bedroom apartments on the second floor. The applicant is requesting a deviation to the development standards to decrease the required side setback from five feet minimum to two inches on the east side and to three feet eight inches on the west side. The property is zoned ASN-C (All Saints Neighborhood Corridor Mixed Use District) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and the Frenchtown/Southside Community Redevelopment Area. This is continued from the August 27, 2018, October 22, 2018 and the January 14, 2019 meetings.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001
Tax ID#: 41-01-80-000-0380
Agent: Dewberry Engineers Inc. (850) 523-0062

NEW BUSINESS

Limited Partition

3804 North Monroe (TSD190002) The project is located on 1.68 acres at 3804 North Monroe Street. The project is the subdivision of the parcel into three parcels. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Kim Cole Sweazy- Senior Planner (850) 891-7010
Tax ID#: 21-09-51-329-1190
Agent: Poole Engineering & Surveying, Inc. (850) 386-5117

Type B Site Plan

Evening Rose Live and Work Units (TSP190011) The project is located on 2.3 acres on the southeast corner of Easter Stanley Court and Evening Rose Lane. The project is the construction of a three story, 19,092 square foot mixed use building with the first floor containing seven work units and one residential unit. The remaining two floors will each contain eight residential units. The property is zoned PUD (Evening Rose Village Center PUD).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
Tax ID#: 11-28-20-008-0000
Agent: Moore Bass Consulting, Inc. (850) 222-5678

PLANNED UNIT DEVELOPMENT AMENDMENT

Southwood Planned Unit Development Amendment (TRZ190003) The application proposes to amend the current PUD to 1) expand an existing day care by an additional 9,000 square feet; 2) reduce other commercial/retail uses by approximately 19,272 square feet; and 3) expand a proposed skilled nursing facility by 15 beds. The daycare is located at the southwest corner of the intersection of Grove Park Drive and Shumard Oak Boulevard. The proposed skilled nursing facility is located at the northeast corner of Orange Avenue East and Bluff Oak Way.

PROJECT COORDINATOR: Mary Jean Yarbrough - Planning Dept. (891-6400)
Tax ID #: 31-22-11- A-0010; 31-09-55-000-0010
Agent: Carlton Fields (850) 224-1585

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DEVELOPMENT REVIEW COMMITTEE AGENDA (Revision 1)

March 25, 2019

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS

PRELIMINARY PLAT

Portland Avenue Townhomes (TSD170013) is located on 10.3 acres on the north side of Portland Avenue approximately 1,200 feet west of Old Bainbridge Road. The project is the subdivision of the parcel into 36 single-family attached lots. The property is zoned R-3 (Single Detached, Attached and Two Family Residential). The project is continued from the July 10, August 14, September 25 and October 23, 2017, January 8, July 23, September 24, November 26, 2018 and the February 11, 2019 meetings.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176

Tax ID#: 21-15-20-606-0000

Agent: Florida Environmental and Land Services, Inc. (850) 385-6255

WITHDRAWN

EC Allen Subdivision (TSD180035) is located on 1.34 acres at 621 North Calhoun Street. The project is the subdivision of the parcel into two lots. The applicant is requesting a deviation to the development standards as follows: on Lot 1 reduce the rear building setbacks for the principal building from 5 feet to 3.9 feet and accessory building from 5 feet to 0 feet; on Lot 2 reduce the side building setback of the principal building from 5 feet to 0 feet. The property is zoned CU-26 (Central Urban 26) and CU-45 (Central Urban 45) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and is within the Downtown Community Redevelopment Area. This is continued from the November 26, 2018 and the January 14 and February 25, 2019 meetings.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042

Tax ID#: 21-36-40-073-3455

Agent: Inovia Consulting Group – (850) 298-4213

NEW BUSINESS

Limited Partition

Olson Partners (TSD190003) is located on .97 acres at 2995 Olson Road. The project is the subdivision of the property into two lots. The property is zoned R-5 (Manufactured Home and Single Family Residential).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010

Tax ID#: 11-09-20-459-0000

Applicant: Clifton Renn (850) 933-8111

Type B Site Plan

GIS Building at Dupree & Jackson Bluff (TSP190016) The project is located on .50 acres at the corner of Jackson Bluff Road and Dupree Street. The project is the installation of a 4,000 square foot modular building. The applicant is requesting a deviation to the development standards to reduce the required side-corner setback on Dupree Street from 50 feet to 25 feet. The property is zoned GO-2 (Government Operations 2).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
Tax ID#: 21-33-20-801-0000
Agent: Inovia Consulting Group (850) 298-4213

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DEVELOPMENT REVIEW COMMITTEE AGENDA (Revision 2)

April 8, 2019

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS

Type B Site Plan

Evening Rose Live and Work Units (TSP190011) The project is located on .46 acres of a 2.3 acre parcel on the north side of Austin Davis Drive at its intersection with Genevieve Park Lane. The project is the construction of a three story, 19,092 square foot mixed use building with the first floor containing seven work units and one residential unit. The remaining two floors will each contain eight residential units. The property is zoned PUD (Evening Rose Village Center PUD). This is continued from the March 11, 2019 meeting.

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010

Tax ID#: 11-28-20-008-0000

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

NEW BUSINESS

Type B Site Plan

Dick Wilson Apartments (TSP190019) The project is located on 30.63 acres at the end of Dick Wilson Boulevard approximately 1,050 feet east of Capital Circle Southeast. The project is the construction of 22, two-story apartment buildings with 324 units. The project contains 18, two and three-bedroom apartment buildings, two, one-bedroom apartment buildings, two duplex buildings, clubhouse, pool and maintenance building. The property is zoned MR-1 (Medium Density Residential).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176

Tax ID#: 31-03-25-000-0040

Agent: Urban Catalyst Consultants (850) 999-4241

Planned Unit Development Amendment

Southwood Planned Unit Development Amendment (TRZ190004). The application proposes to amend the current PUD to re-designate parcel MUOC-1 to MDR-17, which will change the allowed uses on the parcel from office/commercial to medium density residential. The MDR District allows residential uses up to 20 dwelling units per acre. The PUD site area is located on Capital Circle Southeast, approximately 932 feet south of Old St. Augustine Road.

PROJECT COORDINATOR: Mary Jean Yarbrough - Planning Dept. (850) 891-6400

Tax ID #: 31-09-20-054-0000

Agent: Carlton Fields (850) 224-1585

Type C Site Plan

Tallahassee Classical Charter School Temporary Location Type C Site Plan (PSP190002). The subject property is located on 5.93 acres at 2002 Old Saint Augustine Road. The project is a change of use of an existing office building to a temporary K-8 charter school to house students while construction of the Tallahassee Classical Charter School (PSP190001) is completed. Development activities will be limited to interior renovations of the existing building. No other site improvements are proposed. The property is zoned OR-3 (Office Residential 3).

PROJECT COORDINATOR: Sean Reiss- Planning Dept. (850) 891-6400

Tax ID #: 31-05-20-015-0000

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

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DEVELOPMENT REVIEW COMMITTEE AGENDA (Revision 3)

April 22, 2019

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS

Type B Site Plan

506 All Saints Street (TSP180052) is located on .08 acres at 506 All Saints Street. The project is the construction of a 5,073 square foot, two-story mixed-use building with a recording studio on the first floor and three one-bedroom apartments on the second floor. The applicant is requesting three deviations to the development standards to decrease the required side setback from five feet minimum to four feet minimum; to reduce the size of the street tree wells from six-feet squared to four-feet squared; and to deviate from the street tree list to allow sabal palms to be used as street trees. The property is zoned ASN-C (All Saints Neighborhood Corridor Mixed Use District) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and the Frenchtown/Southside Community Redevelopment Area. This is continued from the August 27, 2018, October 22, 2018, the January 14, and the March 11, 2019 meetings.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042

Tax ID#: 41-01-80-000-0380 and 41-01-80-000-0431

Agent: Dewberry Engineers Inc. (850) 523-0062

Type C Site Plan

Tallahassee Classical Charter School Temporary Location Type C Site Plan (PSP190002). The subject property is located on 5.93 acres at 2002 Old Saint Augustine Road. The project is a change of use of an existing office building to a temporary K-8 charter school to house students while construction of the Tallahassee Classical Charter School (PSP190001) is completed. Development activities will be limited to interior renovations of the existing building. No other site improvements are proposed. The property is zoned OR-3 (Office Residential 3). This is continued from the April 8, 2019 meeting.

PROJECT COORDINATOR: Sean Reiss- Planning Dept. (850) 891-6400

Tax ID #: 31-05-20-015-0000

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

NEW BUSINESS

Type B Site Plan Major Modification

Waffle House - Pensacola Street (TSP190024) is located on .87 acres at 2230 West Pensacola Street. The applicant is requesting a major modification to the approved site plan (TSP180073) to use the existing stormwater facility as well as a new adjacent facility; to revise the approved deviation for the maximum side setback to be increased from 154' to 157'; and to decrease parking spaces from 26 to 22. The project is for the demolition of the existing structure and construction of a 1,992 square foot restaurant. The property is zoned UT (University Transition) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042

Tax ID#: 21-34-20-613-000 and 21-34-20-614-0000

Agent: Poole Engineering & Surveying, Inc. (850) 386-5117

Freightyard (TSP190025) is located on .64 acres on the southeast corner of Railroad Avenue and Saint Francis Street. The applicant is requesting a major modification to a previous site plan major modification (TSP180061) to increase the number of residential units from 28 to 32 and to revise the phasing plan of the project and add a fourth phase. The property is zoned ASN-C (All Saints Neighborhood C) and is located within the MMTD (Multi-Modal Transportation District) and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
Tax ID#: 41-01-80-000-0451 and 41-01-80-000-0460
Agent: Moore Bass Consulting, Inc. (850) 222-5678

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DEVELOPMENT REVIEW COMMITTEE AGENDA
May 13, 2019
9:00 a.m.
435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center

PUBLIC PARTICIPATION

OLD BUSINESS

NEW BUSINESS

Type B Site Plan

Electric Logistics Facility (TSP190026) The project is located on 9.39 acres at 2601 Jackson Bluff Road. The project is the construction of a 7,560 square foot building with dining area, kitchen, bathrooms and storage for electric personnel responding to an emergency and are required to be on site. The property is zoned GO-2 (Government Operations 2).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
Tax ID#: 41-04-20-010-0000
Agent: Wood Environment and Infrastructure Solutions, Inc. (850) 298-7717

Planned Unit Development Amendment

Apalachee East Phase II Planned Unit Development Amendment (TRZ190002) The application proposes to amend the existing PUD to change 100,000 square feet of retail to 102 multi-family units in the Apalachee East PUD Phase II Area. Currently, Phase II allows 125,000 square feet of retail and 50,000 square feet of office. The office portion would not be modified. The result of the change would allow for 102 multi-family units, 25,000 square feet of retail, and 50,000 square feet of office. The subject PUD site area is located at the northwest corner of Apalachee Parkway and Conner Boulevard.

PROJECT COORDINATOR: Sean Reiss - Planning Dept. (850) 891-6400
Tax ID #: 31-02-25- J-0030, 0040, 0050 and 0060
Agent: Urban Catalyst Consultants, Inc. (850) 999-4241

Cross Creek Planned Unit Development (PUD) Amendment (TRZ190005) The application proposes to amend Component "D" of the Cross Creek PUD to decrease the allowed development from 115 single-family attached homes on 20.5 acres to 33 single-family detached homes on 15.02 acres. The proposed amendment also eliminates the prohibition of street connection to the Richland Neighborhood. The proposed amendment also establishes single-family lot setbacks, decreases the residential buffer standard from 50 feet to 20 feet and reduces the off-street parking standard from two spaces per dwelling to one space per dwelling. The subject property is located west of Richview Road, approximately 950 feet north of Apalachee Parkway.

PROJECT COORDINATOR: Susan Denny - Planning Dept. (850) 891-6400
Tax ID #: 31-04-60 D-0010 and 31-04-20-218-0000
Agent: Kimley-Horn (850) 553-3500

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DEVELOPMENT REVIEW COMMITTEE AGENDA (Revision 4)

June 10, 2019

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS

None

NEW BUSINESS

Type B Site Plan Major Modification

Pruitt Health Major Modification (TSP190029) The project is located on 23.63 acres on the east side of Bluff Oak Way approximately 325 feet north of Orange Avenue East. The request is for a modification to the approved site plan (TSP170004) to increase the square footage of the building from 65,460 square feet to 78,307 square feet and increase the number of beds from 97 to 101. The applicant is requesting a deviation to the development standards to change the Floor Area Ratio to .07. The properties are zoned PUD (Southwood Planned Unit Development).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
Tax ID#: 31-09-55-000-0010, 31-09-55- -0001 and 31-09-55- -0002
Agent: DRMP, Inc. (407) 362-1330

Planned Unit Development

Capital Hill Planned Unit Development (TRZ190008) The project is a PUD (Planned Unit Development) zoning application on 8.83 acres located on the west side of Capital Circle Northeast approximately 1,500 feet north of Centerville Road. The proposed PUD concept plan is a mixed-use residential, office/commercial and open space development allowing up to 16 dwelling units per acre and 25,000 gross square feet of nonresidential uses per acre as well as approximately 1 acre of open space. The properties are currently zoned CP (Commercial Parkway) and R-5 (Single-Family/Manufactured Home) with a Suburban Future Land Use Map designation.

PROJECT COORDINATOR: Susan Poplin - Planning Dept. (850) 891-6400
Tax ID #: 11-16-20-604, 620, 646, 651 and 658-0000
Agent: Moore Bass Consulting, Inc. (850) 222-5678

Preliminary Plat

Southwood HHO (TSD190007) The project is located on 26.66 acres on the southwest corner of Hemingway Boulevard and Biltmore Avenue. The development is the subdivision of the property into 35 single family residential lots, one non-residential lot and includes a replat of approximately .21 acres of open space that is part of Southwood Unit 16 and which will become part of a residential lot. The applicant also requests a minor amendment to the PUD to relocate the Biltmore Avenue secondary trail from its connection point near Hemingway Boulevard to the south near Faulkner Lane. The properties are zoned PUD (Southwood Planned Unit Development) and are located within the HHO (Historic House Overlay).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
Tax ID 31-22-21- C-0010 and 31-22-16- -0001
Agent: WGI (850) 907-6884

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DEVELOPMENT REVIEW COMMITTEE AGENDA (REVISION 1)

June 24, 2019

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS

Southwood HHO (TSD190007) The project is located on 26.66 acres on the southwest corner of Hemingway Boulevard and Biltmore Avenue. The development is the subdivision of the property into 35 single family residential lots, one non-residential lot and includes a replat of approximately .21 acres of open space that is part of Southwood Unit 16 and which will become part of a residential lot. The applicant also requests a minor amendment to the PUD to relocate the Biltmore Avenue secondary trail from its connection point near Hemingway Boulevard to the south near Faulkner Lane and to change the street classification of Hemingway Boulevard between Biltmore Avenue and Grove Park Drive from a major collector to a minor collector. The properties are zoned PUD (Southwood Planned Unit Development) and are located within the HHO (Historic House Overlay). The item is continued from the June 10, 2019 meeting.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
Tax ID 31-22-21- C-0010 and 31-22-16- -0001
Agent: WGI (850) 907-6884

NEW BUSINESS

Type B Site Plan

Chick-Fil-A #04370 – West Tennessee Street (TSP190032) The project is located on .91 acres at 1650 West Tennessee Street. The project is the demolition of the existing building and development with a 3,446 square foot fast food restaurant. The applicant is requesting two deviations to the development standards to allow parking between the building and Campus Circle and to allow a portion of the parking to encroach into the required buffer on the north side of the property. The property is zoned CU-45 (Central Urban 45) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
Tax ID#: 21-26-25- A-0340
Agent: Bowman Consulting (954) 314-8468

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DEVELOPMENT REVIEW COMMITTEE AGENDA

July 22, 2019

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS

Type B Site Plan

Chick-Fil-A #04370 – West Tennessee Street (TSP190032) The project is located on .91 acres at 1650 West Tennessee Street. The project is the demolition of the existing building and development with a 3,446 square foot fast food restaurant. The applicant is requesting two deviations to the development standards to allow parking between the building and Campus Circle and to allow a portion of the parking to encroach into the required buffer on the north side of the property. The property is zoned CU-45 (Central Urban 45) and is located within the MMTD (Multi-Modal Transportation District). The application is continued from the June 24, 2019 meeting.

PROJECT COORDINATOR: Kim Cole Sweazy – Senior Planner (850) 891-7010

Tax ID#: 21-26-25- A-0340

Agent: Bowman Consulting (954) 314-8468

NEW BUSINESS

Limited Partition

502 Ocala Rebuild (TSD190006) The project is located on 15.29 acres at 502 Ocala Road. The application is subdivision of the property into two parcels. The applicant is requesting a deviation to the development standards to increase the driveway portion of the flag lot from 150 to 1052 feet. The property is zoned UT (University Transition) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick – Senior Planner (850) 891-7176

Tax ID#: 21-34-81-000-2420

Agent: H&H Construction (850) 519-3638

Type B Major Modification

Freightyard (TSP190048) is located 0.64 acres at 510 All Saints Street. The applicant is seeking to eliminate the requirement of site plan TSP180061 that courtyards remain public and not be fenced or gated. The property is zoned ASN-C (All Saints Zoning District-C) and is located within MMTD (Multi-Modal Transportation District), Downtown Overlay and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel – Senior Planner – (850) 891-7042

Tax ID#: 41-01-80-000-0451 & 41-01-80-000-0460

Agent: Southeastern Consulting Services LLC (850) 544-6771

Type B Site Plan

629 W. Pensacola Apartments (TSP190049) located on 1.45 acres at 629 W. Pensacola Street. The project is the construction of a seven story, 90-unit (376 bed) apartment complex. The applicant is requesting deviations to the development standards to increase the building height from 5 to 7 stories; eliminate the liner building requirement on W. Lafayette Street. and to allow the trash containers to be located in the first layer. The property is zoned UT (University Transition) and is located within MMTD (Multi-Modal Transportation District). Downtown Overlay.

PROJECT COORDINATOR: Kim Cole Sweazy – Senior Planner (850) 891-7010

Tax ID#: 21-36-80-037-7670, 21-36-80-037-7675, 21-36-80-037-7680, 21-36-80-038-7700
2136-80-038-7705 and 21-36-80-038-7710

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

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DEVELOPMENT REVIEW COMMITTEE AGENDA (Revision 1)
AUGUST 12, 2019
9:00 a.m.
435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center

PUBLIC PARTICIPATION

OLD BUSINESS

None

NEW BUSINESS

Planned Unit Development Amendment

Southwood Planned Unit Development Amendment – MUEI-5 (TRZ190010). The application proposes to amend the current PUD to re-designate 10+/- acres in MUI-1 (Mixed Use Industrial-1) to MUEI (Mixed Use Educational/Institutional) and establish MUEI-5. The amendment will change the allowed uses from industrial to educational/institutional and civic uses along with residential and related commercial uses, including inns and hotels. Residential uses shall not exceed a maximum density of 20 dwelling units per acre. All other uses are allowed a maximum height of 7 stories. The PUD site area is located south of Tram Road at the western boundary of the Southwood PUD, approximately 0.90 miles west of Capital Circle SE.

PROJECT COORDINATOR: Mary Jean Yarbrough - Planning Dept. (891-6400)
Tax ID #: 31-20-20-002-0010
Agent: Carlton Fields (850) 224-1585

Maryland Oaks Crossing Planned Unit Development Amendment (TRZ190012) The application proposes to amend the current PUD to add 27,500 square feet of residential support services offices, and 10,000 square feet of community and recreational uses. The current residential density is retained but the residential type is revised from manufactured housing for the homeless to manufactured housing for extremely low-income families. The PUD is located at 3103, 3106, 3109, and 3112 Bicycle Road, which is located on the west side of the intersection of Blountstown Street and Bicycle Road.

PROJECT COORDINATOR: Susan Poplin - Planning Dept. (891-6400)
Tax ID #: 21-29-20-021, 037, 043, and 045-0000
Agent: David Weiss, Ausley McMullen (850) 224-9115

Planned Unit Development

Cambridge Parc Planned Unit Development (TRZ190011) – The proposed project is a Concept Plan application on approximately 7.45 acres at 4680, 4732 and 4738 Thomasville Road, which is located on the west side of Thomasville Road, approximately 2,400 feet south of the intersection of Ox Bottom and Thomasville Roads. The proposed PUD is a 26-unit single-family detached residential development with open space and a neighborhood park.

PROJECT COORDINATOR: Susan Poplin - Planning Dept. (891-6400)
Tax ID #: 14-33-20-148, 152, & 156-0000
Agent: Magnolia Engineering (850) 385-0203

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DEVELOPMENT REVIEW COMMITTEE AGENDA

August 26, 2019

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS

Type B Site Plan

Chick-Fil-A #04370 – West Tennessee Street (TSP190032) The project is located on .91 acres at 1650 West Tennessee Street. The project is the demolition of the existing building and development with a 3,446 square foot fast food restaurant. The applicant is requesting two deviations to the development standards to allow parking between the building and Campus Circle and to allow a portion of the parking to encroach into the required buffer on the north side of the property. The property is zoned CU-45 (Central Urban 45) and is located within the MMTD (Multi-Modal Transportation District). The application is continued from the June 24 and July 22, 2019 meetings.

PROJECT COORDINATOR: Kim Cole Sweazy – - Senior Planner (850) 891-7010

Tax ID#: 21-26-25- A-0340

Agent: Bowman Consulting (954) 314-8468

NEW BUSINESS

None

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DEVELOPMENT REVIEW COMMITTEE AGENDA
SEPTEMBER 9, 2019
9:00 a.m.
435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center

PUBLIC PARTICIPATION

OLD BUSINESS

NEW BUSINESS

PRELIMINARY PLAT

Florida Cancer Specialist (TSD190009) The project is located on 4.98 acres at southwest corner of Miccosukee Road and N. Blair Stone Road. The project is to subdivide the parcel into two lots. The property is zoned OR-3 (Office Residential).

PROJECT COORDINATOR: Kim Cole Sweazy – Senior Planner (850) 891-7010

Tax ID#: 11-29-20-031-0000

Agent: Moore Bass Consulting (850) 222-5678

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**DEVELOPMENT REVIEW COMMITTEE AGENDA
SEPTEMBER 23, 2019
9:00 a.m.
435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS

None

NEW BUSINESS

TYPE C SITE PLAN

Tallahassee Classical Charter School Type C Site Plan (PSP190004) The subject property is located on 10 acres, south of Tram Road, at the western boundary of the Southwood PUD, approximately 0.90 miles west of Capital Circle SE. The proposed project is for the construction of a two-story, 24,214 square foot, K-5 charter school. The applicant is requesting one deviation to development standards to decrease the minimum floor area ratio from 0.25 to 0.05 for Phase I and 0.10 for total build out, and to decrease the minimum parking setback from 15 feet to 8 feet. The site is zoned Southwood PUD (PUD 38).

PROJECT COORDINATOR: Mary Jean Yarbrough - Planning Dept. (850) 891-6400
Tax ID #: 31-20-20-002-001-0
Agent: Moore Bass Consulting, Inc. (850) 222-5678

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**DEVELOPMENT REVIEW COMMITTEE AGENDA
OCTOBER 14, 2019
9:00 a.m.
435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS

PLANNED UNIT DEVELOPMENT

Cambridge Parc Planned Unit Development (TRZ190011) – The proposed project is a Concept Plan application on approximately 7.45 acres at 4680, 4732 and 4738 Thomasville Road, which is located on the west side of Thomasville Road, approximately 2,400 feet south of the intersection of Ox Bottom and Thomasville Roads. The proposed PUD is a 26-unit single-family detached residential development with open space and a neighborhood park. The application is continued from the August 12, 2019 meeting.

PROJECT COORDINATOR: Susan Poplin - Planning Dept. (891-6400)
Tax ID #: 14-33-20-148-000, 14-33-20-152-0000 and 14-33-20- 156-0000
Agent: Magnolia Engineering (850) 385-0203

NEW BUSINESS

PRELIMINARY PLAT

Southwood Unit 50 (TSD190011) is located on 25.27 acres south of Tram Road, at the western boundary of the Southwood PUD, approximately 0.90 miles west of Capital Circle SE. The project is subdivision of the property into three buildable parcels, a parcel for open space and a future right-of way. The property is zoned PUD (Southwood PUD).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
Tax ID#: 31-20-20-002-0010 and 31-20-20-002-0030
Agent: Meridian Surveying Inc

Buckingham Gates (TSD190012) is located on 15.04 acres between Richardson Road and Cross Creek Drive, north of Apalachee Parkway. The project is to subdivide the parcel into 33 single-family residential lots. The property is zoned PUD (Cross Creek PUD).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
Tax ID#: 31-04-20-218-0000 and 31-04-60- D-0010
Agent: Kimley-Horn (850) 553-3526

TYPE B SITE PLAN

Lafayette Street Apartments (TSP190059) is located on 6.36 acres at 1235 East Lafayette Street. The project is to redevelop the site with a 96-unit multi-family residential complex (150 beds). The applicant is requesting deviations to the development standards in order to: increase the side corner building setback from 20 to 584 feet; to allow the dumpster to be located in the first layer; and to not provide a secondary vehicular connection to South Magnolia Drive. The property is zoned UP-1 (Urban Pedestrian 1) and is located in the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176

Tax ID#: 11-31-20-417-0000

Agent: Inovia Consulting Group (850) 298-4213

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**DEVELOPMENT REVIEW COMMITTEE AGENDA
OCTOBER 28, 2019
9:00 a.m.
435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

NEW BUSINESS

PRELIMINARY PLAT

2128 Atchena Nene Preliminary Plat (TSD190014) is located at 2126 and 2128 Atchena Nene. The project is to adjust the property line between the two parcels. The property is zoned RP-1 (Residential Preservation - 1).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
Tax ID#: 31-05-50- AA-0060 & 31-05-50- AA-0070
Agent: Poole Engineering & Surveying, Inc. (850) 386-5117

TYPE B SITE PLAN

J & J Marks Foundation Office (TSP190064) is located on .16 acres on Pepper Drive approximately 1500 feet west of Lake Bradford Road. The project is to create a 1,050 square foot community facility building. The applicant is requesting deviations to the development standards to increase the maximum front building setback from 25 to 30 feet and to reduce the transparency requirement from 60 percent to 20 percent. The property is zoned R-3 (Single Detached, Attached & Two Family Residential) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
Tax ID#: 41-02-56- D-0240
Agent: Magnolia Engineering, LLC (850) 385-0203

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DEVELOPMENT REVIEW COMMITTEE AGENDA

November 25, 2019

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS

Planned Unit Development

Cambridge Parc Planned Unit Development (TRZ190011) The proposed project is a Concept Plan application on approximately 7.45 acres at 4680, 4732 and 4738 Thomasville Road, which is located on the west side of Thomasville Road, approximately 2,400 feet south of the intersection of Ox Bottom and Thomasville Roads. The proposed PUD is a 26-unit single-family detached residential development with open space and a neighborhood park. The application is continued from the August 12 and October 14, 2019 meetings.

PROJECT COORDINATOR: Susan Poplin - Planning Dept. (891-6400)
Tax ID #: 14-33-20-148-000, 14-33-20-152-0000 and 14-33-20- 156-0000
Agent: Magnolia Engineering (850) 385-0203

Preliminary Plat

Buckingham Gates (TSD190012) is located on 15.04 acres between Richardson Road and Cross Creek Drive, north of Apalachee Parkway. The project is to subdivide the parcel into 33 single-family residential lots. The property is zoned PUD (Cross Creek PUD). The application is continued from the October 14, 2019 meeting.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
Tax ID#: 31-04-20-218-0000 and 31-04-60- D-0010
Agent: Kimley-Horn (850) 553-3526

NEW BUSINESS

Limited Partition

Max Dr. (TSD190016) is located on 1.05 acres at the northeast corner of Max Drive and Garber Drive. The proposed project is to subdivide the parcel into two lots. The property is zoned M-1 (Light Industrial).

PROJECT COORDINATOR: Elise Fisher - Senior Planner (850) 891-7083
Tax ID#: 21-20-20-641-0000
Agent: TLH Services, LLC (850) 509-4045

Preliminary Plat

Southwood Unit 31, Phase 3 Replat (TSD190017) is located on 13.88 acres at the southwest corner of Goldenrod Way and Biltmore Avenue. The project is a replat of a portion of Phase 3 to correct a discrepancy on the recorded plat. The property is zoned PUD (Southwood PUD).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
Tax ID#: 31-10-20-012-0000
Agent: Meridian Surveying & Mapping, Inc. (850) 668-7641

Harold Palmer Re-Plat (TSD190020) is located on 2.72 acres at 2633 Mahan Drive. The project is a replat of Lots 1 and 3 into three parcels. The applicant is also requesting a deviation to the development standards to reduce the side interior building setback from 15 to 10 feet on the proposed Lot 2 and from 15 to 12 feet on the proposed Lot 3. The property is zoned C-2 (General Commercial) and OR-3 (Office Residential).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
Tax ID#: 11-28-65-000-0010 and 11-28-65-000-0030
Agent: Urban Catalyst Consultants (850) 999-4241

Southwood LDR 5 Phase 3 (TSD190021) is located on 17.31 acres, north of Orange Avenue and between Southwood LDR 5 Phase 2 and Conley Elementary School. The proposed project is to subdivide the property into 55 single-family residential lots. The property is zoned PUD (Southwood PUD).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
Tax ID#: 31-10-20-012-0000
Agent: Dewberry Engineers, Inc. (850) 354-5181

Canopy Unit 3 Major Modification (TSD190022) is located on 11.13 acres at the intersection of Crestline Road and Fontana Street. The project is a modification to preliminary plat TSD180009 to revise the phasing, the addition of nine lots and the reduction of four inclusionary lots which will be provided in a future plat. The property is zoned PUD (Canopy PUD).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
Tax ID#: 11-15-20-405-0000
Agent: Greenman-Pederson Inc. (850) 297-2922

Type B Site Plan

Creative Childcare (TSP190073) is located on 3.96 acres at 4390 Grove Park Dr. The proposed project is a 5,985 sq. ft. addition to the existing facility. The applicant is requesting a deviation to the development standards to reduce the minimum floor area ratio from 0.25 to 0.09. The property is zoned PUD (Southwood PUD).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042

Tax ID#: 31-22-11- A-0010

Agent: Inovia Consulting Group (850) 298-4213

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DEVELOPMENT REVIEW COMMITTEE AGENDA (Revision 3)

December 9, 2019

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS:

Preliminary Plat

Southwood Unit 31, Phase 3 Replat (TSD190017) is located on 13.88 acres at the southwest corner of Goldenrod Way and Biltmore Avenue. The project is a replat of a portion of Phase 3 to correct a discrepancy on the recorded plat. The property is zoned PUD (Southwood PUD). This item is continued from the November 25th DRC Meeting.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042

Tax ID#: 31-10-20-012-0000

Agent: Meridian Surveying & Mapping, Inc. (850) 668-7641

NEW BUSINESS

Stand Alone Deviation

Orion Motor Sports Accessory Structure (TDR190004) is located on 1.09 acres at 1215 S. Monroe Street. The proposed project is a request to increase the maximum front setback for accessory structures from 40 feet to 123 feet from the rear property line for the construction of a storage canopy. The property is zoned within the Orion Weddington Planned Unit Development (PUD).

PROJECT COORDINATOR: Kate Daniel, Senior Planner (850) 891-7042

Tax ID#: 41-01-20-024-0000

Agent: Carolina Carports (229) 400-2034

Planned Unit Development

Southwood Planned Unit Development Amendment (TRZ190014) is located on approximately 3,322 acres and is generally bounded by Apalachee Parkway on the north, Southwood Plantation Road and Biltmore Avenue on the east, Tram Road on the south, and Capital Circle Southeast on the west. The application proposes to amend the existing PUD to: 1) re-designate districts in the Concept Plan; 2) update the Stormwater Master Facilities Plan; 3) update the Trail System Plan; 4) update the Utility Concept Plan, and 5) reorganize and update the PUD document. The property is zoned Southwood Planned Unit Development (PUD).

PROJECT COORDINATOR: Mary Jean Yarbrough - Planning Dept. (891-6400)

Tax ID #: On file in the Planning Department

Agent: Carlton Fields (850) 224-1585

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DEVELOPMENT REVIEW COMMITTEE AGENDA

December 23, 2019

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS:

Planned Unit Development

Southwood Planned Unit Development Amendment (TRZ190014) is located on approximately 3,322 acres and is generally bounded by Apalachee Parkway on the north, Southwood Plantation Road and Biltmore Avenue on the east, Tram Road on the south, and Capital Circle Southeast on the west. The application proposes to amend the existing PUD to: 1) re-designate districts in the Concept Plan; 2) update the Stormwater Master Facilities Plan; 3) update the Trail System Plan; 4) update the Utility Concept Plan, and 5) reorganize and update the PUD document. The property is zoned Southwood Planned Unit Development (PUD). This item was continued from the December 9, 2019 Development Review Committee meeting.

PROJECT COORDINATOR: Mary Jean Yarbrough - Planning Dept. (891-6400)

Tax ID #: On file in the Planning Department

Agent: Carlton Fields (850) 224-1585

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