

DEVELOPMENT REVIEW COMMITTEE AGENDA

January 9, 2023
9:00 a.m.
300 South Adams Street
Tallahassee Room
Second Floor/City Hall

Until further notice, all Development Review Committee meetings will be held both in person in the Tallahassee Room in City Hall and remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request a special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact Zoning@Talgov.com.

If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

OLD BUSINESS

Canopy Unit 9E Preliminary Plat (TSD220031) is located on 93.28 acres in the eastern portion of the Unit 9 project, north of Crestline Road and east of Dempsey Mayo Road. The proposed project is for the plat of a 52-unit single-family residential subdivision on 8.59 acres. The property is zoned PUD (Canopy Planned Unit Development).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 11-15-20-405-0000
Agent: GPI, Timothy Stackhouse (850) 297-2948

This item was continued from the October 10, 2022, November 14, 2022, and December 12, 2022, DRC meetings.

NEW BUSINESS

FSU CHABAD – DEVIATION ONE (TDR220003) is located on 2.79 acres at 224 Chapel Drive. The proposed project is for the placement of a 2,444 sq. ft. modular building to serve as a temporary religious facility pending the construction of a permanent facility. The applicant is requesting a stand-alone deviation to reduce the transparency requirements to 15% for the temporary building. The property is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
Tax ID#: 21-34-70 A0070
Agent: Urban Catalyst Consultants, Inc, Inc, William Colbert, (850) 999-4241

FSU CHABAD – DEVIATION TWO (TDR220004) is located on 2.79 acres at 224 Chapel Drive. The proposed project is for the placement of a 2,444 sq. ft. modular building to serve as a temporary religious facility pending the construction of a permanent facility. The applicant is requesting a stand-alone deviation to postpone construction of the required sidewalk, outside of the area immediately in front of the temporary modular facility, until the construction of the permanent facility has begun. The property is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
Tax ID#: 21-34-70 A0070
Agent: Urban Catalyst Consultants, Inc, Inc, William Colbert, (850) 999-4241

The Mark of Tallahassee -Abandonment (TAB220002) is the requested right-of-way abandonment between W Lafayette Street and W St. Augustine Street. This abandonment request is in association with the proposed redevelopment of the

surrounding parcels. The property will be unified with other parcels for future development. The property is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 21-35-90-000-0260, 21-36-90-114-9505, 21-35-70 A0020, & 21-36-90-115-9515
Agent: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678

Bull Run QSR Preliminary Plat (TSD220039) is located on 26.96 acres at 5500 Thomasville Rd. The proposed project is to subdivide the existing parcel to create a separate new parcel of approximately 0.77 acres. The property is zoned PUD (Bull Run PUD).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 14-28-20-224-0091
Agent: Kimley-Horn, Spencer Brennalt, (850) 739-3742

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 23, 2023
9:00 a.m.
300 South Adams Street
Tallahassee Room
Second Floor/City Hall

Until further notice, all Development Review Committee meetings will be held both in person in the Tallahassee Room in City Hall and remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request a special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact Zoning@Talgov.com.

If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

OLD BUSINESS

Southwood LDR-1 (TSD220028) is located on 38.33 acres at approximately 1,600' east of Capital Circle SE on the north side of Old St. Augustine Road. The proposed project is for the development of the two parcels for a residential subdivision, consisting of 80 detached single-family homes. The property is zoned PUD (Southwood PUD). *This item was continued from the September 26, 2022, October 24, 2022, and December 12, 2022, DRC meetings.*

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
Tax ID#: 31-03-20-602-0000 & 31-10-20-013-0000
Agent: Kimley-Horn, Dillan Clark, (850) 553-3514

Crawford Oaks Subdivision (TSD220037) is located on 9.82 acres at approximately 600' south of Amber Fern Way on the east side of Olson Road. The project proposes the development of a 29-unit single family detached subdivision. The property is zoned R-5 (Manufactured Home and Single Family Residential). *This item was continued from the December 12, 2022, DRC meeting.*

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
Tax ID#: 11-09-20-476-0000, 11-09-20-477-0000, 11-09-20-478-0000, & 11-09-20-480-0000
Agent: Urban Catalyst Consultants, Sean Marston, (850) 999-4241

NEW BUSINESS

Meadow Ridge at Buck Lake Replat (TSD220040) is located on 1.16 acres at the northeast corner of Prairie View Lane & Buck Lake Road. The project proposes the replat of Tract C, Lots 4, 5, 6 & 7 within the Meadow Ridge at Buck Lake subdivision resulting in the four lots increasing in size. The properties are zoned RP-1 (Residential Preservation-1).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 11-24-41-C-0040, 11-24-41-C-0050, 11-24-41-C-0060, 11-24-41-C-0070, &
11-24-41-000-0003
Agent: Brian Fisher, (850) 508-4113

White Drive-Escambia Cut Out (TSD220041) is located on 0.42 acres at 102 White Drive. The proposed project is to subdivide the existing parcel into two separate parcels. The property is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
Tax ID#: 21-27-50-D-0250
Agent: William Gay, (850) 570-0047

Buckingham Gates (TSD220042) is located on 15.04 acres between Richardson Road and Cross Creek Drive, north of Apalachee Parkway. The proposed project is to subdivide the project area into 22 single-family residential lots. The property is zoned PUD (Cross Creek Planned Unit Development).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 31-04-20-218-0000 & 31-04-06-D-0010
Agent: Kimley-Horn, Chris Hartman, (850) 553-3526

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DEVELOPMENT REVIEW COMMITTEE AGENDA

February 13, 2023
9:00 a.m.
300 South Adams Street
Tallahassee Room
Second Floor/City Hall

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If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

OLD BUSINESS

Canopy Unit 9E Preliminary Plat (TSD220031) is located on 93.28 acres in the eastern portion of the Unit 9 project, north of Crestline Road and east of Dempsey Mayo Road. The proposed project is for the plat of a 52-unit single-family residential subdivision on 8.59 acres. The property is zoned PUD (Canopy Planned Unit Development).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 11-15-20-405-0000
Agent: GPI, Timothy Stackhouse (850) 297-2948

This item was continued from the October 10, 2022, November 14, 2022, December 12, 2022, & January 9, 2023, DRC meetings.

Crawford Oaks Subdivision (TSD220037) is located on 9.82 acres at approximately 600' south of Amber Fern Way on the east side of Olson Road. The project proposes the development of a 29-unit single family detached subdivision. The property is zoned R-5 (Manufactured Home and Single Family Residential).

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
Tax ID#: 11-09-20-476-0000, 11-09-20-477-0000, 11-09-20-478-0000, & 11-09-20-480-0000
Agent: Urban Catalyst Consultants, Sean Marston, (850) 999-4241

This item was continued from the December 12, 2022, & January 23, 2023, DRC meetings.

No new applications for development review have been received.

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

February 27, 2023
9:00 a.m.
300 South Adams Street
Tallahassee Room
Second Floor/City Hall

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OLD BUSINESS

Canopy Unit 9E Preliminary Plat (TSD220031) is located on 93.28 acres in the eastern portion of the Unit 9 project, north of Crestline Road and east of Dempsey Mayo Road. The proposed project is for the plat of a 52-unit single-family residential subdivision on 8.59 acres. The property is zoned PUD (Canopy Planned Unit Development).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 11-15-20-405-0000
Agent: GPI, Timothy Stackhouse (850) 297-2948

This item was continued from the October 10, 2022, November 14, 2022, December 12, 2022, January 9, 2023, & February 13, 2023, DRC meetings.

NEW BUSINESS

Faith Lutheran Church (TSD230001) is located on acres 8.14 at 2901 Kerry Forest Parkway. The proposed project is for the division of the existing 8.14-acre parcel into a 3.84-acre parcel and 4.3-acre parcel. The property is zoned Northhampton Planned Unit Development (PUD).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@talgov.com
Tax ID#: 1428204240000
Applicant: Poole Engineering & Surveying, Cheryl Poole, (850) 386-5117

The Mark at Tallahassee Site C (TSP230006) is located on 1.56 acres at 701 W Lafayette St. The project proposes a 6-story student housing development consisting of 97 units with an 8-story parking garage. The applicant is requesting two deviations: (1) to increase the residential use from 5 stories to 6 stories; (2) to increase the parking garage levels from 5 stories to 8 stories. The property is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com
Tax ID#: 213570 A0020, 213570 A0030, 2136901149505, 2136901159510, 2136901159515,
2136901159520, 2136901169525, 2136901139490, 2136901139495, 2136901139500, 2135900000240,
2135900000250, & 2135900000260
Applicant: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678

The Mark at Tallahassee Site B (TSP230009) is located on 1.11 acres at 713 W Pensacola Street. The project proposes a 6-story student housing development consisting of 69 units and amenities. The applicant is requesting one deviation to increase the maximum building height from 5 stories to 6 stories. The property is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com
Tax ID#: 2135900000050, 2135900000060, 2135900000080, & 2135950000040
Applicant: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678

The Mark at Tallahassee Site D (TSP230010) is located on 0.74 acres at 651 W St. Augustine Street. The project proposes a 6-story student housing development consisting of 44 units, associated parking, and amenities. The applicant is requesting one deviation to increase the maximum building height from 5 stories to 6 stories. The property is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@talgov.com
Tax ID#: 2136900999390, 2136901109475, & 2136901109476
Applicant: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678

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DEVELOPMENT REVIEW COMMITTEE AGENDA

**March 13, 2023
9:00 a.m.
300 South Adams Street
Tallahassee Room
Second Floor/City Hall**

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PUBLIC PARTICIPATION

OLD BUSINESS

Southwood LDR-1 (TSD220028) is located on 38.33 acres at approximately 1,600' east of Capital Circle SE on the north side of Old St. Augustine Road. The proposed project is for the development of the two parcels for a residential subdivision, consisting of 80 detached single-family homes. The property is zoned PUD (Southwood PUD).

This item was continued from the September 12, 2022, October 10, 2022, October 24, 2022, December 12, 2022, and January 23, 2023, DRC meetings.

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com
Tax ID#: 3103206020000 & 3110200130000
Applicant: Kimley-Horn, Dillan Clark, 850-553-3514

NEW BUSINESS

Hinson College Corner (TSP230002) is located on 0.80 acres at 2675 W Tennessee St. The applicant is requesting a Major Modification to the existing approved site plan TSP200007. The modification will include the removal of the single fuel pump and canopy extension, and the addition of a canopy over two (2) fuel pumps, the rerouting of the four-foot, striped access route and additional parking due to the added fuel pump. The applicant is also requesting one new deviation to increase the maximum building setback from 20 feet to 28.7 feet. The property is zoned CP (Commercial Parkway) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com
Tax ID#: 212851 A0021 & 212851 A0030
Applicant: Jim Stidham & Associates, Woods Waddle, 850-222-3975

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DEVELOPMENT REVIEW COMMITTEE AGENDA

March 27, 2023

9:00 a.m.

300 South Adams Street

Tallahassee Room

Second Floor/City Hall

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PUBLIC PARTICIPATION

NEW BUSINESS

Fresenius Kidney Care (TDR230001) is located on 1.29 acres at 1407 E Lafayette St. The proposed project is to add an emergency generator to the site. The applicant is requesting a deviation to reduce the required separation of a generator from a property line adjoining a low-density residential zoning district from 200' to 51.5'. The property is zoned UP-2 (Urban Pedestrian - 2) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com

Tax ID#: 310550 I0010

Applicant: Magnolia Engineering, LLC., Carmen Bourgeois Greene, 850-385-0203

Fresenius Kidney Care (TDR230002) is located on 1.29 acres at 1407 E Lafayette St. The project proposes to add an emergency generator to the site. The applicant is requesting a deviation to allow mechanical equipment and trash containment devices to be within the first layer from Chowkeebin Nene. The property is zoned UP-2 (Urban Pedestrian - 2) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com

Tax ID#: 310550 I0010

Applicant: Magnolia Engineering, LLC., Carmen Bourgeois Greene, 850-385-0203

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DEVELOPMENT REVIEW COMMITTEE AGENDA

April 10, 2023

9:00 a.m.

300 South Adams Street

Tallahassee Room

Second Floor/City Hall

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PUBLIC PARTICIPATION

NEW BUSINESS

The Heel (Welaunee) Concept Planned Unit Development (TRZ230008) - The application is for an amendment to the Official Zoning Map from the Critical Planning Area (CPA) Zoning District to the Planned Unit Development (PUD) Zoning District. The proposed project is located on approximately 894-acres north of Mahan Drive and south of Miccosukee Road. The proposed project is a mixed-use development that includes open space, up to 2,107 dwelling units of varying types, and up to 1,143,472 gross square feet of non-residential land uses, which are configured in Town and Employment Center(s) and residential areas.

PROJECT COORDINATOR: Sean Reiss, Planning Department, 850-891-6400

Tax ID #: 12-08-20-601-0000

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

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DEVELOPMENT REVIEW COMMITTEE AGENDA

April 24, 2023

9:00 a.m.

435 North Macomb Street
Renaissance Building
Second Floor/Conference Room

Until further notice, all Development Review Committee meetings will be held both in person in the 2nd floor conference room at the Renaissance Building and remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact Zoning@Talgov.com.

If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

NEW BUSINESS

1242 N Duval (TSD230006) is located on 0.18 acres at 213 W. 6th Ave. The proposed project is for the subdivision of the existing parcel into two lots. The property is zoned CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 212543 J0140
Applicant: Construction Permitting Solutions, Candace Lolley Ryan, (850) 879-0798

Cook Out (TSP230024) is located on 1.66 acres at 1923 W Pensacola St. The project proposes the re-development of four parcels including the demolition of the existing structures to construct a 4,164 sq. ft. restaurant with drive-thru and associated parking. The applicant is requesting two deviations: (1) to locate parking in the first layer as it relates to Day Street; (2) to increase the front setback along Day Street from 15 feet maximum to 112 feet and the eastern side setback from 25 feet maximum to 43 feet. The property is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
Tax ID#: 213450 D0020, 213450 D0050, 213450 D0060, & 213450 D0070
Applicant: Moore Bass Consulting, Inc, Ben Hood, (850) 222-5678

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DEVELOPMENT REVIEW COMMITTEE AGENDA

May 08, 2023

9:00 a.m.

435 North Macomb Street
Renaissance Building
Second Floor/Conference Room

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If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

***No applications for development review have been received. The meeting is cancelled**

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

May 22, 2023

9:00 a.m.

435 North Macomb Street
Renaissance Building
Second Floor/Conference Room

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If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

OLD BUSINESS

Crawford Oaks Subdivision (TSD220037) is located on 9.82 acres at approximately 600' south of Amber Fern Way on the east side of Olson Road. The project proposes the development of a 29-unit single family detached subdivision. The property is zoned R-5 (Manufactured Home and Single Family Residential).

This item was continued from the December 12, 2022, January 23, 2023, & February 13, 2023 DRC meetings.

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
Tax ID#: 11-09-20-476-0000, 11-09-20-477-0000, 11-09-20-478-0000, & 11-09-20-480-0000
Agent: Urban Catalyst Consultants, Sean Marston, (850) 999-4241

NEW BUSINESS

Garner Environmental Facility Expansion (TSP230026) is located on 5.18 acres at 3035 Jackson Bluff Rd. The project proposes improvements to the site and the construction of a 24,975 sq. ft. open air storage structure and an 8,000 sq. ft., 3-bay warehouse addition. Applicant is requesting a deviation to reduce the front setback from 25' to 14.5' and the side-corner setback from 25' to 8.86' for the open-air storage structure. The property is zoned M-1 (Light Industrial).

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
Tax ID#: 41-04-20-212-0000
Applicant: Shane Watson, (850) 848-9402

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DEVELOPMENT REVIEW COMMITTEE AGENDA

June 12, 2023

9:00 a.m.

435 N Macomb Street

Renaissance Building

Second Floor/Conference Room

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If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

OLD BUSINESS

Cook Out (TSP230024) is located on 1.66 acres at 1923 W Pensacola St. The project proposes the re-development of four parcels including the demolition of the existing structures to construct a 3,165 sq. ft. restaurant with drive-thru and associated parking. The applicant is requesting one deviation: to increase the eastern side setback from 25 feet maximum to 43 feet. The property is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD). *This item was continued from the April 24, 2023 DRC meeting.*

Project Coordinator: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com

Tax ID#: 213450 D0020, 213450 D0050, 213450 D0060, & 213450 D0070

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

NEW BUSINESS

Solana-Mendoza Parcels (TSD230008) is located on 1.10 acres at 1105 Solana Ave. The proposed project is to rotate the existing property line so that each home is located on its own parcel. The property is zoned RP-1 (Residential Preservation-1) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com

Tax ID#: 212745 A0020 & 212745 A0100

Agent: Magnolia Engineering LLC, Carmen Bourgeois Greene, (850) 385-0203

Canopy Unit 9W (TSD230009) is located on 9.99 acres North of Crestline Road and west of Dempsey Mayo Road. The project proposes the development of a residential subdivision consisting of 67 single-family detached lots. The property is zoned Planned Unit Development (Canopy PUD).

Project Coordinator: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com

Tax ID#: 1115204050000

Agent: Kimley-Horn, Brennon Clayton, (850)553-3535

Tesla Tallahassee (TSP230028) is located on 6.21 acres at 2412 W Tennessee St. The project proposes the redevelopment of the site for construction of two buildings equaling a total of 39,037 sq. ft. for a car dealership. The applicant is requesting three deviations: (1) to increase the side setback along Dixie Drive from the 20 feet maximum to 104 feet; (2) to locate parking in the first layer as it relates to Dixie Drive; (3) to remove transparency requirements along the Dixie Drive frontage. The property is zoned CP (Commercial Parkway) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 212750 B0010
Agent: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678

South Side Transit Center (TSP230031) is located on 1.39 acres at 326 Orange Ave E. The proposed project consists of a new bus transit center servicing the south side of Tallahassee. It will include 29,373 sq. ft. of vehicular use areas for the bus bays, drive aisles, and employee/visitor parking, a 625 sq. ft. maintenance building, and a 9,164 sq. ft. 2-story main building. The applicant is requesting four deviations; (1) to increase the front setback from the 15 feet maximum to 26 feet and the side corner setback from the 15 feet maximum to 26 feet; (2) to locate parking in the first layer as it relates to Orange Ave E; (3) to increase the maximum drive aisle width from 24 feet to 36 feet; (4) to locate the dumpster in the first layer as it relates to Polk Drive. The property is zoned CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 411230 D0080, 411230 D0090, & 411230 D0091
Agent: George & Associates Consulting, Kyle Mann, (850) 521-0344

TLH Aero Center Fuel System (TSP230030) is located on 2,151 acres at 5800 Springhill Rd. The proposed improvements include the construction of an above ground fuel system consisting of two (2) 20,000-gallon Jet-A tanks, one (1) 10,000-gallon AVGAS tank, two (2) 500-gallon tanks for diesel, and unleaded fuel. The project also includes construction of a concrete pad for the fuel system, as well as asphalt pavement removal, milling, and new pavement to provide circulation. The property is zoned GO-2 (Government Operation - 2).

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
Tax ID#: 4107208010000
Agent: Kimley-Horn, Connor Chambliss, (850) 553-3523

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

June 26, 2023

9:00 a.m.

435 North Macomb Street
Renaissance Building
Second Floor/Conference Room

Until further notice, all Development Review Committee meetings will be held both in person in the 2nd Floor Conference Room at the Renaissance Building and remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact Zoning@Talgov.com.

If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

NEW BUSINESS

Franklin Court Right of Way Abandonment (TAB230009) is located on 1.08 acres at 604 Franklin Ct. The project proposes the request for a right-of-way abandonment of Franklin Ct. This abandonment request is in association with the proposed redevelopment of the surrounding parcels. The property is zoned CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

Tax ID#: 1131480000020, 1131480000030, 1131480000040, 1131480000050, 1131480000060, & 1131370000001

Applicant: Southern Consulting Services, Edward Bass III, 850-765-5159

Woodville Highway Gas Station (TSD230010) is located on 9.79 acres at 5411 Capital Circle SW. The project proposes the replat of two vacant parcels for revised lot configuration for future development. The property is zoned C-2 (General Commercial).

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com

Tax ID#: 3119206210000 & 3119610000020

Applicant: Kimley-Horn, Shannon Fitzpatrick, 850-966-9396

E. Tennessee St. Residential (TSD230011) is located on 0.75 acres at 707 E Tennessee St. The project proposes to subdivide the lot into two lots. The property is zoned OR-1 (Office Residential, Low Density) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com

Tax ID#: 113150 B0060

Applicant: Urban Catalyst Consultants, Sean Marston, 850-999-4241

TLH Cargo Apron Expansion (TSP230037) is located on 2,151 acres at 3220 Capital Circle SW. The proposed project is for the expansion of an existing asphalt cargo apron at Tallahassee International Airport to the east of the main terminal, which includes a new asphalt pavement section, airfield markings, perimeter road extension, fencing, gate installation, and lighting. The property is zoned GO-2 (Government Operation - 2).

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com

Tax ID#: 4107208010000

Applicant: Kimley-Horn, Connor Chambliss, 850-553-3523

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

July 10, 2023

9:00 a.m.

435 North Macomb Street

Renaissance Building

Second Floor/Conference Room

Until further notice, all Development Review Committee meetings will be held both in person in the 2nd Floor Conference Room at the Renaissance Building and remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact Zoning@Talgov.com.

If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

OLD BUSINESS

Crawford Oaks Subdivision (TSD220037) is located on 9.82 acres at approximately 600' south of Amber Fern Way on the east side of Olson Road. The project proposes the development of a 29-unit single family detached subdivision. The property is zoned R-5 (Manufactured Home and Single Family Residential).

This item was continued from the Dec 12, 2022, January 23, 2023, February 13, 2023, and May 22, 2023 DRC meetings.

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com

Tax ID#: 11-09-20-476-0000, 11-09-20-477-0000, 11-09-20-478-0000, & 11-09-20-480-0000

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

South Side Transit Center (TSP230031) is located on 1.39 acres at 326 Orange Ave E. The proposed project consists of a new bus transit center servicing the south side of Tallahassee. It will include 29,373 sq. ft. of vehicular use areas for the bus bays, drive aisles, and employee/visitor parking, a 625 sq. ft. maintenance building, and a 9,164 sq. ft. 2-story main building. The applicant is requesting four deviations; (1) to increase the front setback from the 15 feet maximum to 26 feet and the side corner setback from the 15 feet maximum to 26 feet; (2) to locate parking in the first layer as it relates to Orange Ave E; (3) to increase the maximum drive aisle width from 24 feet to 36 feet; (4) to locate the dumpster in the first layer as it relates to Polk Drive. The property is zoned CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD).

This item was continued from the June 12, 2023 DRC meeting.

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

Tax ID#: 411230 D0080, 411230 D0090, & 411230 D0091

Agent: George & Associates Consulting, Kyle Mann, (850) 521-0344

NEW BUSINESS

908 All Saints Site 1 (TSP230044) is located on 0.62 acres at 728 S Macomb St. The project proposes the development of the site to construct a mixed-use complex to include a 5 to 7 story apartment building with 41-units, non-residential commercial space, a clubhouse, and associated parking. The property is zoned ASN-D (All Saints Zoning District-D) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

Tax ID#: 2136900509035 & 2136900509045

Applicant: Moore Bass Consulting, Inc. Ben Hood, (850)-222-5678

Thomasville Road Gas Station (TSP230047) is located on 1.68 acres at 3534 Thomasville Road. The proposed project is for the redevelopment of the parcel including the demolition of the existing structure, construction of a 5,537 sq ft convenience store, and a fueling station canopy. The applicant is requesting one deviation: to decrease the northeastern side setback from 50 feet minimum to 6 feet. If the Site Plan is approved, it will include the rescinding of two Limited Use Site Plans (LUSP) associated with the property, LUSP 84-06 and 87-Z-0028. The property is zoned AC (Activity Center).

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com

Tax ID#: 1105200030000

Applicant: Kimley-Horn, Shannon Fitzpatrick, (850) 966-9396

Build Co Condominiums (TSP230048) is located on 1.07 acres at 604 Franklin Ct. The project proposes the development of the site for the construction of a residential condominium development consisting of 12-units. Applicant is requesting two deviations; (1) to reduce the buffer width from 10 ft. to 5 ft. (2) to remove the direct pedestrian connection from the front façade to the right-of-way. The property is zoned CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

Tax ID#: 1131370000001, 11313700000A0, 11313700000B0, 1131480000020, 1131480000030, 1131480000040, 1131480000050, & 1131480000060

Applicant: Southeastern Consulting Services, LLC, Edward Bass III, (850) 765-5159

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DEVELOPMENT REVIEW COMMITTEE AGENDA

July 24, 2023

9:00 a.m.

435 North Macomb Street

Renaissance Building

Second Floor/Conference Room

Until further notice, all Development Review Committee meetings will be held both in person in the 2nd Floor Conference Room at the Renaissance Building and remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact Zoning@Talgov.com.

If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

NEW BUSINESS

Florida Gulf and Atlantic Railroad (TSD230013) is located on 14.57 acres at 917 Railroad Ave. The project proposes to subdivide the existing parcel into two separate parcels. The property is zoned UT (University Transition), CC (Central Core), and ASN-B (All Saints Zoning District-B) and is located within the Multi-Modal Transportation District (MMTD) Downtown Overlay.

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

Tax ID#: 4101209510000

Applicant: Moore Bass Consulting, Inc, Roger Wynn, (850) 222-5678

Woodville Highway Subdivision (TSD230014) is located on 204.81 acres along Woodville Highway approximately a quarter mile south of Capital Circle SE. The proposed project is the preliminary plat for 214 single-family attached units and 200 single-family detached units. The property is zoned R-3 (Single Detached, Attached and Two Family Residential) and CPA (Critical Planning Area).

Project Coordinator: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com

Tax ID#: 3130200010000 & 3130200020000

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

The Mark at Tallahassee Site C (TDR230004) is located on 1.56 acres at 675 W Lafayette Street. The project proposes a 6-story student housing development consisting of 91 units with an 8-story parking garage that includes a rooftop amenity deck. The applicant is requesting a deviation to reduce the transparency along the eastern frontage from 30% to 21% and to reduce the transparency along the southern frontage from 30% to 2%. The property is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD) Downtown Overlay.

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com

Tax ID#: 213570 A0020, 213570 A0030, 2135900000240, 2135900000250, 2135900000260,

2136901139490, 2136901139495, 2136901139500, 2136901149505, 2136901159510,
2136901159515, 2136901159520, & 2136901169525

Applicant: Moore Bass Consulting, Inc., Ben Hood, (850)222-5678

908 All Saints Site 2 (TSP230050) is located on 1.09 acres at 807 Railroad Ave. The project proposes the development of the site to construct a 5-story apartment building with 80-units, non-residential commercial space, a clubhouse, and associated parking. The property is zoned ASN-C (All Saints Zoning District-C) and is located within the Multi-Modal Transportation District (MMTD) Downtown Overlay.

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com

Tax ID#: 2136900549050, 2136900558795, & 2136900559057

Applicant: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678

908 All Saints Site 3 (TSP230051) is located on 2.11 acres at 810 S M L King Jr Blvd. The project proposes the development of the site to construct a 4-story and 5-story building with a total of 115-units and a multi-level parking garage. The proposed development occurring within ASN-A zoning will be 4-stories and the development occurring within ASN-C zoning will be 5-stories. The applicant is requesting a deviation to reduce the transparency along the eastern frontage from 50% to 35%, to reduce the transparency along the southern frontage from 50% to 33%, and to reduce the transparency along the western frontage from 70% to 53% for the non-residential portion and from 50% to 13% on the residential portion. The property is zoned ASN-A (All Saints Zoning District-A) and ASN-C (All Saints Zoning District-C) and is located within the Multi-Modal Transportation District (MMTD) Downtown Overlay.

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com

Tax ID#: 2136900138590, 2136900148600, 2136900128580, 2136900148595,
2136900158605, & 2136900178615

Applicant: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678

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DEVELOPMENT REVIEW COMMITTEE AGENDA

August 14, 2023

9:00 a.m.

435 North Macomb Street

Renaissance Building

Second Floor/Conference Room

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If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

OLD BUSINESS

Thomasville Road Gas Station (TSP230047) is located on 1.68 acres at 3534 Thomasville Road. The proposed project is for the redevelopment of the parcel including the demolition of the existing structure, construction of a 5,537 sq. ft. convenience store, and a fueling station canopy. The applicant is requesting one deviation: to decrease the northeastern side setback from 50 feet minimum to 6 feet. If the Site Plan is approved, it will include the rescinding of two Limited Use Site Plans (LUSP) associated with the property, LUSP 84-06 and 87-Z-0028. The property is zoned AC (Activity Center). *This item was continued from the July 10, 2023 meeting.*

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com

Tax ID#: 1105200030000

Applicant: Kimley-Horn, Shannon Fitzpatrick, (850) 966-9396

908 All Saints Site 3 (TSP230051) is located on 2.11 acres at 810 S M L King Jr Blvd. The project proposes the development of the site to construct a 4-story and 5-story building with a total of 115-units and a multi-level parking garage. The proposed development occurring within ASN-A zoning will be 4-stories and the development occurring within ASN-C zoning will be 5-stories. The applicant is requesting a deviation to reduce the transparency along the eastern frontage from 50% to 35%, to reduce the transparency along the southern frontage from 50% to 33%, and to reduce the transparency along the western frontage from 70% to 53% for the non-residential portion and from 50% to 13% on the residential portion. The property is zoned ASN-A (All Saints Zoning District-A) and ASN-C (All Saints Zoning District-C) and is located within the Multi-Modal Transportation District (MMTD) Downtown Overlay. *This item was continued from the July 24, 2023 meeting.*

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com

Tax ID#: 2136900138590, 2136900148600, 2136900128580, 2136900148595, 2136900158605, & 2136900178615

Applicant: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678

NEW BUSINESS

Bianco-Trescott (TSD230015) is located on 0.63 acres at 2084 Trescott Drive. The proposed project is to replat two existing lots to adjust the lot boundaries. The property is zoned RP-1 (Residential Preservation-1).

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com

Tax ID#: 1119400000110

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

Murphy Oil - Tallahassee, Monroe & Orange (TSP230049) is located on 0.88 acres at 2785 S Monroe Street. The proposed project is for the construction of a 2,824 sq. ft. convenience store and a 4,770 sq. ft. fuel canopy. The applicant is requesting one deviation: to increase the vehicular drive aisle width from 24 feet maximum to 35 feet in the first layer. The property is zoned CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

Tax ID#: 411230 D0011

Applicant: CHP Corp., Nicole Santana, (305) 279-2534

Eagles Landing (TDR230005) is located on 6.12 acres at 1640 Eagles Landing Blvd. The proposed stand alone deviation is for the reduction of the side setback for an accessory structure from 10' to 2.7'. The property is zoned Planned Unit Development (Lonnbladh PUD).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

Tax ID#: 1108204060000

Applicant: Moore Bass Consulting, Ben Hood, (850) 222-5678

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DEVELOPMENT REVIEW COMMITTEE AGENDA

August 28, 2023

9:00 a.m.

435 North Macomb Street

Renaissance Building

Second Floor/Conference Room

Until further notice, all Development Review Committee meetings will be held both in person in the 2nd Floor Conference Room at the Renaissance Building and remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact Zoning@Talgov.com.

If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

OLD BUSINESS

Thomasville Road Gas Station (TSP230047) is located on 1.68 acres at 3534 Thomasville Road. The proposed project is for the redevelopment of the parcel including the demolition of the existing structure, construction of a 5,537 sq. ft. convenience store, and a fueling station canopy. The applicant is requesting one deviation: to decrease the northeastern side setback from 50 feet minimum to 6 feet. If the Site Plan is approved, it will include the rescinding of two Limited Use Site Plans (LUSP) associated with the property, LUSP 84-06 and 87-Z-0028. The property is zoned AC (Activity Center). *This item was continued from the July 10 & August 14, 2023 meeting.*

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com

Tax ID#: 1105200030000

Applicant: Kimley-Horn, Shannon Fitzpatrick, (850) 966-9396

908 All Saints Site 3 (TSP230051) is located on 2.11 acres at 810 S M L King Jr Blvd. The project proposes the development of the site to construct a 4-story and 5-story building with a total of 115-units and a multi-level parking garage. The proposed development occurring within ASN-A zoning will be 4-stories and the development occurring within ASN-C zoning will be 5-stories. The applicant is requesting a deviation to reduce the transparency along the eastern frontage from 50% to 35%, to reduce the transparency along the southern frontage from 50% to 33%, and to reduce the transparency along the western frontage from 70% to 53% for the non-residential portion and from 50% to 13% on the residential portion. The property is zoned ASN-A (All Saints Zoning District-A) and ASN-C (All Saints Zoning District-C) and is located within the Multi-Modal Transportation District (MMTD) Downtown Overlay. *This item was continued from the July 24 & August 14, 2023 meeting.*

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com

Tax ID#: 2136900138590, 2136900148600, 2136900128580, 2136900148595,
2136900158605, & 2136900178615

Applicant: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678

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DEVELOPMENT REVIEW COMMITTEE AGENDA

September 11, 2023

9:00 a.m.

435 North Macomb Street
Renaissance Building
Second Floor/Conference Room

Until further notice, all Development Review Committee meetings will be held both in person in the 2nd floor conference room at the Renaissance Building and remotely through the WebEx meeting service. For information about how to attend, view, or participate in the meeting, to request special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact Zoning@Talgov.com.

If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

NEW BUSINESS

Gwen St (TDR230008) is located on 0.33 acres at 1560 Payne St. The proposed stand-alone deviation is for the increase of the maximum side corner setback from 20' to 56'. The property is zoned R-4 (Urban Residential District) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Tyler Maldonado, Senior Planner, Tyler.Maldonado@Talgov.com
Tax ID#: 1130202870000
AGENT: Nicholas Kent, (850) 728-3937

Gwen St Driveway (TDR230009) is located on 0.33 acres at 1560 Payne St. The proposed stand-alone deviation is to allow parking in the first layer from Gwen Street. The property is zoned R-4 (Urban Residential District) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Tyler Maldonado, Senior Planner, Tyler.Maldonado@Talgov.com
Tax ID#: 1130202870000
AGENT: Nicholas Kent, (850) 728-3937

VyStar Credit Union - Limited Partition (TSD230016) is located on 3.46 acres at 3208 Mahan Drive. The proposed project is to subdivide the existing parcel into two parcels. The property is zoned CP (Commercial Parkway).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 1127202070000
AGENT: Newkirk Engineering, Inc., Harry Newkirk, (386) 872-7794

Park 7 Gaines Street (TSP230060) is located on 1.05 acres at 730 W Gaines St. The proposed project is for the development of a 9-story multi-use complex consisting of 105 residential units with amenities and associated parking. The property is zoned UV (University Urban Village) and is located within the Multi-Modal Transportation District (MMTD) Downtown Overlay (DO).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 213520431000, 2135204300000, & 2135204290000
AGENT: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678

Crawford Oaks Subdivision (TSD230018) is located on 9.82 acres at approximately 600' south of Amber Fern Way on the east side of Olson Road. The project proposes the development of a 29-unit single family detached subdivision. The property is zoned R-5 (Manufactured Home and Single Family Residential).

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
Tax ID#: 1109204780000, 1109204770000, 1109204800000, & 1109204760000
AGENT: Urban Catalyst Consultants, Sean Marston, (850) 999-4241

Woodville/Crossway Plat (TSD230017) is located on 9.79 acres at 5411 Capital Circle SW. The proposed project is to subdivide two existing parcels into four separate parcels. The property is zoned C-2 (General Commercial) and I (Industrial).

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
Tax ID#: 3119206210000 & 3119610000020
AGENT: Kimley-Horn, Ali Palmer, (850) 553-3528

Harmony Oaks Planned Unit Development Amendment (TRZ230013) –The application proposes to amend the existing PUD to increase the residential component size and decrease the commercial component size by two acres. There will be no increase in the number of residential units. The amendment also proposes to reduce the minimum lot width from 25 feet to 20 feet and reduce the interior side setback from 7.5 feet to 5 feet. The total PUD site area is approximately 17.32 acres. The project is located on the west side of Crawfordville Highway approximately 200 feet north of Whittaker Road.

PROJECT COORDINATOR: Susan Denny, Planning Department, (850) 891-6400
Tax ID #: 4124206020000, 4124206780000, & 4124206820000
Agent: Urban Catalyst Consultants, Inc. (850) 999-4241

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DEVELOPMENT REVIEW COMMITTEE AGENDA

September 25, 2023

9:00 a.m.

435 North Macomb Street
Renaissance Building
Second Floor/Conference Room

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If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

NEW BUSINESS

Capital City Bank Services Group (TSD230021) is located on 8.91 acres at 1860 Capital Cir NE. The proposed Limited Partition will subdivide the metal storage building and the surrounding pavement/parking from the main building. If the Limited Partition is approved, it will include the rescinding of the Limited Use Site Plans (LUSP) associated with the property, LUSP 86-O-2566. The property is zoned CP (Commercial Parkway).

Project Coordinator: Tyler Maldonado, Senior Planner, Tyler.Maldonado@Talgov.com

Tax ID#: 1121200120000

AGENT: Moore Bass Consulting, Inc., Tom O'Steen, (850) 222-5678

Weldon Farms Subdivision (TSD230022) is located on 131 acres along Southwood Plantation Rd. approximately 0.5 miles south of Apalachee Pkwy. The proposed project is for the construction of 276-unit single family detached subdivision. The property is zoned R-3 (Single Detached, Attached and Two Family Residential) and PUD (Southwood Planned Unit Development).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

Tax ID#: 3102204130000

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

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**CITY OF
TALLAHASSEE**

DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, October 9, 2023

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.

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OLD BUSINESS

TSD230018 - Crawford Oaks Subdivision

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

PROJECT LOCATION: Approximately 600' south of Amber Fern Way on the east side of Olson Road (TAX ID# 1109204780000, 1109204770000, 1109204800000, & 1109204760000)

ACRES: 9.82 acres

ZONING DISTRICT: R-5 (Manufactured Home and Single Family Residential)

PROJECT DESCRIPTION: The project proposes the development of a 29-unit single family detached subdivision.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, kate.daniel@talgov.com

This item was continued from the September 11, 2023 DRC meeting.

NEW BUSINESS

TDR230010 - 908 Gaines North

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

PROJECT LOCATION: 702 W Madison St (TAX ID# 213570 B0270, 2136901179536, 2136901179540, & 2136901179545)

ACRES: 0.93 acres

ZONING DISTRICT: UT (University Transition) and is located within the Multi-Modal Transportation District's (MMTD) Downtown Overlay (DO)

PROJECT DESCRIPTION: The proposed stand-alone deviation is for an increase in building height from 5-stories to 6-stories.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, lance.jacobson@talgov.com

TRZ230015 - Ox Bottom Meadows Planned Unit Development Amendment

AGENT: Cliff Lamb & Associates, (850) 385-2800

PROJECT LOCATION: Northwest corner of Thomasville Road and Ox Bottom Road (TAX ID# 14-28-20-401-0000, 14-28-41 B0010, 14-28-41 B0030, 14-28-42 B0010, 14-28-42 B0110, & 14-28-42 B0120)

ACRES: 36.36 acres

ZONING DISTRICT: (PUD) Ox Bottom Meadows Planned Unit Development

PROJECT DESCRIPTION: The application proposes amending the existing PUD to add fast food and fueling stations as uses in the Thomasville Road commercial areas; add multi-family residential and an additional 99 dwelling units to the interior residential components; and decrease the frontage landscape buffer on Thomasville Road from 35 to 20 feet. Associated concept plan revisions include text and map changes affecting permitted uses and development standards.

PROJECT COORDINATOR: Susan Poplin, Planning Department, (850) 891-6400

TRZ230016 - Up Campus Urban Planned Unit Development

AGENT: Moore Bass Consulting, Inc., Ben Hood, P.E., 850-222-5678

PROJECT LOCATION: Southeast corner of W. Tennessee Street and Dewey Street (TAX ID# 21-36-50-057-6870, 21-36-50-057-6830, 21-36-50-057-6825 & 21-36-50-057-6820)

ACRES: 2.15 acres

ZONING DISTRICT: (UT) University Transition

PROJECT DESCRIPTION: The application proposes a rezoning to establish an UPUD district for a 10-story mixed-use project consisting of a 155-unit hotel, 6,350 square feet of retail, and 322 dwelling units for student housing. The proposal includes UPUD concept and final development plans. The subject site is in the process of a comprehensive plan amendment

to place it in the Central Core Future Land Use Map category.

PROJECT COORDINATOR: Susan Poplin, Planning Department, (850) 891-6400

TDA230001 - Southwood Development of Regional Impact (DRI) 8th Amendment – Town Center

AGENT: Darrin Taylor (850) 270-5938

PROJECT LOCATION: The total PUD area 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 (TAX ID# On file in the Growth Management Department)

ACRES: 3,322 acres (total PUD area)

ZONING DISTRICT: (PUD) Southwood Planned Unit Development

PROJECT DESCRIPTION: The application proposes to amend the current DRI to revise the Town Center standards for the required mixture of uses; to remove the requirement for the construction of Merchants Row from Colleton Court to Grove Park Drive; to add onsite stormwater as an option in addition to connection to the Southwood Stormwater Facility Master Plan; and to amend Exhibits B-1 and B-2 to state that acreage information is for informational purposes only. The amendment would revise the DRI development order, the DRI master plan, and land use allocation exhibits to reflect the proposed changes.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, kate.daniel@talgov.com

TRZ230017 - Southwood Planned Unit Development Amendment-Town Center

AGENT: Darrin Taylor (850) 270-5938

PROJECT LOCATION: The total PUD area 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 (TAX ID# On file in the Planning Department)

ACRES: 3,322 acres (total PUD area)

ZONING DISTRICT: (PUD) Southwood Planned Unit Development

PROJECT DESCRIPTION: The application proposes to amend the existing PUD to: 1) modify the Town Center District Standards (Section 4.1.1) to match the amended Comprehensive Plan; 2) modify Section 4.1.1 by adding language giving the Developer (Stadium Place) the option to not construct Merchants Row from Collection Court to Grove Park Drive; 3) add language to confirm that onsite stormwater management is an option within the Town Center in addition to connecting to the Southwood master stormwater facilities; and 4) update Table 3.1.

PROJECT COORDINATOR: Chris Ibarra, Planning Department, (850) 891-6400

TDA230002 - Southwood Development of Regional Impact (DRI) 9th Amendment – MDR-18

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

PROJECT LOCATION: Southwest of the intersection of Tram Road and Capital Circle SE (TAX ID# 31-20-20-003-0000)

ACRES: +/- 30 acres

ZONING DISTRICT: (PUD) Southwood Planned Unit Development

PROJECT DESCRIPTION: The application proposes to amend the current DRI to re-designate +/- 30 acres from the MUI-2 (Mixed Use Industrial-2) and MUOC-8 (Mixed Use Office/Commercial-8) land use components to a new MDR-18 (Medium Density Residential-18) component. The DRI amendment also proposes to convert approximately 24,093 square feet of Retail/Commercial land use and 31,000 square feet of Research and Development land use to 252 multi-family residential dwelling units to remain trip neutral and avoid new traffic impacts on the surrounding transportation network. The amendment would revise the DRI master plan and land use allocation and transportation exhibits to reflect the proposed changes.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, kate.daniel@talgov.com

TRZ230018 - Southwood Planned Unit Development Amendment

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

PROJECT LOCATION: 3,330 feet west of the intersection of Tram Rd and Capital Circle SE (TAX ID# On file in the Planning Department)

ACRES: +/- 30 acres

ZONING DISTRICT: (PUD) Southwood Planned Unit Development

PROJECT DESCRIPTION: The application proposes to amend the existing PUD to create a new land use component, Medium Residential Density (MDR-18), that will allow a density of 4-20 units/acre. The proposed change would also re-designate 18 acres of current Mixed-Use Office/Commercial (MUOC-8) land as Medium Density Residential (MDR-18) and convert 24,093 square feet of retail/commercial to 202 multi-family residential units. Finally, the amendment would re-designate 12 acres of current Mixed use Industrial (MUI-2) land as Medium Density Residential (MDR-18) and convert 31,000 square feet of research & development to 50 multi-family residential units.

PROJECT COORDINATOR: Chris Ibarra, Planning Department, (850) 891-6400

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 MEETING

AGENDA: Monday, October 23, 2023

9:00 AM

MEETING INFORMATION:

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OLD BUSINESS

TSD230021 - Capital City Bank Services Group

AGENT: MOORE BASS CONSULTING, TOM O'STEEN, (850) 222-5678

PROJECT LOCATION: 1860 CAPITAL CIR NE (TAX ID# 1121200120000)

ZOING DISTRICT: CP (Commercial Parkway)

ACRES: 8.91 acres

PROJECT DESCRIPTION: The proposed Limited Partition will subdivide the metal storage building and the surrounding pavement/parking from the main building. If the Limited Partition is approved, it will include the rescinding of the Limited Use Site Plans (LUSP) associated with the property, LUSP 86-O-2566.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@Talgov.com

This item was continued from the September 25, 2023 DRC meeting.



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, November 13, 2023

9:00 AM

MEETING INFORMATION:

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NEW BUSINESS

TDR230013 - PERLA

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

PROJECT LOCATION: 902 MOSLEY ST (TAX ID# 2135510000092, 2135510001190, & 4102200780000)

ZOING DISTRICT: UV (University Urban Village) and is located within the Multi-Modal Transportation District's (MMTD) Downtown Overlay (DO)

ACRES: 4.09 acres

PROJECT DESCRIPTION: The proposed stand alone deviation is for the reduction of the depth of the balconies from six feet to a minimum of four feet.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@talgov.com

TSD230019 - 3108 W. Tennessee St

AGENT: Patrick Russell, (904) 540-4622

PROJECT LOCATION: 3108 W TENNESSEE ST (TAX ID# 2129200400000)

ZOING DISTRICT: CP (Commercial Parkway)

ACRES: 3.57 acres

PROJECT DESCRIPTION: The proposed project is to subdivide the existing 3.58-acre parcel into two parcels.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@Talgov.com

TSP230069 - Hotel Indigo Addition

AGENT: Clifford Lamb & Associates, Clifford Lamb, (850) 385-2800

PROJECT LOCATION: 826 W GAINES ST (TAX ID# 2135204280010 & 2135204280020)

ZOING DISTRICT: UV (University Urban Village) and is located within the Multi-Modal Transportation District's (MMTD) Downtown Overlay (DO)

ACRES: 0.43 acres

PROJECT DESCRIPTION: The proposed project is the modification to the existing site plan for development of a 5-story building with 4,960 sq. ft. of restaurant space and a 98-room hotel.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@talgov.com



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, November 27, 2023

9:00 AM

MEETING INFORMATION:

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OLD BUSINESS

TSD230019 - 3108 W. Tennessee St

AGENT: Patrick Russell, (904) 540-4622

PROJECT LOCATION: 3108 W TENNESSEE ST (TAX ID# 2129200400000)

ZOING DISTRICT: CP (Commercial Parkway)

ACRES: 3.57 acres

PROJECT DESCRIPTION: The proposed project is to subdivide the existing 3.58-acre parcel into two parcels.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@Talgov.com

This item was continued from the November 13, 2023 DRC meeting.

NEW BUSINESS

TDR230011 - Leon County Tax Collector Parking Expansion

AGENT: Poole Engineering & Surveying, Brandon Poole, (850) 386-5117

PROJECT LOCATION: 3477 S MONROE ST (TAX ID# 4113200090000, 4113200190001, & 4113200300000)

ZOING DISTRICT: C-2 (General Commercial) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 1.86 acres

PROJECT DESCRIPTION: The proposed stand-alone deviation is to allow parking in the first layer from S. Monroe Street and Tram Road.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com

TDR230012 - Leon County Tax Collector Parking Expansion

AGENT: Poole Engineering & Surveying, Brandon Poole, (850) 386-5117

PROJECT LOCATION: 3477 S MONROE ST (TAX ID# 4113200090000, 4113200190001, & 4113200300000)

ZOING DISTRICT: C-2 (General Commercial) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 1.86 acres

PROJECT DESCRIPTION: The proposed stand-alone deviation is to increase the side-corner setback from 20 feet maximum to 117 feet.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com

TSD230023 - 1925 Fannie Dr Unit 1 & 2 - Townhouse

AGENT: Matthew Barker, (850) 567-8488

PROJECT LOCATION: 1925 FANNIE DR, APT 1 (TAX ID# 212174 0001, 2121740000010, & 2121740000020)

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

ACRES: 0.26 acres

PROJECT DESCRIPTION: The proposed project is the alteration of previously established condominium into two lots through the limited partition process.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@talgov.com

TSD230024 - Professional Park Connection

AGENT: Poole Engineering & Surveying, Jack Trafton, (850) 386-5117

PROJECT LOCATION: 1889 PROFESSIONAL PARK CIR (TAX ID# 1121300000020, 112140 0001)

ZOING DISTRICT: CM (Medical Arts Commercial)

ACRES: 2.18 acres

PROJECT DESCRIPTION: The proposed project is to subdivide an existing 2.18-acre parcel into two parcels.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@talgov.com

TSD230025 - Roberts Storage Subdivision

AGENT: Poole Engineering & Surveying, Cheryl Poole, (850) 386-5117

PROJECT LOCATION: 3320 GARBER DR (TAX ID# 2120204220000)

ZONING DISTRICT: M-1 (Light Industrial)

ACRES: 30.75 acres

PROJECT DESCRIPTION: The proposed project is to subdivide the existing 30.75-acre parcel into two parcels.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@talgov.com



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, December 11, 2023

9:00 AM

MEETING INFORMATION:

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Monday, December 11, 2023

NEW BUSINESS

TSD230027 - Landon Hills Unit 2

AGENT: Kimley-Horn, Brennon Clayton, (850) 553-3535

PROJECT LOCATION: 1355 LANDON HILLS DR (TAX ID# 1417200080000)

ZONING DISTRICT: LP (Lake Protection)

ACRES: 63.42 acres

PROJECT DESCRIPTION: The proposed project will subdivide the existing parcel into 101 single-family detached residential lots.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com