



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, January 8, 2024

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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PUBLIC PARTICIPATION

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NEW BUSINESS

TSP230090 - Uhaul Appleyard

AGENT: David Taylor, (904) 346-0671

PROJECT LOCATION: 817 APPELYARD DR (TAX ID# 212851 C0002, 212851 C0001, 212851 C0003, & 212851 C0004)

ZONING DISTRICT: CP (Commercial Parkway) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 7.29 acres

PROJECT DESCRIPTION: The proposed modification is to add 6,000 square feet to building C of the previously approved self-storage facility.

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

TSP230093 - City of Tallahassee Senior Center 2

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

PROJECT LOCATION: Southwest corner of Welaunee Blvd and Forest Fern Trail (TAX ID# 11152200A0030)

ZONING DISTRICT: Planned Unit Development (Canopy PUD)

ACRES: 5.85 acres

PROJECT DESCRIPTION: This project proposes the construction of a 40,126 square foot senior center. Two deviations are requested: 1. Increase the maximum front setback from 20 feet to 89 feet; and 2. Allow parking in the front of the building.

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

TSP230094 - 1309 Alabama Street

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

PROJECT LOCATION: Southeast corner of Alabama St and Harlem St (TAX ID# 212635 M0010)

ZONING DISTRICT: NB-1 (Neighborhood Boundary 1) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 0.26 acres

PROJECT DESCRIPTION: The proposed project is for the development of a 2,414 square foot convenience food store and a 200 square foot outdoor pavilion.

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



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, January 22, 2024

9:00 AM

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DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, February 12, 2024

9:00 AM

MEETING INFORMATION:

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DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, February 26, 2024

9:00 AM

MEETING INFORMATION:

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NEW BUSINESS

TSD240001 - 2810 Olson Road

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

PROJECT LOCATION: 2810 OLSON RD (TAX ID# 1116200040000)

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

ACRES: 3.00 acres

PROJECT DESCRIPTION: The proposed project is to subdivide the existing 2.73-acre parcel into two parcels.

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

TRZ240001- Ox Bottom Terrace Planned Unit Development Amendment

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

PROJECT LOCATION: East side of Cold Harbor Drive approximately 1,500 feet north of the intersection of Cold Harbor Drive and Ox Bottom Road (TAX ID# 14-28-20-412-0000 & 14-28-20-412-0001)

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

ACRES: 18.92 acres

PROJECT DESCRIPTION: The application proposes amending the existing PUD to increase the number of residential units from 126 to 302. Associated concept plan revisions include text and map changes affecting the density, permitted uses and development standards.

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



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, March 11, 2024

9:00 AM

MEETING INFORMATION:

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NEW BUSINESS

TSP240007 - Alpha Chi Omega

AGENT: Ashley Scannella, (352) 373-3541

PROJECT LOCATION: 518 PARK AVE W (TAX ID# 2136500375620, 2136500385635, & 2136500375625)

ZONING DISTRICT: CC (Central Core) and is located within the Multi-Modal Transportation District's (MMTD) Downtown Overlay

ACRES: 0.79 acres

PROJECT DESCRIPTION: The major modification proposal is to renovate the existing sorority house and construct a 5,204 sq. ft. addition to provide a total of 18,120 square feet with 23 bedrooms.

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

TSD240002 - Southwood LDR-1

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

PROJECT LOCATION: Approximately 1,600' east of Capital Circle SE on the north side of Old St. Augustine Road (TAX ID# 3103206020000 & 3110200130000)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

ACRES: 38.33 acres

PROJECT DESCRIPTION: The proposed project is for the development of a residential subdivision with 82 single-family detached units.

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

TDA240001 - Southwood Development of Regional Impact (DRI) 10th Amendment

AGENT: Design West Group, (850) 545-6503

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 include the addition of a new town center with restaurant, retail, hotel and residential uses with multi-modal trails; to update other land use components; to update the transportation mitigation requirements; to update the affordable housing requirements; and update the stormwater facilities master plan for the project.

PROJECT COORDINATOR: Keith Burnsed, Growth Management Assistant Director, Keith.Burnsed@Talgov.com

TRZ240003 - Southwood Planned Unit Development Amendment

AGENT: Design West Group, (850) 545-6503

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) include the addition of a new town center with restaurant, retail, hotel and residential uses with multi-modal trails; 2) streamline the PUD by updating the text and moving supporting information to the appendix; 3) update the transportation analysis to demonstrate no increase in impacts; and, 4) update the stormwater facilities master plan for the project.

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



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, March 25, 2024

9:00 AM

MEETING INFORMATION:

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



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, April 8, 2024

9:00 AM

MEETING INFORMATION:

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OLD BUSINESS

TDA240001 - Southwood Development of Regional Impact (DRI) 10th Amendment

AGENT: Design West Group, (850) 545-6503

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 include the addition of a new town center with restaurant, retail, hotel and residential uses with multi-modal trails; to update other land use components; to update the transportation mitigation requirements; to update the affordable housing requirements; and update the stormwater facilities master plan for the project.

PROJECT COORDINATOR: Keith Burnsed, Growth Management Assistant Director, Keith.Burnsed@Talgov.com

This item was continued from the March 11, 2024 DRC meeting.

TRZ240003 - Southwood Planned Unit Development Amendment

AGENT: Design West Group, (850) 545-6503

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) include the addition of a new town center with restaurant, retail, hotel and residential uses with multi-modal trails; 2) streamline the PUD by updating the text and moving supporting information to the appendix; 3) update the transportation analysis to demonstrate no increase in impacts; and, 4) update the stormwater facilities master plan for the project.

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

This item was continued from the March 11, 2024 DRC meeting.

NEW BUSINESS

TSD240004 - Chowkeebin Nene Limited Partition

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

PROJECT LOCATION: 1409 CHOWKEEBIN NENE (TAX ID# 3105202010000)

ZONING DISTRICT: RP-2 (Residential Preservation-2) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 1.14 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of the parcel with three existing duplexes into three separate lots.

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

TSD240005 - Ox Bottom Meadows Phase 1B & Ox Bottom Crest Phase 1 & 1A

AGENT: Kimley-Horn, Danielle Keeler, (850) 328-2920

PROJECT LOCATION: (TAX ID# 1428310000001, 142842 0001, 142842 B0010, 142842 B0110, & 142842 B0120)

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

ACRES: 15.88 acres

PROJECT DESCRIPTION: The project proposes subdividing five parcels into nine lots.

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



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, April 22, 2024

9:00 AM

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ZONING DISTRICT: PUD (Southwood Planned Unit Development)

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PROJECT COORDINATOR: Keith Burnsed, Growth Management Assistant Director, Keith.Burnsed@Talgov.com

This item was continued from the March 11 and April 8, 2024, DRC meetings.

TRZ240003 - Southwood Planned Unit Development Amendment

AGENT: Design West Group, (850) 545-6503

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ZONING DISTRICT: PUD (Southwood Planned Unit Development)

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

This item was continued from the March 11 and April 8, 2024, DRC meetings.

NEW BUSINESS

TSD240006 - 1800 Indian River Street Re-Plat

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

PROJECT LOCATION: 1800 INDIAN RIVER ST (TAX ID# 410230 J0080)

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

ACRES: 0.47 acres

PROJECT DESCRIPTION: The project proposes a 1-into-2 lot subdivision of an existing lot in the Bloxham Heights Subdivision.

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

TSD240007 - The Vine @ Betton

AGENT: Christian Griffith, (561) 420-9776

PROJECT LOCATION: 811 HARPER ST (TAX ID# 113020250000 & 1130202510000)

ZONING DISTRICT: R-4 (Urban Residential District) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 0.52 acres

PROJECT DESCRIPTION: This project proposes subdividing two parcels into four lots with frontage on Payne Street.

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



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, May 13, 2024

9:00 AM

MEETING INFORMATION:

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PUBLIC PARTICIPATION

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NEW BUSINESS

TSP240023 - Park 7 Gaines Street

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

PROJECT LOCATION: 730 W GAINES ST (TAX ID# 2135204290000, 2135204300000, & 2135204310000)

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

ACRES: 1.84 acres

PROJECT DESCRIPTION: The proposed project is a modification to a previously approved site plan for a multi-family residential development. The proposed number of dwelling units is increasing from 105 to 184.

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



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, June 10, 2024

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.

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NEW BUSINESS

June 10, 2024

TSP240029 - Garner Environmental Facility Expansion

AGENT: Shane Watson, (850) 848-9402

PROJECT LOCATION: 3035 JACKSON BLUFF RD (TAX ID# 4104202120000)

ZONING DISTRICT: M-1 (Light Industrial)

ACRES: 5.18 acres

PROJECT DESCRIPTION: The proposed project is a major modification to add 5,562 square feet to the previously approved building.

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

TRZ240005 - Charlie Ward Champions Ranch PUD

AGENT: Holtzman Vogel, (850) 556-8882

PROJECT LOCATION: South side of Capital Circle SE (CCSE), approximately 2,870 feet east of Woodville Highway (TAX ID# 3129200040000)

ZONING DISTRICT: CPA (Critical Planning Area)

ACRES: 104 acres

PROJECT DESCRIPTION: The application is a proposed Planned Unit Development (PUD) for a 104-acre state-of-the art sport and recreational complex with components including recreation fields and courts, gymnasiums, golf activities, meetings/conference rooms, event space, cafes, training facilities, a retreat center and lodging. The facility will also include passive recreation such as parks and walking trails and open space.

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



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, June 24, 2024

9:00 AM

MEETING INFORMATION:

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NEW BUSINESS

TSP240032 - 399 401 & 403 Prince Street

AGENT: Rob Davis, Plainsman Engineering, LLC, (904) 382-2286

PROJECT LOCATION: 401 PRINCE ST (TAX ID# 213444 C0040, 213444 C0050, & 213444 C0060)

ZONING DISTRICT: UT (University Transition) and within the Multi-Modal Transportation District (MMTD)

ACRES: 0.96 acres

PROJECT DESCRIPTION: The proposed project is to construct a 43-unit multi-family residential facility. The applicant is requesting two deviations: (1) to reduce the height step backs from 10 feet to zero feet for all floors above the second floor and (2) to increase the maximum side setback from 25 feet to 55 feet from the southern property line, from 25 feet to 35 feet from the northern property line, and from 25 feet to 50 feet from the northwestern property line.

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



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, July 8, 2024

9:00 AM

MEETING INFORMATION:

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NEW BUSINESS

TDR240002 - Murphy USA (Monroe and Orange)

AGENT: Nicole Santana, (305) 279-2534

PROJECT LOCATION: 2785 S MONROE ST (TAX ID# 411230 D0011)

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

ACRES: 1.05 acres

PROJECT DESCRIPTION: The proposed stand-alone deviation is to reduce the first-floor height of a previously approved gas station from a minimum of 12 feet to 8' 6" from finished floor to finished ceiling.

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

TRZ240006 - Northampton PUD Amendment

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

PROJECT LOCATION: East side of Thomasville Road, along Kerry Forest Parkway and the north side of Velda Dairy Road. (TAX ID# On File in Planning Dept.)

ZONING DISTRICT: PUD (Northampton Planned Unit Development)

ACRES: 259 acres (Area of the proposed amendment is 10.7 +/- acres)

PROJECT DESCRIPTION: The application proposes amending the existing PUD to allow a commercial node at the intersection of Thomasville Road and Velda Dairy Road and proposes to retain the church use at the intersection of Thomasville Road and Kerry Forest Parkway. Associated concept plan revisions include text and map changes affecting the density, permitted uses and development standards.

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



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, July 22, 2024

9:00 AM

MEETING INFORMATION:

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OLD BUSINESS

TSP240032 - 399 401 & 403 Prince Street

AGENT: Rob Davis, Plainsman Engineering, LLC, (904) 382-2286

PROJECT LOCATION: 401 PRINCE ST (TAX ID# 213444 C0040, 213444 C0050, & 213444 C0060)

ZONING DISTRICT: UT (University Transition) and within the Multi-Modal Transportation District (MMTD)

ACRES: 0.96 acres

PROJECT DESCRIPTION: The proposed project is to construct a 43-unit multi-family residential facility. The applicant is requesting two deviations: (1) to reduce the height step backs from 10 feet to zero feet for all floors above the second floor and (2) to increase the maximum side setback from 25 feet to 55 feet from the southern property line, from 25 feet to 35 feet from the northern property line, and from 25 feet to 50 feet from the northwestern property line.

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

This item was continued from the June 24 2024, DRC meeting.

TDR240002 - Murphy USA (Monroe and Orange)

AGENT: Nicole Santana, (305) 279-2534

PROJECT LOCATION: 2785 S MONROE ST (TAX ID# 411230 D0011)

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

ACRES: 1.05 acres

PROJECT DESCRIPTION: The proposed stand-alone deviation is to reduce the first-floor height of a previously approved gas station from a minimum of 12 feet to 8' 6" from finished floor to finished ceiling.

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

This item was continued from the July 8, 2024, DRC meeting.

NEW BUSINESS

TSD240008 - 2508 Fred Smith Subdivision

AGENT: Anthony Holley, (850) 222-3975

PROJECT LOCATION: 2508 FRED SMITH RD (TAX ID# 2114206250000)

ZONING DISTRICT: MR-1 (Medium Density Residential)

ACRES: 1.30 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of the existing lot into 7 lots through the limited partition process.

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



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, August 12, 2024

9:00 AM

MEETING INFORMATION:

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PUBLIC PARTICIPATION

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OLD BUSINESS

TSP240032 - 399 401 & 403 Prince Street

AGENT: Rob Davis, Plainsman Engineering, LLC, (904) 382-2286

PROJECT LOCATION: 401 PRINCE ST (TAX ID# 213444 C0040, 213444 C0050, & 213444 C0060)

ZONING DISTRICT: UT (University Transition) and within the Multi-Modal Transportation District (MMTD)

ACRES: 0.96 acres

PROJECT DESCRIPTION: The proposed project is to construct a 43 unit multi family residential facility. The applicant is requesting three deviations: (1) to reduce the height step backs from 10 feet to zero feet for all floors above the second floor; (2) to increase the maximum side setback from 25 feet to 55 feet from the southern property line, from 25 feet to 35 feet from the northern property line, and from 25 feet to 50 feet from the northwestern property line; and (3) to allow parking in the second layer under the proposed building.

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

This item was continued from the June 24 and July 22, 2024, DRC meetings.

TDR240002 - Murphy USA (Monroe and Orange)

AGENT: Nicole Santana, (305) 279-2534

PROJECT LOCATION: 2785 S MONROE ST (TAX ID# 411230 D0011)

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

ACRES: 1.05 acres

PROJECT DESCRIPTION: The proposed stand-alone deviation is to reduce the first-floor height of a previously approved gas station from a minimum of 12 feet to 8' 6" from finished floor to finished ceiling.

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

This item was continued from the July 8 and July 22, 2024, DRC meetings.

TSD240008 - 2508 Fred Smith Subdivision

AGENT: Anthony Holley, (850) 222-3975

PROJECT LOCATION: 2508 FRED SMITH RD (TAX ID# 2114206250000)

ZONING DISTRICT: MR-1 (Medium Density Residential)

ACRES: 1.30 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of the existing lot into 7 lots through the limited partition process.

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

This item was continued from the July 22, 2024, DRC meeting.

NEW BUSINESS

TDR240003 - Southwood LDR-1

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

PROJECT LOCATION: (TAX ID# 3103206020000 & 3110200130000)

ZONING DISTRICT: Planned Unit Development (Southwood PUD)

ACRES: 38.33 acres

PROJECT DESCRIPTION: This deviation request is related to the preliminary plat application (TSD240002). The request is to remove the requirement to provide a road stub-out at the eastern property line.

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



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, August 26, 2024

9:00 AM

MEETING INFORMATION:

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OLD BUSINESS

TDR240002 - Murphy USA (Monroe and Orange)

AGENT: Nicole Santana, (305) 279-2534

PROJECT LOCATION: 2785 S MONROE ST (TAX ID# 411230 D0011)

ZONING DISTRICT: CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District's (MMDT) Downtown Overlay

ACRES: 1.05 acres

PROJECT DESCRIPTION: The proposed stand-alone deviation is to reduce the first-floor height of a previously approved gas station from a minimum of 12 feet to 8' 6" from finished floor to finished ceiling.

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

This item was continued from the July 8, July 22, and August 12, 2024, DRC meetings.

TSD240008 - 2508 Fred Smith Subdivision

AGENT: Anthony Holley, (850) 222-3975

PROJECT LOCATION: 2508 FRED SMITH RD (TAX ID# 2114206250000)

ZONING DISTRICT: MR-1 (Medium Density Residential)

ACRES: 1.30 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of the existing lot into 7 lots through the limited partition process.

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

This item was continued from the July 22 and August 12, 2024, DRC meeting.

NEW BUSINESS

TSD240010 - The Heel

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

PROJECT LOCATION: (TAX ID# 1208206010000)

ZONING DISTRICT: PUD (Welaunee Heel Planned Unit Development)

ACRES: 319.51 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of one parcel into 10 separate parcels through the limited partition process.

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

TSP240030 - Seaboard

AGENT: Candace Lolley Ryan, (850) 879-0798

PROJECT LOCATION: (TAX ID# 4101800000040, 4101800000041, & 4101800000050)

ZONING DISTRICT: ASN-A (All Saints Zoning District-A) and is located within the Multi-Modal Transportation District's (MMDT) Downtown Overlay

ACRES: 0.20 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 23-unit multi-family housing development.

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



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, September 9, 2024

9:00 AM

MEETING INFORMATION:

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OLD BUSINESS

TDR240002 - Murphy USA (Monroe and Orange)

AGENT: Nicole Santana, (305) 279-2534

PROJECT LOCATION: 2785 S MONROE ST (TAX ID# 411230 D0011)

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

ACRES: 1.05 acres

PROJECT DESCRIPTION: The proposed stand-alone deviation is to reduce the first-floor height of a previously approved gas station from a minimum of 12 feet to 8' 6" from finished floor to finished ceiling.

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

This item was continued from the July 8, July 22, August 12, and August 26, 2024, DRC meetings.

NEW BUSINESS

TSD240011 - Brookridge

AGENT: Candace Lolley Ryan, (850) 879-0798

PROJECT LOCATION: 623 BROOKRIDGE DR (TAX ID# 411270 A0070)

ZONING DISTRICT: RP-1 (Residential Preservation-1)

ACRES: 0.63 acres

PROJECT DESCRIPTION: The proposed project is to subdivide the existing 0.63-acre parcel into two lots.

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

TSD240013 - Kraft Car Wash Limited Partition

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

PROJECT LOCATION: 3277 MAHAN DR (TAX ID# 1127202160000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 8.70 acres

PROJECT DESCRIPTION: The proposed project is to subdivide the existing 8.78-acre parcel into two lots, with one lot containing an existing car dealership and the other lot containing an existing car wash.

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

TSP240048 - Hinson College Corner - Building Reduction

AGENT: Woods Waddle, Jim Stidham & Associates, Inc., (850) 222-3975

PROJECT LOCATION: 2675 W TENNESSEE ST (TAX ID# 212851 A0030)

ZONING DISTRICT: CP (Commercial Parkway) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 0.80 acres

PROJECT DESCRIPTION: The proposed project is a major modification to TSP230002 which includes the reduction of the proposed building expansion from 80 feet wide to approximately 20 feet wide.

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



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, September 23, 2024

9:00 AM

MEETING INFORMATION:

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OLD BUSINESS

TSP240030 - Seaboard

AGENT: Candace Lolley Ryan, (850) 879-0798

PROJECT LOCATION: (TAX ID# 4101800000040, 4101800000041, & 4101800000050)

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

ACRES: 0.20 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 23-unit multi-family housing development.

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

This item was continued from the August 26, 2024, DRC meeting.

NEW BUSINESS

TSD240014 - 3529 Raymond Diehl Road

AGENT: Robert Volpe, (850) 354-5124

PROJECT LOCATION: 3529 RAYMOND DIEHL RD (TAX ID# 110250 P0060)

ZONING DISTRICT: RP-1 (Residential Preservation-1)

ACRES: 2.37 acres

PROJECT DESCRIPTION: The proposed project is to subdivide the existing 2.37-acre parcel into two lots.

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

TSD240016 - The Heel - East Residential

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

PROJECT LOCATION: (TAX ID# 1208206010000)

ZONING DISTRICT: PUD (Welaunee Heel Planned Unit Development)

ACRES: 272.54 acres

PROJECT DESCRIPTION: The proposed project is a 235-lot single family residential subdivision.

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



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, October 14, 2024

9:00 AM

MEETING INFORMATION:

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NEW BUSINESS

TDR240006 - Midtown Reader Addition

AGENT: Brad Zubrick, Conn Architects, (850) 878-8784

PROJECT LOCATION: 1123 THOMASVILLE RD, APT A (TAX ID# 2125490070050 & 2125530000010)

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

ACRES: 0.75 acres

PROJECT DESCRIPTION: The proposed deviations are to allow parking in the first layer and to increase the maximum side corner setback from 15 feet to 65 feet.

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

TSD240017 - Grimes Lane Subdivision

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

PROJECT LOCATION: (TAX ID# 2121510342120)

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

ACRES: 0.29 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of the existing 0.38-acre parcel into two lots. The application includes a deviation request to reduce the minimum lot width from 37.5' to 36.725'.

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

TSD240018 - 1313 Blair Stone Road Subdivision

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

PROJECT LOCATION: 1313 S BLAIR STONE RD (TAX ID# 3105200110010)

ZONING DISTRICT: OR-3 (Office Residential)

ACRES: 11.48 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of the existing 11.48-acre parcel into two lots. The application includes a deviation request to reduce the side setback from 15' to 3' for an existing building along the proposed property line.

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

TRZ240011 - Hudson Lakes Apartment Planned Unit Development

AGENT: Spectra Engineering and Research, Inc. (850-656-9834)

PROJECT LOCATION: immediately south of Interstate 10, north of Portland Avenue, and approximately 1,200 feet west of Old Bainbridge Road. (TAX ID# 2115206060000)

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

ACRES: (+/-) 10.3 acres

PROJECT DESCRIPTION: The application is for an amendment to the Official Zoning Map from the Single-Family and Two-Family Residential (R-3) Zoning District to the Planned Unit Development (PUD) Zoning District. The PUD proposes a 255-unit multi-family residential development that includes certified affordable housing and active recreational facilities that are open to the public.

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



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, October 28, 2024

9:00 AM

MEETING INFORMATION:

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OLD BUSINESS

TDR240002 - Murphy USA (Monroe and Orange)

AGENT: Nicole Santana, (305) 279-2534

PROJECT LOCATION: 2785 S MONROE ST (TAX ID# 411230 D0011)

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

ACRES: 1.05 acres

PROJECT DESCRIPTION: The proposed stand-alone deviation is to reduce the first-floor height of a previously approved gas station from a minimum of 12 feet to 8' 6" from finished floor to finished ceiling.

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

This item was continued from the July 8, July 22, August 12, August 26, and September 9, 2024, DRC meetings.

TRZ240011 - Hudson Lakes Apartment Planned Unit Development

AGENT: Spectra Engineering and Research, Inc. (850-656-9834)

PROJECT LOCATION: immediately south of Interstate 10, north of Portland Avenue, and approximately 1,200 feet west of Old Bainbridge Road. (TAX ID# 2115206060000)

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

ACRES: (+/-) 10.3 acres

PROJECT DESCRIPTION: The application is for an amendment to the Official Zoning Map from the Single-Family and Two-Family Residential (R-3) Zoning District to the Planned Unit Development (PUD) Zoning District. The PUD proposes a 255-unit multi-family residential development that includes certified affordable housing and active recreational facilities that are open to the public.

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

This item was continued from the October 14, 2024, DRC meeting.

NEW BUSINESS

TSD240019 - Barbourville Drive Subdivision

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

PROJECT LOCATION: 124 BARBOURVILLE DR (TAX ID# 4101204500000 & 4101204510000)

ZONING DISTRICT: RP-2 (Residential Preservation-2) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 1.69 acres

PROJECT DESCRIPTION: This project proposes subdividing two parcels into five lots for the purpose of constructing five duplexes.

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

TSP240058 - City of Tallahassee Electric & Gas Building

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

PROJECT LOCATION: 2641 MAJOR JAMES MORGAN JR WAY (TAX ID# 2133204030000 & 2133208010000)

ZONING DISTRICT: GO-2 (Governmental Operational Heavy Infrastructure)

ACRES: 108 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 37,637-warehouse facility.

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

TSP240059 - FDACS - New Building at Conner Complex

AGENT: Kyle Mann, George & Associates Consulting Engineers, Inc., (850) 521-0344

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

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

ACRES: 102.62 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 256,770 square foot office building. Two deviations have been requested: 1. To remove the buffer requirement along the east property line, and 2. To increase the maximum allowed height from five stories to six.

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



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, November 25, 2024

9:00 AM

MEETING INFORMATION:

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TSD240023 - 216 W 2nd Avenue

AGENT: Jeremy Floyd, (850) 556-0564

PROJECT LOCATION: 216 W 2ND AVE (TAX ID# 2125450000371)

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

ACRES: 0.13 acres

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

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

TSD240020 - 447 West 6th Avenue

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

PROJECT LOCATION: 447 W 6TH AVE (TAX ID# 212524 B0010)

ZONING DISTRICT: RP-2 (Residential Preservation-2) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 0.35 acres

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

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

TDR240009 - Smalls Sliders

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

PROJECT LOCATION: 2014 W PENSACOLA ST (TAX ID# 2134510000062)

ZONING DISTRICT: PUD (University Village Planned Unit Development) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 0.59 acres

PROJECT DESCRIPTION: This deviation request is to reduce the transparency requirement outlined in Sec. 10-284.2 from 60% along the first-floor facade to 3%.

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

TSD240024 - Lexus Dealership

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

PROJECT LOCATION: 3800 W TENNESSEE ST (TAX ID# 2129202180000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 25.43 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of one parcel into two parcels.

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

TSD240025 - Bethel Tharpe

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

PROJECT LOCATION: 835 W THARPE ST (TAX ID# 2126200280000)

ZONING DISTRICT: UP-1 (Urban Pedestrian 1) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 5.88 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of the existing parcel into 58 lots for the construction of single-family attached, single-family detached, and commercial use.

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

TSD240026 - Harmony Oaks Subdivision

AGENT: Michael Giglio, Urban Catalyst Consultants, Inc., (850) 999-4241

PROJECT LOCATION: 606 WHITTAKER RD (TAX ID# 4124206020000 & 4124206820000)

ZONING DISTRICT: PUD (Harmony Oaks Planned Unit Development)

ACRES: 16.01 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision into 22 lots with two units on each lot for a total of 44 residential units.

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

TDR240010 - COT Fire Station #15

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

PROJECT LOCATION: 1445 BANNERMAN RD (TAX ID# 140835 S0170 & 140835 0003)

ZONING DISTRICT: LP (Lake Protection)

ACRES: 3.05 acres

PROJECT DESCRIPTION: The deviation request is to reduce the required rear setback from 50 feet to 40 feet for a proposed expansion.

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