

DEVELOPMENT REVIEW COMMITTEE AGENDA

February 28, 2022
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:

Tom Thumb (TSP210066) is located on 6.21 acres at 2412 W Tennessee St. The proposed project is for the redevelopment of the property for the construction of a convenience store, car wash and a drive-thru restaurant. The applicant is requesting two deviations: (1) to increase the front setbacks on Tennessee Street from 20' to 178' for the store & 209' for the carwash; increase the side corner setbacks on White Drive from 20' to 58' (2) to allow parking between the building façade and public principal frontage. The property is zoned CP (Commercial Parkway) and is located within the Multi-Modal Transportation District (MMTD).

This item was continued from the January 24, 2022 Development Review Committee meeting.

Project Coordinator: Elise Fisher, Senior Planner, Elise.Fisher@talgov.com

Tax ID#: 21-27-50 B0010

Agent: EG Retail LLC & Atkins Of North America, Jeff Lucas, (321) 775-6647

NEW BUSINESS

Alpha Chi Omega (TSP220003) is located on 0.81 acres at 518 Park Avenue W. The proposed project is to construct a two-story, 19,500 sq. ft. Sorority House with associated parking. The project also includes the demolition of the existing structure. The applicant is requesting 5 deviations; (1) to allow parking in the 1st and 2nd layer from Palm Court; (2) to allow the dumpster to be located in the 1st layer from the Palm Court frontage; (3) a request to increase the building setback from 25' to 140' at the Palm Court frontage; (4) elimination of the requirement for a 6' wide sidewalk on the Palm Court frontage; and (5) to reduce the transparency of the first-floor façade at pedestrian eye level from 50% to 30%. The property is zoned CC (Central Core) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Elise Fisher, Senior Planner, Elise.Fisher@Talgov.com

Tax ID#: 21-36-50-037-5625, 21-36-50-037-5620, 21-36-50-038-5635

Agent: CDA Consultants Inc, Ashley Scannella, (352) 373-3541

CRMC Driveway Connection (TSD220002) is located on 2.18 acres at 1889 Professional Park Circle. The proposed project is to establish a right-of-way connection from Welaunee Blvd to Professional Park Circle to allow better access to Capital Regional Medical Center from the north. The existing parcel of 2.18 acres will be divided to create 2 separate lots with one lot being dedicated to the city right-of-way. The property is zoned CM (Medical Arts Commercial) .

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 11-21-40- -0001; 11-21-40- A-0010; 11-21-40- A-0020; 11-21-40- A-0030;
11-21-40- A-0040; 11-21-40- A-0050; 11-21-40- A-0060;
Agent: Poole Engineering & Surveying, Inc., Jack Trafton, (850) 386-5117

Oakland Development (TSD220004) is located on 2.67 acres at 2176 Capital Circle SE. The proposed project is to subdivide the property into two parcels with no proposed changes to the existing development on the site. The property is zoned AC (Activity Center) .

Project Coordinator: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com
Tax ID#: 31-09-20-247-0000
Agent: Construction Permitting Solutions, Candace Lolley Ryan, (850)879-0798

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."