

# DEVELOPMENT REVIEW COMMITTEE AGENDA

## Revision 1

May 9, 2022  
9:00 a.m.

300 South Adams Street  
Tallahassee Room, Second Floor of 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](mailto: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

**Ridge Road (TSD220014)** is located on 31.68 acres on the south side of Ridge Rd., approximately 250 feet west of Ridge Haven Rd. The proposed project is to subdivide the existing parcel into two separate parcels. The property is zoned Ridge Road PUD (Planned Unit Development). *This item was continued from the April 25, 2022 Development Review Committee Meeting.*

Project Coordinator: Kim Cole Sweazy, Senior Planner, [Kim.Cole-Sweazy@Talgov.com](mailto:Kim.Cole-Sweazy@Talgov.com)  
Tax ID#: 41-13-25 G0010  
Agent: Kimley Horn, Alyssa Stutzman, (850) 583-0963

**Rev @ Garden Oaks Subdivision (TSD220015)** is located on 14.92 acres on the east side of Piney Z Plantation Rd., approximately 200 feet south of Planters Ridge Drive. The proposed project for the development of a residential subdivision with 75 single-family homes, with a clubhouse and pool. The property is zoned R-3 (Single Detached, Attached and Two Family Residential). *This item was continued from the April 25, 2022 Development Review Committee Meeting.*

Project Coordinator: Lance Jacobson, Senior Planner, [Lance.Jacobson@Talgov.com](mailto:Lance.Jacobson@Talgov.com)  
Tax ID#: 31-02-20-001-0000  
Agent: BlackHawk Engineer, Michael Kane, (850) 224-4295

### NEW BUSINESS

**Rowe Limited Partition (TSD220017)** is located on 3.48 acres at 3204 W Tennessee Street. The proposed project is to subdivide the existing parcel into two lots of approximately 2.48 acres and 1.0 acre in size. The property is zoned CP (Commercial Parkway).

Project Coordinator: Elise Fisher, Senior Planner, [Elise.Fisher@Talgov.com](mailto:Elise.Fisher@Talgov.com)  
Tax ID#: 21-29-20-049-0000  
Agent: Urban Catalyst Consultants, William Colbert, (850) 999-4241

**Meridian Heights Subdivision (TSD220018)** is located on 0.52 acres at 750 Cherry Street. The proposed project is to modify the boundary lines between Lots 4 & 5 of the Meridian Heights Subdivision to an east-west orientation so that both lots front Cherry St. The property is zoned RP-2 (Residential Preservation-2) and is located within the (MMTD) Multi-Modal Transportation District.

Project Coordinator: Kim Cole Sweazy, Senior Planner, [Kim.Cole-Sweazy@Talgov.com](mailto:Kim.Cole-Sweazy@Talgov.com)

Tax ID#: 11-30-69-017-0040

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

**University Village Planned Unit Development Amendment (TRZ220004)** is a proposal to amend the existing PUD to: 1) revise the PUD Concept Plan to reflect existing and proposed development areas; 2) allow convenience store/gas station as a new principal use; 3) add development standards related to new use; 4) revise the Pedestrian and Vehicle Circulation Plan to reflect access and circulation; and 5) remove the existing Site Plan Concept Plan Elevation graphics. The total PUD site area is approximately 19.1 acres at the northwest corner of the intersection of West Pensacola Street and Ocala Road.

Project Coordinator: Mary Jean Yarbrough, Planning Department, (850) 891-6400

Tax ID #: On File in the Planning Department

Agent: Holtzman Vogel, (850) 354-5124

*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."*