

DEVELOPMENT REVIEW COMMITTEE AGENDA

June 12, 2023

9:00 a.m.

435 N 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

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.