

# 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 2<sup>nd</sup> 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](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

## 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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:Kate.Daniel@Talgov.com)

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

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

*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.*