

# DEVELOPMENT REVIEW COMMITTEE AGENDA

August 28, 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.

## OLD BUSINESS

**Thomasville Road Gas Station (TSP230047)** is located on 1.68 acres at 3534 Thomasville Road. The proposed project is for the redevelopment of the parcel including the demolition of the existing structure, construction of a 5,537 sq. ft. convenience store, and a fueling station canopy. The applicant is requesting one deviation: to decrease the northeastern side setback from 50 feet minimum to 6 feet. If the Site Plan is approved, it will include the rescinding of two Limited Use Site Plans (LUSP) associated with the property, LUSP 84-06 and 87-Z-0028. The property is zoned AC (Activity Center). *This item was continued from the July 10 & August 14, 2023 meeting.*

Project Coordinator: Kate Daniel, Principal Planner, [Kate.Daniel@Talgov.com](mailto:Kate.Daniel@Talgov.com)

Tax ID#: 1105200030000

Applicant: Kimley-Horn, Shannon Fitzpatrick, (850) 966-9396

**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. *This item was continued from the July 24 & August 14, 2023 meeting.*

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.*