



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, January 8, 2024

9:00 AM

MEETING INFORMATION:

MEETING LOCATION: All Development Review Committee meetings will be held in the 1st floor conference room at the Renaissance Center located at 435 N. Macomb St. A remote attendance option is also available through the WebEx meeting service. For information about how to view or participate in the meeting please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact Zoning@talgov.com.

AMERICANS WITH DISABILITIES ACT: The City of Tallahassee is committed to compliance with the Americans with Disabilities Act (ADA). Special accommodations will be provided upon request. Request for accommodations, with regard to equal access to communications, should be directed to Zoning@talgov.com.

Documentation associated with each agenda item, as well as more information on other meetings and projects, is available on our website at: <https://www.talgov.com/growth/growth-meetagenda>. The interactive map will allow you to access documentation and details associated with each project.

GENERAL MEETING GUIDELINES

This meeting is held to review proposed development projects, including Type B Site Plans, Limited Partitions, Planned Unit Developments, Abandonment Applications, and Preliminary Plats. At this meeting, the Committee members make a decision to approve, conditionally approved, or deny the projects proposed.

Always be aware of whether your microphone is on or not, and what noise may be going on in the background. We recommend that you keep your microphone muted unless you are speaking.

For more information on projects presented at the Development Review Committee (DRC) meeting please visit <https://www.talgov.com/growth/growth-apps-landuse>

PUBLIC PARTICIPATION

By request, any members of the public present at the meeting (virtually or in-person) will have an opportunity to speak on a specific project, however no formal testimony is received during this meeting. The public comment is received after the presentation for each project, prior to the Committee's decision. Each speaker will be limited to three minutes.

Members of the public can also submit written comments to be considered to Zoning@talgov.com or directly to the project coordinator listed on the agenda.

For more information on public participation and ways to become more involved please visit: <https://www.talgov.com/growth/growth-comm-meetings>.

NEW BUSINESS

TSP230090 - Uhaul Appleyard

AGENT: David Taylor, (904) 346-0671

PROJECT LOCATION: 817 APPELYARD DR (TAX ID# 212851 C0002, 212851 C0001, 212851 C0003, & 212851 C0004)

ZONING DISTRICT: CP (Commercial Parkway) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 7.29 acres

PROJECT DESCRIPTION: The proposed modification is to add 6,000 square feet to building C of the previously approved self-storage facility.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@talgov.com

TSP230093 - City of Tallahassee Senior Center 2

AGENT: Magnolia Engineering, Carmen Bourgeois Greene, (850) 385-0203

PROJECT LOCATION: Southwest corner of Welaunee Blvd and Forest Fern Trail (TAX ID# 11152200A0030)

ZONING DISTRICT: Planned Unit Development (Canopy PUD)

ACRES: 5.85 acres

PROJECT DESCRIPTION: This project proposes the construction of a 40,126 square foot senior center. Two deviations are requested: 1. Increase the maximum front setback from 20 feet to 89 feet; and 2. Allow parking in the front of the building.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@talgov.com

TSP230094 - 1309 Alabama Street

AGENT: Poole Engineering & Surveying, Jack Trafton, (850) 386-5117

PROJECT LOCATION: Southeast corner of Alabama St and Harlem St (TAX ID# 212635 M0010)

ZONING DISTRICT: NB-1 (Neighborhood Boundary 1) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 0.26 acres

PROJECT DESCRIPTION: The proposed project is for the development of a 2,414 square foot convenience food store and a 200 square foot outdoor pavilion.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@talgov.com