



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, April 22, 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>.

OLD BUSINESS

TDA240001 - Southwood Development of Regional Impact (DRI) 10th Amendment

AGENT: Design West Group, (850) 545-6503

PROJECT LOCATION: The total PUD area is generally bounded by Apalachee Parkway on the north, Southwood Plantation Road and Biltmore Avenue on the east, Tram Road on the south, and Capital Circle Southeast on the west (TAX ID# On file in the Growth Management Department)

ACRES: 3,322 acres (total PUD area)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

PROJECT DESCRIPTION: The application proposes to amend the current DRI to include the addition of a new town center with restaurant, retail, hotel and residential uses with multi-modal trails; to update other land use components; to update the transportation mitigation requirements; to update the affordable housing requirements; and update the stormwater facilities master plan for the project.

PROJECT COORDINATOR: Keith Burnsed, Growth Management Assistant Director, Keith.Burnsed@Talgov.com

This item was continued from the March 11 and April 8, 2024, DRC meetings.

TRZ240003 - Southwood Planned Unit Development Amendment

AGENT: Design West Group, (850) 545-6503

PROJECT LOCATION: The total PUD area is generally bounded by Apalachee Parkway on the north, Southwood Plantation Road and Biltmore Avenue on the east, Tram Road on the south, and Capital Circle Southeast on the west (TAX ID# On file in the Planning Department)

ACRES: 3,322 acres (total PUD area)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

PROJECT DESCRIPTION: The application proposes to amend the existing PUD to: 1) include the addition of a new town center with restaurant, retail, hotel and residential uses with multi-modal trails; 2) streamline the PUD by updating the text and moving supporting information to the appendix; 3) update the transportation analysis to demonstrate no increase in impacts; and, 4) update the stormwater facilities master plan for the project.

PROJECT COORDINATOR: Chris Ibarra, Planning Department, (850) 891-6400

This item was continued from the March 11 and April 8, 2024, DRC meetings.

NEW BUSINESS

TSD240006 - 1800 Indian River Street Re-Plat

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

PROJECT LOCATION: 1800 INDIAN RIVER ST (TAX ID# 410230 J0080)

ZONING DISTRICT: CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 0.47 acres

PROJECT DESCRIPTION: The project proposes a 1-into-2 lot subdivision of an existing lot in the Bloxham Heights Subdivision.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@talgov.com

TSD240007 - The Vine @ Betton

AGENT: Christian Griffith, (561) 420-9776

PROJECT LOCATION: 811 HARPER ST (TAX ID# 113020250000 & 1130202510000)

ZONING DISTRICT: R-4 (Urban Residential District) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 0.52 acres

PROJECT DESCRIPTION: This project proposes subdividing two parcels into four lots with frontage on Payne Street.

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