



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, August 26, 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

TDR240002 - Murphy USA (Monroe and Orange)

AGENT: Nicole Santana, (305) 279-2534

PROJECT LOCATION: 2785 S MONROE ST (TAX ID# 411230 D0011)

ZONING DISTRICT: CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District's (MMDT) Downtown Overlay

ACRES: 1.05 acres

PROJECT DESCRIPTION: The proposed stand-alone deviation is to reduce the first-floor height of a previously approved gas station from a minimum of 12 feet to 8' 6" from finished floor to finished ceiling.

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

This item was continued from the July 8, July 22, and August 12, 2024, DRC meetings.

TSD240008 - 2508 Fred Smith Subdivision

AGENT: Anthony Holley, (850) 222-3975

PROJECT LOCATION: 2508 FRED SMITH RD (TAX ID# 2114206250000)

ZONING DISTRICT: MR-1 (Medium Density Residential)

ACRES: 1.30 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of the existing lot into 7 lots through the limited partition process.

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

This item was continued from the July 22 and August 12, 2024, DRC meeting.

NEW BUSINESS

TSD240010 - The Heel

AGENT: Moore Bass Consulting, (850) 222-5678

PROJECT LOCATION: (TAX ID# 1208206010000)

ZONING DISTRICT: PUD (Welaunee Heel Planned Unit Development)

ACRES: 319.51 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of one parcel into 10 separate parcels through the limited partition process.

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

TSP240030 - Seaboard

AGENT: Candace Lolley Ryan, (850) 879-0798

PROJECT LOCATION: (TAX ID# 4101800000040, 4101800000041, & 4101800000050)

ZONING DISTRICT: ASN-A (All Saints Zoning District-A) and is located within the Multi-Modal Transportation District's (MMDT) Downtown Overlay

ACRES: 0.20 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 23-unit multi-family housing development.

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