



# DEVELOPMENT REVIEW COMMITTEE MEETING

**AGENDA: Monday, September 9, 2024**

**9:00 AM**

## **MEETING INFORMATION:**

**MEETING LOCATION:** All Development Review Committee meetings will be held in the 1<sup>st</sup> 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](mailto: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](mailto: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](mailto: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 (MMTD) 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](mailto:Lance.Jacobson@talgov.com)

*This item was continued from the July 8, July 22, August 12, and August 26, 2024, DRC meetings.*

## **NEW BUSINESS**

### **TSD240011 - Brookridge**

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

PROJECT LOCATION: 623 BROOKRIDGE DR (TAX ID# 411270 A0070)

ZONING DISTRICT: RP-1 (Residential Preservation-1)

ACRES: 0.63 acres

PROJECT DESCRIPTION: The proposed project is to subdivide the existing 0.63-acre parcel into two lots.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, [Lance.Jacobson@talgov.com](mailto:Lance.Jacobson@talgov.com)

### **TSD240013 - Kraft Car Wash Limited Partition**

AGENT: Sean Marston, Urban Catalyst Consultants, (850) 999-4241

PROJECT LOCATION: 3277 MAHAN DR (TAX ID# 1127202160000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 8.70 acres

PROJECT DESCRIPTION: The proposed project is to subdivide the existing 8.78-acre parcel into two lots, with one lot containing an existing car dealership and the other lot containing an existing car wash.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, [Lance.Jacobson@talgov.com](mailto:Lance.Jacobson@talgov.com)

### **TSP240048 - Hinson College Corner - Building Reduction**

AGENT: Woods Waddle, Jim Stidham & Associates, Inc., (850) 222-3975

PROJECT LOCATION: 2675 W TENNESSEE ST (TAX ID# 212851 A0030)

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

ACRES: 0.80 acres

PROJECT DESCRIPTION: The proposed project is a major modification to TSP230002 which includes the reduction of the proposed building expansion from 80 feet wide to approximately 20 feet wide.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, [Joel.Allbritton@talgov.com](mailto:Joel.Allbritton@talgov.com)