



# DEVELOPMENT REVIEW COMMITTEE MEETING

**AGENDA: Monday, October 28, 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, August 26, and September 9, 2024, DRC meetings.*

### **TRZ240011 - Hudson Lakes Apartment Planned Unit Development**

AGENT: Spectra Engineering and Research, Inc. (850-656-9834)

PROJECT LOCATION: immediately south of Interstate 10, north of Portland Avenue, and approximately 1,200 feet west of Old Bainbridge Road. (TAX ID# 2115206060000)

ZONING DISTRICT: R-3 (Single-Family and Two-Family Residential)

ACRES: (+/-) 10.3 acres

PROJECT DESCRIPTION: The application is for an amendment to the Official Zoning Map from the Single-Family and Two-Family Residential (R-3) Zoning District to the Planned Unit Development (PUD) Zoning District. The PUD proposes a 255-unit multi-family residential development that includes certified affordable housing and active recreational facilities that are open to the public.

PROJECT COORDINATOR: Susan Denny -Planning Dept. (850-891-6400)

*This item was continued from the October 14, 2024, DRC meeting.*

## **NEW BUSINESS**

### **TSD240019 - Barbourville Drive Subdivision**

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

PROJECT LOCATION: 124 BARBOURVILLE DR (TAX ID# 4101204500000 & 4101204510000)

ZONING DISTRICT: RP-2 (Residential Preservation-2) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 1.69 acres

PROJECT DESCRIPTION: This project proposes subdividing two parcels into five lots for the purpose of constructing five duplexes.

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

**TSP240058 - City of Tallahassee Electric & Gas Building**

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

PROJECT LOCATION: 2641 MAJOR JAMES MORGAN JR WAY (TAX ID# 2133204030000 & 2133208010000)

ZONING DISTRICT: GO-2 (Governmental Operational Heavy Infrastructure)

ACRES: 108 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 37,637-square-foot warehouse facility.

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

**TSP240059 - FDACS - New Building at Conner Complex**

AGENT: Kyle Mann, George & Associates Consulting Engineers, Inc., (850) 521-0344

PROJECT LOCATION: 3125 CONNER BLVD (TAX ID# 1134209020000)

ZONING DISTRICT: GO-1 (Government Operational Office/Light Industrial)

ACRES: 102.62 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 256,770 square foot office building. Two deviations have been requested: 1. To remove the buffer requirement along the east property line, and 2. To increase the maximum allowed height from five stories to six.

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