



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, March 24, 2025

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

TSD240025 - Bethel Tharpe

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

PROJECT LOCATION: 835 W THARPE ST (TAX ID# 2126200280000)

ZONING DISTRICT: UP-1 (Urban Pedestrian 1) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 5.88 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of the existing parcel into 58 lots for the construction of single-family attached, single-family detached, and commercial use.

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

This item was continued from the November 25, 2024, and January 27, 2025 DRC meetings.

TSD250001 - Fisher Lane Townhomes

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

PROJECT LOCATION: 1452 FISHER LN (TAX ID# 3104206310000 & 3104206320000)

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

ACRES: 2.75 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of two parcels for the construction of 20 single-family attached dwelling units.

PROJECT COORDINATOR: Taylor Jones, Senior Planner, Taylor.Jones@talgov.com

This item was continued from the February 24, 2025, DRC meeting.

TSP250007 - State of Florida Department of State Artifact Facility

AGENT: Tonya Morris, (863) 868-1708

PROJECT LOCATION: 2100 W TENNESSEE ST (TAX ID# 2127204340000)

ZONING DISTRICT: GO-1 (Government Operational Office/Light Industrial) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 1.99 acres

PROJECT DESCRIPTION: The project proposes a 17,360 square foot artifact facility at Mission San Luis.

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

This item was continued from the March 10, 2025, DRC meeting.

TSP240066 - Providence Baptist Church

AGENT: Bill Wilson, (850) 261-1011

PROJECT LOCATION: 1901 HILLSBOROUGH ST (TAX ID# 410230 Q0010)

ZONING DISTRICT: CU-18 (Central Urban - 18) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 1.04 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 1,493 square foot religious facility. The project is requesting two deviations: 1. Reducing the transparency from 70% to 37% on the front of the building and from 30% to 17% on both sides facing Levy Ave and Lake Ave; and 2. Increasing the maximum setback from 20 feet to 38' 7" for the front, 29' 6" for the side corner facing Lake Ave, and 238' 7" for the side corner facing Levy Ave.

PROJECT COORDINATOR: Leidy Carter, Senior Planner, Leidy.Carter@talgov.com

This item was continued from the March 10, 2025, DRC meeting.

NEW BUSINESS

TAB250004 - Werner Kia

AGENT: Moore Bass Consulting, Inc, 850-222-5678

PROJECT LOCATION: 991 APPLEYARD DR (TAX ID# 2128206010000, 2128204120000)

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

ACRES: 4.55 acres

PROJECT DESCRIPTION: The proposed project is for the abandonment of a section of the Appleyard Dr. right-of-way located north of W. Tennessee St.

PROJECT COORDINATOR: Taylor Jones, Senior Planner, Taylor.Jones@talgov.com