



# DEVELOPMENT REVIEW COMMITTEE MEETING

**AGENDA: Monday, May 12, 2025**

**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**

### **TSD250002 - 1209/1211 McCaskill**

AGENT: Taylor Gaines, (561) 352-1587

PROJECT LOCATION: 1209 MCCASKILL AVE, APT 1 (TAX ID# 410230 K0080 & 410230 K0090)

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

ACRES: 0.34 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of two parcels into four lots.

PROJECT COORDINATOR: Taylor Jones, Senior Planner, [Taylor.Jones@talgov.com](mailto:Taylor.Jones@talgov.com)

*This item was continued from the April 28, 2025, DRC meeting.*

## **NEW BUSINESS**

### **TAB250006 - Bainbridge Communities**

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

PROJECT LOCATION: 1819 W PENSACOLA ST (TAX ID# 2134300000010, 2134300000020, 2134300000030, 2134300000040, 2134300000050, & 2134300000060)

ZONING DISTRICT: UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 0.5 acres

PROJECT DESCRIPTION: The proposed project is for the abandonment of Gables Court right-of-way located north of Belle Vue Way.

PROJECT COORDINATOR: Leidy Carter, Senior Planner, [Leidy.Carter@Talgov.com](mailto:Leidy.Carter@Talgov.com)

### **TSD250003 - The Collection at Central Park**

AGENT: Cody Boomer, LJA, (850) 583-7793

PROJECT LOCATION: (TAX ID# 3115310000010, 3115310000020, 311527 0002, & 311527 E0190)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

ACRES: 25.98 acres

PROJECT DESCRIPTION: This project proposes the subdivision of the existing parcels into 136 residential lots.

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

### **TSD250005 - Parcel #310440-B0010 Limited Partition**

AGENT: Alexander Thornberg, Kimley-Horn, (860) 806-0467

PROJECT LOCATION: 1311 EXECUTIVE CENTER DR (TAX ID# 310440 B0010)

ZONING DISTRICT: AC (Activity Center)

ACRES: 2.60 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of the existing parcel into 2 lots for the construction of a 1,000 sq. ft. retail facility.

PROJECT COORDINATOR: Taylor Jones, Senior Planner, [Taylor.Jones@talgov.com](mailto:Taylor.Jones@talgov.com)

**TDA250002 - Southwood Development of Regional Impact (DRI) 11th Amendment**

AGENT: Stearns Weaver Miller, (850) 354-7618

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 convert 4,300 sq. ft. of retail use to 2,021 sq. ft. of day care use, and to add an additional 7,979 sq. ft. of day care use to the DRI, for a proposed day care in Mixed-Use Office & Commercial (MUOC-7).

PROJECT COORDINATOR: Kate Daniel, Transportation Mitigation Manager, [Kate.Daniel@talgov.com](mailto:Kate.Daniel@talgov.com)

**TRZ250005 - Southwood Planned Unit Development Amendment**

AGENT: Stearns Weaver Miller, (850) 354-7618

PROJECT LOCATION: The PUD area affected by the proposed amendment is located on the northwest side of the intersection of Blair Stone Road and Esplanade Way. (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 increase the non-residential square footage on Table 2.1 from 5,819,525 to 5,825,225, an increase of 5,700 square feet in the Mixed-Use Office & Commercial-7 (MUOC-7) POD.

PROJECT COORDINATOR: Chris Ibarra - Planning Dept. (891-6400)