



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, June 9, 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>.

NEW BUSINESS

TAB250005 - Hilltop - Dantzler

AGENT: Rod Woodfaulk, (678) 536-8819

PROJECT LOCATION: (TAX ID# 310765 B0090, 310765 B0100, 310765 B0110, 310765 B0120, 310765 B0130, 310765 B0140, & 310765 B0150)

ZONING DISTRICT: CU-26 (Central Urban - 26) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 0.20 acres

PROJECT DESCRIPTION: The proposed project is for the abandonment of the existing unimproved right-of-way of Kilpatrick Court.

PROJECT COORDINATOR: Lily Savage, Senior Planner, Lily.Savage@talgov.com

TDR250004 - 2031 W Pensacola St Redevelopment

AGENT: Matt Dana, Cliff Lamb and Associates, (850) 385-2800

PROJECT LOCATION: 2037 W PENSACOLA ST (TAX ID# 2134510001185)

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

ACRES: 0.52 acres

PROJECT DESCRIPTION: The proposed project is for a coffee drive through facility. The applicant is requesting a deviation to reduce minimum floor area of drive through facilities from 1,800 square feet to 1,500 square feet and to reduce the required 1/4th interior seating requirement to 1/3rd.

PROJECT COORDINATOR: Lily Savage, Senior Planner, Lily.Savage@talgov.com

TDR250002 - Church of Christ Written in Heaven

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

PROJECT LOCATION: 1802 PASCO ST (TAX ID# 410125 J0010)

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

ACRES: 0.17 acres

PROJECT DESCRIPTION: The proposed project is for the expansion of an existing church. The applicant is requesting a deviation to reduce the minimum front building setback from 15 feet to 10 feet and to reduce the minimum side building setback from 10 feet to 3 feet.

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

TSD250009 - Talis Trails - East Residential

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

PROJECT LOCATION: (TAX ID# 1208206030000)

ZONING DISTRICT: PUD (Welaunee Heel Planned Unit Development)

ACRES: 272.54 acres

PROJECT DESCRIPTION: The proposed project is a major modification of previously approved preliminary plat (TSD240016), and consists of an increase to the number of residential lots from 236 to 292 and updates to the internal roadways system.

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

TSP250022 - Campus Circle

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

PROJECT LOCATION: 1819 W PENSACOLA ST (TAX ID# 2134300000010, 2134300000020, 2134300000030, 2134300000040, 2134300000050, 2134300000060, 213424 A0010, 213424 A0020, 213424 A0030, 213424 A0040, 213424 A0050, & 2134510001370)

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

ACRES: 4.69 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 246-unit multi-family residential facility. The project is requesting two deviations: 1. Increase the maximum allowed building footprint from 25,000 sq ft to 120,000 sq ft; and 2. Increase the maximum side corner setback from 15 ft to 21 ft for the side corner facing Atkinson Dr. and increasing maximum side setback from 25 ft to 37 ft for the interior side adjacent to the eastern property line.

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