



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, June 23, 2025

9:00AM

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

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

This item was continued from the May 12, 2025, DRC meeting.

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

This item was continued from the June 9, 2025, DRC meeting.

NEW BUSINESS

TSD250008 - Elmwood Trace

AGENT: Anthony Holley, (850) 222-3975

PROJECT LOCATION: 3055 ELMWOOD RD (TAX ID# 121815 B0030)

ZONING DISTRICT: RP-1 (Residential

Preservation-1) ACRES: 2.68 acres

PROJECT DESCRIPTION: The proposed project is the subdivision of the subject property into six parcels. PROJECT COORDINATOR: Leidy Carter, Senior Planner, Leidy.Carter@talgov.com

TSP250025 - Holiday Inn Express and Suites

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

PROJECT LOCATION: 1313 S BLAIR STONE RD (TAX ID# 3105220000020)

ZONING DISTRICT: OR-3 (Office Residential)

ACRES: 2.95 acres

PROJECT DESCRIPTION: The project proposes the construction of a 104-room hotel. The applicant is requesting a deviation to increase the maximum building height from 3 stories to 4.

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