

CITY OF TALLAHASSEE
POST-APPLICATION CONFERENCE MEETING AGENDA
(Revision 1)

Growth Management Conference Room
435 North Macomb Street
First Floor/Renaissance Center
January 6, 2020
1:00 p.m.

1:00PM – 1:30PM: Southwood – Biltmore Avenue (TSD190023)

Parcel ID #: 31-10-20-012-0000

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042

APPLICANT: Kimley-Horn (850) 553-3502

The subject property is located on 19.39 acres on the north side of Orange Avenue and will contain an extension of Biltmore Avenue. The project is a request for a preliminary plat containing a 31 single-family residential unit development. The property is zoned PUD (Southwood PUD).

1:30PM – 2:00PM: Southwood LSF-3 (TSD190024)

Parcel ID #: 31-10-20-012-0000

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042

APPLICANT: Kimley-Horn (850) 553-3502

The subject property is located on 58.21 acres on the south side of Orange Avenue and west of Four Oaks Blvd. The project is a request for a preliminary plat containing 56 single-family residential lots. The applicant also requests a minor amendment to the PUD to reduce the secondary trail connection points from Orange Avenue to LSF-3 from two connection points to one connection point, to update the trail map to show connectivity between the LSF-3 secondary trail and the Esplanade Way secondary trail, and to update the trail map legend to provide an option for secondary trails as 8' sidewalks or 5' sidewalks on both sides of the street. The property is zoned PUD (Southwood PUD).

CITY OF TALLAHASSEE

POST-APPLICATION CONFERENCE MEETING AGENDA

Growth Management Conference Room

435 North Macomb Street

First Floor/Renaissance Center

February 17, 2020

1:00 p.m.

1:00PM – 1:30PM: Blue Water Express Wash 8 (TSP200005)

Parcel ID #: 21-34-81-000-2220; 21-34-81-000-2221; 21-34-81-000-2230

PROJECT COORDINATOR: Elise Fisher - Senior Planner (850) 891-7083

APPLICANT: Urban Catalyst Consultants (850) 999-4241

The property is located on 1.05 acres on the southeast corner of W Tennessee Street and Ocala Road. The project is the construction of a 2,475 square foot self-service car wash and two covered vacuum areas. The applicant is requesting deviations to: eliminate the 60 percent minimum transparency requirement; and increase the maximum front setback from 20 feet to 35 feet. The property is zoned CP (Commercial Parkway) and is located within the MMTD (Multi-Modal Transportation District).

CITY OF TALLAHASSEE

POST-APPLICATION CONFERENCE MEETING AGENDA

Revision #2

Growth Management Conference Room
435 North Macomb Street
First Floor/Renaissance Center
March 2, 2020
1:30 p.m.

1:30PM – 2:00PM: Cambridge Parc (TSD200001)

Parcel ID #: 14-33-20-148-0000, 14-33-20-152-0000, and 14-33-20-156-0000

PROJECT COORDINATOR: Kim Cole-Sweazy - Senior Planner (850) 891-7010

APPLICANT: Magnolia Engineering, LLC (850) 222-5678

The property is located on 7.45 acres at 4680, 4732, and 4738 Thomasville Road. The project is a proposed subdivision with 26 residential detached homes. The properties are currently zoned RP (Residential Preservation) and are pending a rezoning to PUD (Planned Unit Development).

2:00PM – 2:30PM: 2805 Thomasville Road (TSD200002)

Parcel ID #: 11-17-20-614-0000

PROJECT COORDINATOR: Kim Cole-Sweazy - Senior Planner (850) 891-7010

APPLICANT: Moore Bass Consulting (850) 222-5678

The property is located on 9.12 acres at 4805 Thomasville Road. The project is to subdivide the existing parcel into four lots with the existing single-family residential remaining and the three new lots to be developed as single-family residential. The applicant is also requesting a deviation to the development standards to increase the allowable flag lot driveway distance from 150 feet to 708 feet, and allow for more than two adjacent flag lot being accessed by a single driveway. The property is zoned RP-1 (Residential Preservation-1).

2:30PM – 3:00PM: Tallahassee Suites (TSP200009)

Parcel ID #: 11-31-20-601-0000

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042

APPLICANT: Kimley-Horn & Associates (850) 553-3526

The property is located on 1.6 on the northwest corner of Lafayette St. and Desoto Park Dr. Extension, south of Apalachee Access Rd. The project is the construction of a three-story, 63-room hotel totaling 15,367 square feet. The applicant is requesting deviations to: allow for parking to be located between the building façade and the public frontage; to increase the maximum setback along the corner frontage from 15 feet to 145 feet along

Lafayette St., and from 15 feet to 80 feet along Apalachee Pkwy Access Rd.; to allow for solid waste facilities to be located between the building façade and a public frontage; to remove the requirement that the building façade be built parallel to the front property line; and remove the requirement that vehicular access be directed to a secondary frontage. The property is zoned AC (Activity Center) and is located within the MMTD (Multi-Modal Transportation District).

CITY OF TALLAHASSEE

POST-APPLICATION CONFERENCE MEETING AGENDA

REVISION 3

April 6, 2020

1:00 p.m.

Until further notice, all Development Review Committee meetings will be held remotely through the Skype meeting service. For information about how to view or participate in the meeting, please visit <https://www.talgov.com/growth/growth-meetagenda.aspx>. Contact Land Use and Environmental Services at (850) 891-7001, Option 4, if you need any assistance or to request any special accommodation to view or participate in the meeting.

1:00PM – 1:30PM: Jackson Forest Apartments (TSP200010)

Parcel ID #: 41-03-20-201-0000

PROJECT COORDINATOR: Elise Fisher, Senior Planner, Elise.Fisher@Talgov.com

APPLICANT: Moore Bass Consultants (850) 222-5678

The property is located on 3.96 acres at 2131 Jackson Bluff Rd. The project is the construction of a (4) story, 105-unit multi-family structure. The applicant is requesting a deviation to omit the 10' Urban Buffer 2 on the western boundary, instead proposing to provide it off-site to the west of the subject property. The property is zoned UT (University Transition) and is located within the MMTD (Multi-Modal Transportation District).

**CITY OF TALLAHASSEE
POST-APPLICATION CONFERENCE MEETING AGENDA**

June 1, 2020

1:00 p.m.

Until further notice, all Post-Application meetings will be held remotely through the Skype meeting service. For information about how to view or participate in the meeting, please visit <https://www.talgov.com/growth/growth-meetagenda.aspx>. Contact Land Use and Environmental Services at (850) 891-7001, Option 4, if you need any assistance or to request any special accommodation to view or participate in the meeting.

1:00PM – 1:30PM: Tallahassee Drive Subdivision (TSD200008)

Parcel ID #: 11-04-20-606-0000

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com

APPLICANT: Magnolia Engineering, LLC (850) 385-0203

The property is located on 2.6 acres at 3601 Tallahassee Drive. The project is the subdivision of the existing parcel into 5 single family detached residential lots as a cluster subdivision. The property is zoned Lake Protection (LP).

CITY OF TALLAHASSEE
POST-APPLICATION CONFERENCE MEETING AGENDA

July 20, 2020

1:00 p.m.

Until further notice, all Post-Application meetings will be held remotely through the Skype meeting service. For information about how to view or participate in the meeting, please visit <https://www.talgov.com/growth/growth-meetagenda.aspx>. Contact Land Use and Environmental Services at (850) 891-7001, Option 4, if you need any assistance or to request any special accommodation to view or participate in the meeting.

1:00PM – 1:30PM: Magnolia Oaks (TSP200021)

Parcel ID #: 31-07-20-209-0000

PROJECT COORDINATOR: Kate Daniel, Senior Planner, Kate.Daniel@Talgov.com

APPLICANT: Moore Bass Consulting (850) 222-5678

The property is located on 6.80 acres at 821 E Magnolia Drive. The project proposes the development of a multi-family development of five, 3-story apartment buildings for a total of 110 units, and a clubhouse, pool and associated parking. The applicant is requesting a deviation to increase the maximum side corner setback from 15' to 25' along the project's east boundary, and to increase the maximum side setbacks from 25' to 90' along the project's west boundary. The property is zoned CU-45 (Central Urban - 45) and is located within the MMTD (Multi-Modal Transportation District) and the Frenchtown/Southside Community Redevelopment Area (CRA).

1:30PM – 2:00PM: 4Forty North Monroe (TSP200023)

Parcel ID #: 21-36-40-153-3790 & 21-36-40-153-3795

PROJECT COORDINATOR: Kate Daniel, Senior Planner, Kate.Daniel@Talgov.com

APPLICANT: Inovia Consulting Group (850) 545-3322

The property is located on 2.51 acres at 440 N Monroe St. The project is the redevelopment of the site for a mixed-use development to include 249 units and approximately 15,000 sq. ft. of commercial space. The applicant is requesting deviations to: (1) Reduce the required first floor building transparency from 30 percent to 10 percent along the Carolina St. frontage; (2) Reduce the sidewalk clear zone width along Virginia St. from 5' to 3.15'; (3) Allow loading zones within the right-of-way on Carolina and N Monroe streets; (4) Reduce the maximum sidewalk width on Virginia St from 8' to 3.15'; (5) Increase the building height from five stories to six stories. The property is zoned CC (Central Core) and is located within the MMTD (Multi-Modal Transportation District) Downtown Overlay, and the Downtown Community Redevelopment Area (CRA).

2:00PM – 2:30PM: ALDI- University Village (TSP200024)

Parcel ID #: 21-34-51-000-1131

PROJECT COORDINATOR: Elise Fisher, Senior Planner, Elise.Fisher@Talgov.com

APPLICANT: ISG, Inc. 952-426-0699

The property is located on 0.89 acres at 2020 W Pensacola St. The project proposes the redevelopment of the site to construct a 20,518 sq. ft. grocery store. The applicant is requesting a deviation to reduce the building transparency requirement along the eastern property boundary from 60 percent to 30 percent. The property is zoned University Village PUD and is located within the MMTD (Multi-Modal Transportation District).

CITY OF TALLAHASSEE
POST-APPLICATION CONFERENCE MEETING AGENDA

September 8, 2020

1:00 p.m.

Until further notice, all Post-Application meetings will be held remotely through the Skype meeting service. For information about how to view or participate in the meeting, please visit <https://www.talgov.com/growth/growth-meetagenda.aspx>. Contact Land Use and Environmental Services at (850) 891-7001, Option 4, if you need any assistance or to request any special accommodation to view or participate in the meeting.

1:00PM – 1:30PM: The Villas at Raymond Diehl (TSD200014)

Parcel ID #: 11-09-20-034-0000, 11-09-20-031-0000, 11-09-20-005-0000

PROJECT COORDINATOR: Kate Daniel, Senior Planner, Kate.Daniel@Talgov.com

APPLICANT: Kimley-Horn, Connor Chambliss (850) 553-3523

The property is located on 2.79 acres at the intersection of Olson Road & Raymond Diehl Road. The project is the development of three vacant parcels into a 10-unit single-family detached residential subdivision. The property is zoned R-5 (Manufactured Home & Single Family Residential).

1:30PM – 2:00PM: Gaines Street Hotel (TSD200017)

Parcel ID #: 21-35-51-000-1140, 41-02-51-004-0120, 41-02-51-004-0110, 41-02-51-004-0100 & 41-02-20-082-0000

PROJECT COORDINATOR: Kate Daniel, Senior Planner, Kate.Daniel@Talgov.com

APPLICANT: Moore Bass Consulting (850) 222-5678

The property is located on 6.56 acres at the northwest corner of Mosley St & Stone Valley Way. The proposed project is the alteration of the property boundaries of five parcels, which includes subdividing one parcel into two lots and redefining the boundary lines between the remaining four parcels. The properties are zoned UT (University Transition) and UV (University Urban Village) which is a design review district, and are located within the MMTD (Multi-Modal Transportation District) and the Frenchtown/Southside Community Redevelopment Area (CRA).

2:00PM – 2:30PM: Southwood -Biltmore MDR 13 (TSD200015)

Parcel ID #: 31-10-20-012-0000

PROJECT COORDINATOR: Elise Fisher, Senior Planner, Elise.Fisher@Talgov.com

APPLICANT: Kimley-Horn, Spencer Brennault (850) 553-3500

The property is located on 6.34 acres at the intersection of Biltmore Ave & Mt Vernon Lane. The proposed project includes the extension of Mount Vernon Lane & Pipit Road approximately 150' east, as well as the development of 26 single-family residential lots. The property is zoned within the Southwood Planned Unit Development (PUD).

CITY OF TALLAHASSEE
POST-APPLICATION CONFERENCE MEETING AGENDA

September 21, 2020

1:00 p.m.

Until further notice, all Post-Application meetings will be held remotely through the Skype meeting service. For information about how to view or participate in the meeting, please visit <https://www.talgov.com/growth/growth-meetagenda.aspx>. Contact Land Use and Environmental Services at (850) 891-7001, Option 4, if you need any assistance or to request any special accommodation to view or participate in the meeting.

1:00PM – 1:30PM: St Augustine Student Housing (TSP200031)

Parcel ID #: 21-35-90-000-0140; 21-35-90-000-0150; 21-35-90-000-0160; 21-35-90-000-0180; 21-35-90-000-0200; 21-35-70- A-0130; 21-35-70- A-0140; 21-35-70- A-0120; 21-35-70- A-0081; 21-35-70- A-0082; 21-35-70- A-0083; 21-35-70- A-0084; 21-35-70- A-0085; 21-35-70- A-0086; 21-35-70- A-0087; 21-35-70- A-0088

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com
APPLICANT: Moore Bass Consulting, Ben Hood (850) 222-5678

The property is located on 1.46 acres bounded by W. Lafayette Street to the north, W. St. Augustine Street to the south and Lorene Street to the west. The proposed project is for the redevelopment of the site for multi-family residential housing to consist of 84 residential units, clubhouse and amenity space, and associated structured parking. The applicant is requesting a deviation from the development standards to allow for an increase in the building height from five (5) stories to seven (7) stories. The property is zoned UT (University Transition) and is located within the MMTD (Multi-Modal Transportation District) as well as the Downtown Overlay.

CITY OF TALLAHASSEE
POST-APPLICATION CONFERENCE MEETING AGENDA

October 19, 2020

1:00 P.M.

Until further notice, all Post-Application meetings will be held remotely through the Skype meeting service. For information about how to view or participate in the meeting, please visit <https://www.talgov.com/growth/growth-meetagenda.aspx>. Contact Land Use and Environmental Services at (850) 891-7001, Option 4, if you need any assistance or to request any special accommodation to view or participate in the meeting.

1:00PM – 1:30PM: 1557 Jacks Drive (TSD200020)

Parcel ID #: 31-05-53- C-0090

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

APPLICANT: Magnolia Engineering LLC, Carmen Bourgeois, (850) 385-0203

The property is located on .24 acres at 1557 Jacks Drive. The proposed project is to subdivide the existing parcel into three separate lots and to construct three single-family attached dwellings. The property is zoned MR-1 (Medium Density Residential).

1:30PM – 2:00PM: Gibbs Pine Street Homes (TSD200021)

Parcel ID #: 11-30-20-206-0000

PROJECT COORDINATOR: Elise Fisher, Senior Planner, Elise.Fisher@Talgov.com

APPLICANT: Moore Bass Consulting, Ben Hood, (850) 222-5678

The property is located on .38 acres at 1571 Pine Street. The proposed project is to subdivide the existing parcel into four lots for the construction of four zero lot line single family detached units. The property is zoned OR-2 (Office Residential, Medium Density) and is located within the MMTD (Multi-Modal Transportation District).

CITY OF TALLAHASSEE
POST-APPLICATION CONFERENCE MEETING AGENDA

November 2, 2020

1:00 P.M.

Until further notice, all Post-Application meetings will be held remotely through the Skype meeting service. For information about how to view or participate in the meeting, please visit <https://www.talgov.com/growth/growth-meetagenda.aspx>. Contact Land Use and Environmental Services at (850) 891-7001, Option 4, if you need any assistance or to request any special accommodation to view or participate in the meeting.

1:00PM – 1:30PM: Lakeside @ Southwood (TSP200037)

Parcel ID #: 31-21-20-616-0000, 31-21-24-0001, 31-21-24- A-0010, 31-21-24-A-0020

PROJECT COORDINATOR: Elise Fisher, Senior Planner, Elise.Fisher@Talgov.com

APPLICANT: Urban Catalyst Consultants, Sean Marston, (850) 999-4241

The property is located on 33.95 acres in Southwood at the intersection of Tram Rd and Merchants Row Blvd. The proposed project is the construction of two residential components with one being a stand-alone 46-unit upscale duplex development being accessed solely from Merchants Row Blvd. The second component will be a multi-family development of 24 buildings with 264-units that will consist of 1,2 and 3-bedroom units. The application is requesting a deviation to reduce the required distance between multi-family structures from 30 feet to 20 feet. The property is zoned Southwood PUD (Planned Unit Development).

CITY OF TALLAHASSEE
POST-APPLICATION CONFERENCE MEETING AGENDA

December 7, 2020

1:00 P.M.

Until further notice, all Post-Application meetings will be held remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request a special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact Zoning@Talgov.com.

1:00PM – 1:30PM: Magnolia Family (TSP200044)

Parcel ID #: 31-07-20-982-0000

PROJECT COORDINATOR: Kate Daniel Senior Planner, Kate.Daniel@Talgov.com

APPLICANT: Moore Bass Consulting, Ins., Ben Hood, (850) 222-5678

The property is located on 9.3 acres at the northwest corner of Orange Avenue and Country Club Drive. The proposed project is for the redevelopment of the site for five (5) proposed buildings for multi-family housing consisting of 130 residential units, leasing/amenity space with pool and associated parking. The applicant is requesting three deviations: (1) to omit the Urban Buffer on the northern property boundary; (2) to increase the maximum front building setback from 15' to 260' along Brighton Road and from 15' to 130' along Orange Avenue, and to increase the maximum interior side setback from 25' to 140'; (3) to provide a 6' sidewalk through the proposed open space adjacent to Orange Avenue in lieu of providing a 10' sidewalk within the public right-of-way. The property is zoned CU-45 (Central Urban-45) and is located within the MMTD (Multi-Modal Transportation District) and the CRA (Frenchtown/Southside Community Redevelopment Area).

1:30PM – 2:00PM: Tallahassee International Airport (TSD200041)

Parcel ID #: 41-07-20-801-0000

PROJECT COORDINATOR: Elise Fisher, Senior Planner, Elise.Fisher@Talgov.com

APPLICANT: Kimley-Horn, Connor Chambliss, (850) 553-3523

The property is located on approximately 1.4 acres at 5800 Springhill Rd. The proposed project is the development of a 41,172 square foot, two-story facility to accommodate international arriving flights. The concrete terminal apron will be removed and replaced to accommodate the proposed facilities. Additionally, a service loop is proposed to the east of the terminal apron in order to facilitate the construction of a proposed incinerator. The project also includes updates and renovations to the terminal apron, sewer service, and existing terminal building. The property is zoned GO-2 (Government Operation-2).

CITY OF TALLAHASSEE
POST-APPLICATION CONFERENCE MEETING AGENDA

December 21, 2020

1:00 P.M.

Until further notice, all Post-Application meetings will be held remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request a special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact Zoning@Talgov.com.

1:00PM – 1:30PM: March Road Subdivision (TSD200025)

Parcel ID #: 31-01-20-007-0000

PROJECT COORDINATOR: Kim Cole-Sweazy Senior Planner, Kim Cole-Sweazy@Talgov.com

APPLICANT: Urban Catalyst Consultants, Billy Colbert, (850) 999-4241

The property is located on 37.0 acres approximately 800' north of Apalachee Pkwy on the east side of March Road. The proposed project is the development of a residential subdivision that will consist of 48 residential townhome buildings containing a total of 182 units, and a clubhouse with pool amenities. The property is zoned R-3 (Single-Detached, Attached and Two-Family Residential).