

DEVELOPMENT REVIEW COMMITTEE AGENDA

February 11, 2019 (Revision 3)

9:00 a.m.

435 North Macomb Street

Growth Management Conference Room

First Floor/Renaissance Center

PUBLIC PARTICIPATION

OLD BUSINESS

PRELIMINARY PLAT

Portland Avenue Townhomes (TSD170013) is located on 10.3 acres on the north side of Portland Avenue approximately 1,200 feet west of Old Bainbridge Road. The project is the subdivision of the parcel into 36 single-family attached lots. The property is zoned R-3 (Single Detached, Attached and Two Family Residential). The project is continued from the July 10, August 14, September 25 and October 23, 2017, January 8, July 23, September 24 and the November 26, 2018 meetings.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

Tax ID#: 21-15-20-606-0000

Agent: Florida Environmental and Land Services, Inc. (850) 385-6255

NEW BUSINESS

TYPE C SITE PLAN

Franklin Academy Type C Site Plan (PSP180001). The project is located on 1.25 acres at 2303 Old Bainbridge Road. The request is to add a K-8 school (with ancillary family religious education) to the existing day care facility. No additional development is anticipated.

PROJECT COORDINATOR: Susan Denny - Planning Dept. (850) 891-6400

Tax ID #: 21-22-20-053-0000

Applicant: Franklin Academy, Inc. (850) 765-3449

Tallahassee Classical Charter School Type C Site Plan (PSP190001). The property is located approximately .3 miles east of the Paul Russell Road and South Blair Stone Road intersection. The project is a two-phased K-12 charter school. Phase One proposes a 24,214 square foot, two-story building and Phase Two proposes an 8,907 square foot, two-story building. Development of the charter school is only proposed on the +/-12.34-acre portion of the property located within the city limits.

The application also requests a minor amendment to the existing English Property Planned Unit Development (PUD) by clarifying the dimensions of parking between building and ROW; clarifying access to Blair Stone Road via a secondary service access; adding "schools" to the Community Facilities use in the Medium Density Residential District; and replacing Figure E – Concept Utility Plan with current connection points.

PROJECT COORDINATOR: Jiwuan Haley- Planning Dept. (850) 891-6400

Tax ID #: 31-17-20-001-0000

Agent: Moore Bass Consulting, Inc. (850) 222-5678

Type B Site Plan

Substation BP 34 (TSP190006) is located on 3.71 acres of the Tallahassee Airport and is located on the southwest portion of the airport property, approximately 2.3 miles southwest of the intersection of Capital Circle Southwest and Springhill Road. The project is the development of an electric substation in support of the solar collection facility. The property is zoned GO-2 (Government Operation 2).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

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

Agent: Genesis Group (850) 224-4400

Hyatt House (TSP190007) is located on 2.03 acres on the west side of Railroad Avenue on the north and south sides of McDonnell Drive. The project is the construction of a 6,300 square foot, one-story retail building on the north parcel and a 93,000 square foot, five-story hotel on the south parcel. The applicant is requesting four deviations to the development standards to allow the dumpster to be within the first layer along the FAMU Way ROW and Cascades Trail; to allow parking in the first layer and between the building façade; to increase the maximum building setback from 15 feet to 26 feet along FAMU Way and to reduce transparency on the first floor of the hotel along FAMU Way from 30% to 23%. The properties are zoned UT (University Transition) and are located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001

Tax ID#: 41-01-20-210-0000, 41-01-20-212-0000, 41-01-20-216-0000, 41-01-20-951-0000, 41-01-20-952-0000 and 41-01-40- E-0070

Agent: Moore Bass Consulting (850) 222-5678

PLANNED UNIT DEVELOPMENT AMENDMENT

Southwood Planned Unit Development Amendment (TRZ180014) The application proposes to amend the existing PUD to allow for the development of all Large Lot Single Family (LSF) uses in the LSF-10 PUD Land Use District with Historic House Overlay, except for the protected historic areas. The LSF-10 District allows residential uses up to 3 dwelling units/acre and non-residential uses are allowed a maximum floor area ratio of 2.0. The subject PUD site area is located at the southwest corner of Biltmore Avenue and Hemingway Boulevard. This is continued from the December 10, 2018 and the January 14, 2019 meetings.

PROJECT COORDINATOR: Mary Jean Yarbrough - Planning Dept. (850) 891-6400

Tax ID #: 31-16-26- C-0010

Agent: WGI - (850) 201-0101

STAND ALONE DEVIATION (WITHDRAWN)

581 Plymouth Court Triplex (TDR190001) is located on .21 acres at 581 Plymouth Court. The applicant is requesting a deviation to the development standards to reduce the side setback on the east side of the property from 15 feet minimum to 4 feet 9 inches. The property is zoned MR-1 (Medium Density Residential).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

Tax ID #: 11-33-75- B-0050

Agent: Sulimon Leone – (786) 608-7447

“Please be advised that if a person decides to appeal any decision made by the Development Review Committee with respect to any matter considered at this meeting, such person will need a record of these proceedings, and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.”