

DEVELOPMENT REVIEW COMMITTEE AGENDA (Revision 3)

April 22, 2019

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS

Type B Site Plan

506 All Saints Street (TSP180052) is located on .08 acres at 506 All Saints Street. The project is the construction of a 5,073 square foot, two-story mixed-use building with a recording studio on the first floor and three one-bedroom apartments on the second floor. The applicant is requesting three deviations to the development standards to decrease the required side setback from five feet minimum to four feet minimum; to reduce the size of the street tree wells from six-feet squared to four-feet squared; and to deviate from the street tree list to allow sabal palms to be used as street trees. The property is zoned ASN-C (All Saints Neighborhood Corridor Mixed Use District) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and the Frenchtown/Southside Community Redevelopment Area. This is continued from the August 27, 2018, October 22, 2018, the January 14, and the March 11, 2019 meetings.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
Tax ID#: 41-01-80-000-0380 and 41-01-80-000-0431
Agent: Dewberry Engineers Inc. (850) 523-0062

Type C Site Plan

Tallahassee Classical Charter School Temporary Location Type C Site Plan (PSP190002). The subject property is located on 5.93 acres at 2002 Old Saint Augustine Road. The project is a change of use of an existing office building to a temporary K-8 charter school to house students while construction of the Tallahassee Classical Charter School (PSP190001) is completed. Development activities will be limited to interior renovations of the existing building. No other site improvements are proposed. The property is zoned OR-3 (Office Residential 3). This is continued from the April 8, 2019 meeting.

PROJECT COORDINATOR: Sean Reiss- Planning Dept. (850) 891-6400
Tax ID #: 31-05-20-015-0000
Agent: Moore Bass Consulting, Inc. (850) 222-5678

NEW BUSINESS

Type B Site Plan Major Modification

Waffle House - Pensacola Street (TSP190024) is located on .87 acres at 2230 West Pensacola Street. The applicant is requesting a major modification to the approved site plan (TSP180073) to use the existing stormwater facility as well as a new adjacent facility; to revise the approved deviation for the maximum side setback to be increased from 154' to 157'; and to decrease parking spaces from 26 to 22. The project is for the demolition of the existing structure and construction of a 1,992 square foot restaurant. The property is zoned UT (University Transition) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
Tax ID#: 21-34-20-613-000 and 21-34-20-614-0000
Agent: Poole Engineering & Surveying, Inc. (850) 386-5117

Freightyard (TSP190025) is located on .64 acres on the southeast corner of Railroad Avenue and Saint Francis Street. The applicant is requesting a major modification to a previous site plan major modification (TSP180061) to increase the number of residential units from 28 to 32 and to revise the phasing plan of the project and add a fourth phase. The property is zoned ASN-C (All Saints Neighborhood C) and is located within the MMTD (Multi-Modal Transportation District) and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
Tax ID#: 41-01-80-000-0451 and 41-01-80-000-0460
Agent: Moore Bass Consulting, Inc. (850) 222-5678

"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."