DEVELOPMENT REVIEW COMMITTEE AGENDA (Revision 1)
February 10, 2020
9:00 a.m.
435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center

PUBLIC PARTICIPATION

OLD BUSINESS:

Planned Unit Development

Southwood Planned Unit Development Amendment (TRZ190014) is located on approximately 3,322 acres and is generally bounded by Apalachee Parkway on the north, Southwood Plantation Road and Biltmore Avenue on the east, Tram Road on the south, and Capital Circle Southeast on the west. The application proposes to amend the existing PUD to: 1) re-designate districts in the Concept Plan; 2) update the Stormwater Master Facilities Plan; 3) update the Trail System Plan; 4) update the Utility Concept Plan, and 5) reorganize and update the PUD document. The property is zoned Southwood Planned Unit Development (PUD). This item was continued from the December 9 and December 23, 2019, and January 27, 2020 DRC meetings.

PROJECT COORDINATOR: Mary Jean Yarbrough - Planning Dept. (891-6400)
Tax ID #: On file in the Planning Department
Agent: Carlton Fields (850) 224-1585

Canopy Planned Unit Development Amendment (TRZ190015). The application proposes to amend the existing PUD to: 1) increase the maximum number of residential units from 1,417 to 1,670; 2) clarify inclusionary housing requirements; 3) remove the Neighborhood Center District and create a new Town Center District in the Concept Plan; 4) revise the General Land Use, Vehicular, and Bike and Pedestrian Circulation Plans; 5) re-locate the City Senior Center to the southside of Welaunee Boulevard; 6) remove the requirement for a Leon County school site; and 7) add RV/Boat storage as an allowed use to a designated area south of Holy Comforter School in the Low/Medium Density Residential PUD District. The total PUD site area is approximately 505 acres at the southeast corner of the intersection of Fleischman Lane and Centerville Road. This item was continued from the January 13 and January 27, 2020 DRC meetings.

PROJECT COORDINATOR: Mary Jean Yarbrough - Planning Dept. (891-6400)
Tax ID #: On file in the Planning Department
Agent: Hopping Green & Sams (850) 222-7500
**Preliminary Plat**

**Southwood LSF-3 (TSD190024)** 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). *This item was continued from the January 13 and January 27, 2020 DRC meetings.*

**PROJECT COORDINATOR:** Kate Daniel - Senior Planner (850) 891-7042
Tax ID#: 31-10-20-012-0000
Agent: Kimley-Horn (850) 553-3500

**NEW BUSINESS:**

**Planned Unit Development**

**Pristine Planned Unit Development (TRZ200001)** – The proposed PUD is located on approximately 4.84 acres at 2001 Apalachee Parkway between Blarstone and Paul Russell Roads (Previously the YMCA site). The proposed PUD reflects currently allowed Office-Residential 3 (OR-3) zoning district residential and office uses with the addition of indoor climate-controlled self-storage and outdoor RV/Boat storage. The proposed PUD includes interior renovations to the existing primary 17,652 sf building to convert it into an interior self-storage facility. Two other buildings on the site totaling approximately 13,940 sf are identified for demolition and redevelopment.

**PROJECT COORDINATOR:** Susan Poplin - Planning Dept. (891-6400)
Tax ID #: 31-05-20-013-0000
Agent: Kimley-Horne and Associates, Inc. (Debra Prebble) – 850-553-3500

“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.”