

DEVELOPMENT REVIEW COMMITTEE AGENDA (Revision 2)

January 13, 2020

9:00 a.m.

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

PUBLIC PARTICIPATION

OLD BUSINESS:

Stand Alone Deviation

Orion Motor Sports Accessory Structure (TDR190004) is located on 1.09 acres at 1215 S. Monroe Street. The proposed project is a request to increase the maximum front setback for accessory structures from 40 feet to 123 feet from the rear property line for the construction of a storage canopy. The property is zoned within the Orion Weddington Planned Unit Development (PUD). This item is continued from the December 9, 2019 meeting.

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

Tax ID#: 41-01-20-024-0000

Agent: Carolina Carports (229) 400-2034

NEW BUSINESS

Planned Unit Development

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.

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 – Biltmore Avenue (TSD190023) 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 applicant also requests a minor amendment to the PUD to realign the segment of the St. Marks-Lafayette Heritage Connector trail between Orange Avenue and Old St. Augustine Road from the eastern-most limits of the Southwood PUD to the eastern side of the Biltmore Avenue right-of-way. The property is zoned PUD (Southwood PUD).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
Tax ID#: 31-10-20-012-0000
Agent: Kimley-Horn (850) 553-3502

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).

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

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DEVELOPMENT REVIEW COMMITTEE AGENDA (Revision 1)

January 27, 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, 2019 and December 23, 2019 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, 2020 DRC meeting.*

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 – Biltmore Avenue (TSD190023) 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 applicant also requests a minor amendment to the PUD to realign the segment of the St. Marks-Lafayette Heritage Connector trail between Orange Avenue and Old St. Augustine Road from the eastern-most limits of the Southwood PUD to the eastern side of the Biltmore Avenue right-of-way. The property is zoned PUD (Southwood PUD). ***This item was continued from the January 13, 2020 DRC meeting.***

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
Tax ID#: 31-10-20-012-0000
Agent: Kimley-Horn (850) 553-3502

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, 2020 DRC meeting.***

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

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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 Blairstone 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

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DEVELOPMENT REVIEW COMMITTEE AGENDA

February 24, 2020

9:00 a.m.

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

PUBLIC PARTICIPATION

OLD BUSINESS:

Preliminary Plat

Buckingham Gates (TSD190012) is located on 15.04 acres between Richardson Road and Cross Creek Drive, north of Apalachee Parkway. The project is to subdivide the parcel into 33 single-family residential lots. The property is zoned PUD (Cross Creek PUD). *This item was continued from the November 25, 2019 DRC meeting.*

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
Tax ID#: 31-04-20-218-0000 and 31-04-60- D-0010
Agent: Kimley-Horn (850) 553-3526

NEW BUSINESS

Type B Site Plan

Blue Water Express Wash 8 (TSP200005) 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)

PROJECT COORDINATOR: Elise Fisher - Senior Planner (850) 891-7083
Tax ID#: 21-34-81-000-2220; 21-34-81-000-2221; 21-34-81-000-2230
Agent: Urban Catalyst Consultants (850) 999-4241

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DEVELOPMENT REVIEW COMMITTEE AGENDA

Revision #2

March 9, 2020

9:00 a.m.

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

PUBLIC PARTICIPATION

OLD BUSINESS:

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, January 27, and February 10, 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

Evening Rose Planned Unit Development Amendment (TRZ200005). The application will add a 0.75-acre parcel to the "green space" component of PUD. The additional acreage is located immediately south of the PUD and its proposed use is the playground for an existing private school. The proposed total acreage for the PUD is 14.26 acres, and it is located east of Capital Circle Northeast, south of Easter Stanley Road.

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

Tax ID #: On file in the Planning Department

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

Type B Site Plan

Chick-Fil-A #4442 – Magnolia Drive (TSP200006) is located on .48 acres on the northeast corner of S. Magnolia Drive and Governors Square Blvd. The project is the construction of a 4,995 square foot fast food restaurant with a drive-through. The applicant is requesting deviations to reduce the width of the sidewalk improvements and maintain the existing streetscape along both roadways. The property is zoned C-2 (General Commercial) and is located within the MMTD (Multi-Modal Transportation District)

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

Tax ID#: 11-31-12-042-0000

Agent: Bowman Consulting (954) 314-8480

Tallahassee Suites (TSP200009) is located on 1.6 acres on the northwest corner of E. 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).

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

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

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

Preliminary Plat

Cambridge Parc (TSD200001) is located on 7.45 acres at 4680, 4732 and 4738 Thomasville Road. The project is a proposed subdivision with 26 single-family residential detached homes. The applicant is requesting a deviation to the development standards to decrease the distance from the northern property boundary of earthwork disturbances associated with stormwater retention ponds from 15 feet to 7.5 feet. The properties are currently zoned RP (Residential Preservation) and are pending a rezoning to PUD (Planned Unit Development).

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

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

Agent: Magnolia Engineering, LLC. (850) 385-0203

2805 Thomasville Road (TSD200002) 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 to allow for more than two adjacent flag lot being accessed by a single driveway. The property is zoned RP-1 (Residential Preservation-1).

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

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

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

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DEVELOPMENT REVIEW COMMITTEE AGENDA

March 23, 2020

9:00 a.m.

435 North Macomb Street

Growth Management Conference Room

First Floor/Renaissance Center

No applications for development review have been received. The meeting is cancelled.

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DEVELOPMENT REVIEW COMMITTEE AGENDA

April 13, 2020 (REVISION 2)

9:00 a.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.

PUBLIC PARTICIPATION

NEW BUSINESS

Stand Alone Deviation

MFN Killearn Shelter (TDR200001) is located on .36 acres at 2349 Killearn Center Blvd. The project is the construction of a precast concrete utility equipment shelter, and the applicant is requesting a deviation to allow for a standby generator to be located within 200' of a low-density residential property boundary. The Property is zoned R-3 (Single Detached, Attached and Two Family Residential).

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

Tax ID #: 11-09-17-000-0010

Agent: Metro FiberNet, LLC, (347) 755-1252

Type B Site Plan

Jackson Forest Apartments (TSP200010) is located on 3.96 acres at 2131 Jackson Bluff Rd. The project is the construction of a four (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).

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

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

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

Limited Partition

The Centre of Tallahassee (TSD200003) is located on 69.51 acres at 2415 N. Monroe Street. The proposed project is to subdivide the existing parcel to create three new parcels. The property is zoned AC (Activity Center).

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

Tax ID#: 21-24-20-206-0000

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

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DEVELOPMENT REVIEW COMMITTEE AGENDA
REVISION 2
April 27, 2020
9:00 a.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.

PUBLIC PARTICIPATION

OLD BUSINESS

Chick-Fil-A #4442 – Magnolia Drive (TSP200006) is located on .48 acres on the northeast corner of S. Magnolia Drive and Governors Square Blvd. The project is the construction of a 4,995 square foot fast food restaurant with a drive-through. The applicant is requesting deviations to reduce the width of the sidewalk improvements and maintain the existing streetscape along both roadways. The property is zoned C-2 (General Commercial) and is located within the MMTD (Multi-Modal Transportation District). **This item was continued from the March 9, 2020 Development Review Committee meeting.**

PROJECT COORDINATOR: Elise Fisher - Senior Planner (850) 891-7083
Tax ID#: 11-31-12-042-0000
Agent: Bowman Consulting (954) 314-8480

NEW BUSINESS

Type B Site Plan

Hinson College Corner (TSP200007) is located on .80 acres at 2655 & 2675 W Tennessee Street. The project is the redevelopment of the two parcels to include the demolition of the existing warehouse and the expansion of the existing gas service station building, fuel pumps, parking and stormwater management facility. The applicant is requesting three deviations to the development standards to reduce the rear building setback from 10' to 0'; to allow parking in the first layer; and to allow the dumpster in the first layer. The property is zoned CP (Commercial Parkway) and is located within the MMTD (Multi-Modal Transportation District)

PROJECT COORDINATOR: Kate Daniel, Senior Planner, Kate.Daniel@Talgov.com
Tax ID#: 21-28-51- A-0021 & 21-28-51- A-0030
Agent: Jim Stidham & Associates, (850) 222-3975

Preliminary Plat

Cedarbrook Condominium Lot Split (TSD200005) is located on 4.87 acres at 2215 Cedarbrook Court. The project is the division of the parcel into two lots. The applicant is requesting a deviation to the required setbacks as follows: a reduction of the rear setback requirement of 25-feet minimum to five (5) feet for Lot 1; and increase of the front setback requirement of 20-feet maximum to 125 feet on Lot 2; and a decrease of the side setback requirement of 15-foot minimum to five (5) feet for Lot 2. The property is zoned R-4 (Single, Two & Multi-Family Residential).

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com
Tax ID#: 21-21-75-000-0010
Agent: Poole Engineering & Surveying, Inc. (850) 386-5117

Plymouth Subdivide (TSD200006) is located on .22 acres at 585 Plymouth Court. The project is the subdivision of the parcel into three lots for the construction three residential attached townhomes. The property is zoned MR-1 (Medium Density Residential).

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

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

Agent: Sulimon Leone, (786) 608-7447

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DEVELOPMENT REVIEW COMMITTEE AGENDA
REVISION 2
May 11, 2020
9:00 a.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.

PUBLIC PARTICIPATION

OLD BUSINESS

Chick-Fil-A #4442 – Magnolia Drive (TSP200006) is located on .48 acres on the northeast corner of S. Magnolia Drive and Governors Square Blvd. The project is the construction of a 4,995 square foot fast food restaurant with a drive-through. The applicant is requesting deviations to reduce the width of the sidewalk improvements and maintain the existing streetscape along both roadways. The property is zoned C-2 (General Commercial) and is located within the MMTD (Multi-Modal Transportation District). **This item was continued from the April 27, 2020 Development Review Committee meeting.**

PROJECT COORDINATOR: Elise Fisher - Senior Planner (850) 891-7083
Tax ID#: 11-31-12-042-0000
Agent: Bowman Consulting (954) 314-8480

NEW BUSINESS

Planned Unit Development

Leon County Health Department and New Mt. Zion AME Church Planned Unit Development Amendment (TRZ200007). The application will add pre-k through 5th grade school as an allowable use to the New Mt. Zion AME Church parcel (21-25-95- A-0010). There will be no physical development as a result of the proposed added use. The proposed total acreage for the PUD is 8.97 acres, and it is located on the east side of Old Bainbridge Road, approximately 60 feet north of West Seventh Avenue.

Approval _____ *Denial* _____ *Continued to* _____

PROJECT COORDINATOR: Susan Denny - Planning Dept. (891-6400)
Tax ID #: On file in the Planning Department
Agent: Canter Group Planning & Design, Inc. (850) 531-9912

Governor's Park Corners Planned Unit Development Amendment (TRZ200011). The application proposes to amend the existing PUD to include a self-storage facility with climate-controlled and non-climate-controlled interior and exterior access units (Parcel G-5 only) as an allowed use. Currently, Parcel G-5 allows Multi-family Residential (42 total units) and 5000 square feet of General Office. The subject PUD site area is located at the northeast corner of Blair Stone Road and Governor's Square Boulevard.

Approval _____ *Denial* _____ *Continued to* _____

PROJECT COORDINATOR: Sean Reiss - Planning Dept. (891-6400)
Tax ID #: On file in the Planning Department
Agent: Ausley McMullen (850) 425-5329

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DEVELOPMENT REVIEW COMMITTEE AGENDA

June 8, 2020

9:00 a.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.

PUBLIC PARTICIPATION

OLD BUSINESS:

Preliminary Plat

Buckingham Gates (TSD190012) is located on 15.04 acres between Richardson Road and Cross Creek Drive, north of Apalachee Parkway. The project is to subdivide the parcel into 33 single-family residential lots. The property is zoned Cross Creek Planned Unit Development (PUD). *This item was continued from the October 14 and November 25, 2019, and the February 24, 2020 DRC meetings.*

PROJECT COORDINATOR: Kate Daniel, Senior Planner, Kate.Daniel@Talgov.com
Tax ID#: 31-04-20-218-0000 and 31-04-60- D-0010
Agent: Kimley-Horn (850) 553-3526

Type B Site Plan

Jackson Forest Apartments (TSP200010) is located on 3.96 acres at 2131 Jackson Bluff Rd. The project is the construction of a four (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). *This item was continued from the April 13, 2020 DRC meeting.*

PROJECT COORDINATOR: Elise Fisher, Senior Planner, (850) 891-7083
Tax ID#: 41-03-20-201-0000
Agent: Moore Bass Consulting, Inc., (850) 222-5678

NEW BUSINESS

Preliminary Plat

Tallahassee Drive Subdivision (TSD200008) 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).

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

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

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

"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."

DEVELOPMENT REVIEW COMMITTEE AGENDA

June 22, 2020

9:00 a.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.

PUBLIC PARTICIPATION

OLD BUSINESS

Jackson Forest Apartments (TSP200010) is located on 3.96 acres at 2131 Jackson Bluff Rd. The project is the construction of a four (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). *This item was continued from the April 13, 2020 and June 8, 2020 DRC meetings.*

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

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

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

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DEVELOPMENT REVIEW COMMITTEE AGENDA

July 13, 2020

9:00 a.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.

PUBLIC PARTICIPATION

NEW BUSINESS

Type C Site Plan

Brownsville Preparatory Institute Type C Site Plan (PSP200001). The subject property is located on 2.97 acres, on the northeast corner of West Seventh Avenue and Old Bainbridge Road. The proposed project is for a change of use from day care to a Pre-K through 5 school, co-located with the existing church. The project will not require any additional physical development. The site is zoned Leon County Public Health Unit/New Mt. Zion AME Church PUD (PUD) and Residential Preservation-2 (RP-2).

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

Tax ID #: 21-25-95- A-0010

Agent: Canter Group Planning and Design. (850) 531-9912

Planned Unit Development

Southwood Planned Unit Development Amendment – LDR-17 (TRZ200012). The application proposes to amend the current PUD to re-designate .47+/- acres in Parks & Recreation (PR) to Low Density Residential (LDR) and establish LDR-17. The amendment will change the allowed uses from primarily passive/active recreational uses to low density residential. The PUD site area is located on the southwest corner of Mossy Creek Lane and Dunbar Lane.

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

Tax ID #: 31-15-20-001-0000

Agent: Half Associates, Inc. (850) 894-9428

Stand Alone Deviation

1460 Willow Bend Way (TDR200005) is located on 0.20 acres at 1460 Willow Bend Way. The project is to construct a Multi-Family Triplex. The applicant is requesting a deviation to reduce the side setbacks from 15' to 7.5'. The property is zoned Medium Density Residential (MR-1).

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

Tax ID#: 31-08-17-000-0050

Agent: Gibbs Investments & Developments (850) 556-2379

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DEVELOPMENT REVIEW COMMITTEE AGENDA

July 27, 2020

9:00 a.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.

PUBLIC PARTICIPATION

NEW BUSINESS

Type B Site Plan

Magnolia Oaks (TSP200021) 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).

PROJECT COORDINATOR: Kate Daniel, Senior Planner, Kate.Daniel@talgov.com
Tax ID#: 31-07-20-209-0000
Agent: Moore Bass Consulting, (850) 222-5678

4Forty North Monroe (TSP200023) 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 minimum 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).

PROJECT COORDINATOR: Kate Daniel, Senior Planner, Kate.Daniel@talgov.com
Tax ID#: 21-36-40-153-3790 & 21-36-40-153-3795
Agent: Inovia Consulting Group, (850) 545-3322

ALDI-University Village (TSP200024) is located on 0.89 acres at 2020 West 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).

PROJECT COORDINATOR: Elise Fisher, Senior Planner, Elise.Fisher@talgov.com
Tax ID#: 21-34-51-000-1131
Agent: ISG, Inc., Stephanie Merdan (952) 426-0699

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DEVELOPMENT REVIEW COMMITTEE AGENDA

Aug 10, 2020

9:00 a.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.

PUBLIC PARTICIPATION

NEW BUSINESS

Right-of-Way Abandonment

Talcor Urban Housing (TAB200002) is located at 765 Harper Street. The project is the requested abandonment of right-of-way along Payne Street. The property is zoned R-4 (Single, Two & Multi-Family Residential) and is located within the MMTD (Multi-Modal Transportation District).

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

Tax ID#: 11-30-20-250-0000

Agent: Moore Bass Consulting, Tom O'Steen, (850) 222-5678

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DEVELOPMENT REVIEW COMMITTEE AGENDA

September 14, 2020

9:00 a.m.

Revision 2

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.

PUBLIC PARTICIPATION

OLD BUSINESS:

Buckingham Gates (TSD190012) is located on 15.04 acres between Richardson Road and Cross Creek Drive, north of Apalachee Parkway. The project is to subdivide the parcel into 33 single-family residential lots. The property is zoned PUD (Cross Creek Planned Unit Development). *This item was continued from the October 14 and November 25, 2019, and February 24 and June 8, 2020 DRC meetings.*

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

Tax ID#: 31-04-20-218-0000 and 31-04-60- D-0010

Agent: Kimley-Horn (850) 553-3526

NEW BUSINESS:

Pump Station 182 (TDR200007) is located on 17.82 acres on the south side of Orange Avenue approximately 830 feet west of Catherine Ross Lane. The proposed project is for a new pump station on the site. The stand-alone deviation request is to reduce the required distance of a generator from a low-density residential property line from 200 feet to 157 feet to the eastern property line, and from 200 feet to 183 to the western property line. The property is zoned R-1 (Single-Family Detached Residential).

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

Tax ID#: 41-10-20-403-0000

Agent: Kimley-Horn, Cameron Snipes (850) 553-3500

The Villas at Raymond Diehl (TSD200014) 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).

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

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

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

Gaines Street Hotel (TSD200017) is located on 6.56 acres at the northwest corner of Mosley St & Stone Valley Way. The proposed project is the alteration to 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).

PROJECT COORDINATOR: Kate Daniel, Senior Planner, Kate.Daniel@Talgov.com
Tax 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
Agent: Moore Bass Consulting (850) 222-5678

Southwood – Biltmore MDR 13 (TSD200015) 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).

PROJECT COORDINATOR: Elise Fisher, Senior Planner, Elise.Fisher@Talgov.com
Tax ID#: 31-10-20-012-0000
Agent: Kimley-Horn, Spencer Brennault (850) 553-3500

Southwood Planned Unit Development Amendment – LDR-17 (TRZ200012) proposes to amend the current PUD to re-designate 0.47+/- acres of the Parks & Recreation (PR) District to the Low Density Residential (LDR) District. The amendment proposes to convert 0.47 acres +/- of the golf course and establish LDR-17 for the construction of one single-family home. The site area is located on the southwest corner of Mossy Creek Lane and Dunbar Lane. The property is zoned within the Southwood Planned Unit Development (PUD).

PROJECT COORDINATOR: Mary Jean Yarbrough - Planning Dept. (891-6400)
Tax ID #: 31-15-20-001-0000
Agent: Halff Associates, Inc. (850) 894-9428

Southwood Planned Unit Development Amendment (TRZ200017) proposes to amend the existing PUD to: 1) re-designate districts in the Concept Plan, which includes the addition of a new Town Center; 2) reduce the front setback to 15 feet along a segment of Four Oaks Blvd in Town Center; 3) update the Stormwater Facilities Master Plan; 4) update the Trail System Plan; 5) update the Utility Concept Plan; 6) revise transportation analysis to demonstrate no increase in impacts; 7) amend Table 3.1 to match Exhibit B.1 in the DRI development order; and 8) reorganize and update the PUD document. The total PUD site area is 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.

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

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DEVELOPMENT REVIEW COMMITTEE AGENDA

September 28, 2020

9:00 a.m.

Revision 2

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.

PUBLIC PARTICIPATION

WITHDRAWN:

Gaines Street Hotel (TSD200017) is located on 5.47 acres at the northwest corner of Mosley St & Stone Valley Way. The proposed project is the subdivision of the parcel into two lots. The property is zoned UT (University Transition) and UV (University Urban Village) which is a design review district, and is located within the MMTD (Multi-Modal Transportation District) and the Frenchtown/Southside Community Redevelopment Area (CRA). *This item was continued from the September 14, 2020 DRC meeting, and has since been withdrawn by the applicant.*

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

Tax ID#: 21-35-51-000-1140

Agent: Moore Bass Consulting (850) 222-5678

NEW BUSINESS:

Preliminary Plat

Lake Mary Forest @ Southwood (TSD200018) is located on 94.62 acres on the west side of Merchants Row Blvd. The proposed project is for a phased plan to include 69 single-family detached residential lots totaling 15.10 acres with another eight (8) acres designated for conservation easements and stormwater facilities. The property is zoned PUD (Southwood Planned Unit Development).

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

Tax ID#: 31-16-20-032-0000

Agent: Clifford Lamb & Associates, Matt Dana (850) 385-2800

Type B Site Plan

St Augustine Student Housing (TSP200031) 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.

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

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DEVELOPMENT REVIEW COMMITTEE AGENDA

October 12, 2020

9:00 a.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.

PAR Storage Timberlane Planned Unit Development (TRZ200018). The proposed PUD is located on approximately 3.5 acres on the southeast corner of Timberlane Road and Martin Hurst Road. The primary purpose of the PUD is to allow indoor, climate-control self-storage facilities with design standards.

Approval _____ Denial _____ Continued to _____

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

Tax ID #: 11-08-51-004-0410, 11-08-51-004-0420 & 11-08-51-003-0300

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

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DEVELOPMENT REVIEW COMMITTEE AGENDA

October 26, 2020

9:00 a.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.

PUBLIC PARTICIPATION

OLD BUSINESS

Type B Site Plan

St Augustine Student Housing (TSP200031) 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. *This item was continued from the September 28, 2020 Development Review Committee meeting.*

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

NEW BUSINESS

Limited Partition

Ridge Road Lot Split (TSD200013) is located on .73 acres at 3400 Ridge Rd. The proposed project is to subdivide the existing parcel into two separate lots. The property is zoned RP-1 (Residential Preservation-1).

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com
Tax ID#: 41-14-20-349-0000
Agent: Seay Construction, Kenneth Seay, (850) 321-7547

Gibbs Pine Street Homes (TSD200021) 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).

PROJECT COORDINATOR: Elise Fisher, Senior Planner, Elise.Fisher@Talgov.com
Tax ID#: 11-30-20-206-0000
Agent: Moore Bass Consulting, Ben Hood, (850) 222-5678

Preliminary Plat

1557 Jacks Drive (TSD200020) 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).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 31-05-53- C-0090
Agent: Magnolia Engineering LLC, Carmen Bourgeois, (850) 385-0203

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**DEVELOPMENT REVIEW COMMITTEE AGENDA
REVISION 1**

**November 9, 2020
9:00 a.m.**

**300 South Adams Street
City Commission Chambers
Second Floor/City Hall**

PUBLIC PARTICIPATION

OLD BUSINESS

NEW BUSINESS

Type B Site Plan

Lakeside @ Southwood (TSP200037) 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).

PROJECT COORDINATOR: Elise Fisher, Senior Planner, Elise.Fisher@Talgov.com
TAX ID#: 31-21-20-616-0000, 31-21-24-0001, 31-21-24-A-0010, 31-21-24-A-0020
APPLICANT: Urban Catalyst Consultants, Sean Marston (850) 999-4241

Preliminary Plat

Zimmerman Building Partnership Subdivision (TSD200022) is located on 2.95 acres at the corner of Miccosukee Commons Drive & Miccosukee Road. The proposed project is the subdivision of the existing parcel into two separate lots. The site is currently developed with two buildings, where the proposed subdivision would place each building on its own lot. The property is zoned OR-3 (Office Residential).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 11-21-25-000-0010
APPLICANT: Urban Catalyst Consultants, Sean Marston (850) 999-4241

Planned Unit Development

Wildwood Presbyterian Church Planned Unit Development Amendment (TRZ200019). The application proposes to amend the existing Wildwood Presbyterian Church Planned Unit Development (PUD) for an expansion of the Wildwood Presbyterian Church facility to add a proposed pool complex (including parking) and to update the uses of two proposed buildings to include an auditorium and community center. The total acreage for the PUD is 56.61 acres and it is located along Oak Grove Road to the east Meridian Road.

PROJECT COORDINATOR: Sean Reiss - Planning Dept. (891-6400)

Tax ID #: 14-18-20-207-0000

APPLICANT: Urban Catalyst Consultants, Inc. (850) 999-4241

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DEVELOPMENT REVIEW COMMITTEE AGENDA

November 23, 2020

9:00 a.m.

300 South Adams Street
City Commission Chambers
Second Floor/City Hall

Until further notice, all Development Review Committee meetings will be held both in person at the City Commission Chambers and 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.

PUBLIC PARTICIPATION

OLD BUSINESS

NEW BUSINESS

Preliminary Plat

Seaboard (TSD200023) is located on 0.202 acres at the northwest corner of Seaboard St. and South M L King Jr, Blvd. The proposed project is a replat the two parcels to change the orientation from Seaboard St. to South M L King, Jr. Blvd. The property is zoned All Saints Neighborhood – A (ASN-A), which is a Design Review district and is within the Multi-Modal Transportation District (MMTD) and the Frenchtown/Southside Community Redevelopment Area (CRA).

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

TAX ID#: 41-01-80-000-0040, 41-01-80-000-0041

APPLICANT Ron Pearce (850) 294-2501

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**DEVELOPMENT REVIEW COMMITTEE AGENDA
REVISION 1**

**December 14, 2020
9:00 a.m.**

**300 South Adams Street
Tallahassee Room
Second Floor/City Hall**

Until further notice, all Development Review Committee meetings will be held both in person in the Tallahassee Room in City Hall and 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.

PUBLIC PARTICIPATION

NEW BUSINESS

Type B Site Plan

Magnolia Family (TSP200044) 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).

PROJECT COORDINATOR: Kate Daniel, Senior Planner, Kate.Daniel@Talgov.com
TAX ID#: 31-07-20-982-0000
APPLICANT Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678

Tallahassee International Airport (TSP200041) the project area 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. 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).

PROJECT COORDINATOR: Elise Fisher, Senior Planner, Elise.Fisher@Talgov.com
TAX ID#: 41-07-20-801-0000
APPLICANT: Kimley-Horn, Connor Chambliss, (850) 553-3523

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DEVELOPMENT REVIEW COMMITTEE AGENDA

December 28, 2020

9:00 a.m.

300 South Adams Street
Tallahassee Room
Second Floor/City Hall

Until further notice, all Development Review Committee meetings will be held both in person in the Tallahassee Room in City Hall and 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.

PUBLIC PARTICIPATION

NEW BUSINESS

Abandonment

Magnolia Family (TAB200005) The requested right-of-way abandonment is for Canton Circle, located at the northwest corner of Orange Ave. and Country Club Dr., in association with the proposed redevelopment of the surrounding parcel. The surrounding area 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).

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

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

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

Preliminary Plat

2106 Charter Oaks Drive (TSD200024) is located on .67 acres at 2106 Charter Oaks Drive. The proposed project is to adjust the property lines between Lots 16 & 17 in order to make the lots approximately equal in size and run the shared lot line parallel to the existing house located on Lot 16. The property is zoned RP-1 (Residential Preservation - 1).

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

TAX ID#: 21-24-30- B-0160

APPLICANT: Linda Chaisson, (850) 539-2662

March Road Subdivision (TSD200025) 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).

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

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

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

"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."