

DEVELOPMENT REVIEW COMMITTEE AGENDA

January 11, 2021
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

OLD 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). *This item was continued from the December 14, 2020 meeting.*

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

NEW BUSINESS

Preliminary Plat

Tennessee Street CCSS (TSD200026) is located on 3.51 acres north of W. Tennessee Street between High Road and Buena Vista Drive. The proposed project is to reconfigure six parcels into two lots to accommodate the existing bank and a proposed storage facility. The property is zoned CP (Commercial Parkway) and is located within the MMTD (Multi-Modal Transportation District).

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

TAX ID#: 21-27-20-422-0000; 21-27-20-423-0000; 21-27-35- C-0050; 21-27-35- C-0060;

21-27-35- C-0070; 21-27-35- C-0080

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

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DEVELOPMENT REVIEW COMMITTEE AGENDA

January 25, 2021

9:00 a.m.

300 South Adams Street
Tallahassee Room
Second Floor/City Hall

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PUBLIC PARTICIPATION

OLD BUSINESS

Preliminary Plat

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). *This item was continued from the December 28, 2020 Development Review Committee meeting.*

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

NEW BUSINESS

Type B Site Plan

Tallahassee International Airport Quick-Turnaround Facility (TSP200053) is located on 15+/- acres approximately 350 feet east of Lake Bradford Road on the southside of Capital Circle SW, while the remainder of the site is located approximately 2,200 feet northwest of the main airport entrance, on the north side of Capital Circle SW. The proposed project is for the construction of three single-story maintenance buildings, covered fueling areas, and parking areas. The property is zoned GO-2 (Government Operations - 2).

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

TAX ID#: 41-07-20-801-0000; 41-17-20-801-0000; 41-17-20-802-0000; 41-17-20-803-0000

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

Nole Quarters Student Housing (TSP200054) is located on 1.51 acres at the southwest corner of W. St. Augustine Street and Lorene Street. The proposed project is the construction of multi-family housing to include 84 units with a total of 345 bedrooms and a parking structure with access from W. St. Augustine Street. The applicant is requesting four deviations with the project: (1) Increase the building setback along Lorene St from 15 ft maximum to 36.5 ft; (2) Remove the requirement for a liner building along St. Augustine and Lorene Streets; (3) Allow trash containment devices to be placed in the first layer along Lorene St; (4) Increase the building height from a maximum of five stories to six stories. This project is located within the MMTD (Multi-Modal Transportation District) overlay and is zoned UT (University Transition).

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

TAX ID#: 21-35-40- E-0020; 21-35-40- E-0030; 21-35-40- E-0040; 21-35-40- E-0050;
21-35-40- E-0080; 21-35-40- E-0081

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

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DEVELOPMENT REVIEW COMMITTEE AGENDA

February 22, 2021

9:00 a.m.

300 South Adams Street

Tallahassee Room

Second Floor/City Hall

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

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DEVELOPMENT REVIEW COMMITTEE AGENDA

March 8, 2021
9:00 a.m.

Walker-Ford Community Center
2301 Pasco St, Tallahassee, FL 32310

Until further notice, all Development Review Committee meetings will be held both in person at the referenced location and remotely through the WebEx meeting service. The Webex meeting can be accessed via internet or phone at the information below:

Meeting link: <https://talgov.webex.com/talgov/j.php?MTID=m359ecee25fb1dd940243f2d0eb11e474>

Call-in number: 1 (408) 418-9388

Meeting access code: 179 608 6297

If you would like to request documents associated with any agenda item, please contact the Project Coordinator listed for that specific agenda item.

PUBLIC PARTICIPATION: Public participation for each agenda item will take place at the time that item is heard. If you would like to be recognized as a speaker for an item, then we request that you contact the Project Coordinator listed for that agenda item at least 24 hours prior to the meeting. Public comment may be provided in person or remotely.

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, June 8, and September 14, 2020 DRC meetings.*

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

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

Agent: Kimley-Horn, (850) 553-3526

NEW BUSINESS:

Debbie Lightsey Nature Park (TSP210006) is located on 115.58 acres approximately 1,590 feet south of Blountstown Hwy on the east side of Capital Circle SW. The project is the establishment of a new nature park which will include walking trails, bike trails, boardwalks, overlooks, picnic pavilion with an access drive and parking lot. The property is zoned PUD (Delta Industrial Park PUD)

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

Tax ID#: 41-05-20-801-0000 and 41-05-20-002-0000

Agent: George & Associates Consulting Engineers, Inc., Shannon Huffey, (850) 521-0344

Major Modification to Preliminary Plat for Canopy Units 4 & 5 (TSD210002) is located on 133.95 acres at the south side of Welaunee Boulevard east of Arbor Trace at Canopy. The project is the modification of the existing plat to separate Units 4 & 5 into two distinct units and will add 10.73 acres to Unit 4 allow for a site to be used for a future Senior Center in Unit 4. The property is zoned PUD (Canopy Planned Unit Development)

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com
Tax ID#: 11-15-20-402-0000 & 11-14-20-402-0000
Agent: Halff Associates, Inc., Carolyn Bibler, (850) 848-9428

City Walk (TSP210007) is located on approximately 2.24 acres at 1709 Mahan Drive. This Type B Site Plan application is for the proposed establishment of a permanent Transition Residential Facility, allowing for the housing of up to 64 transitional residents, in accordance with the requirements of Section 10-417 of the Tallahassee Land Development Code. The property is zoned OR-2 (Office Residential).

PROJECT COORDINATOR: Elise Fisher, Senior Planner, Elise.Fisher@Talgov.com
Tax ID#: 11-29-20-620-0000
Applicant: City Walk Urban Mission, Renee Miller, (850) 528-3909, renee@citywalkmission.com

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DEVELOPMENT REVIEW COMMITTEE AGENDA

March 22, 2021

9:00 a.m.

300 South Adams Street
Tallahassee Room
Second Floor/City Hall

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PUBLIC PARTICIPATION

OLD BUSINESS:

NEW BUSINESS:

Tallahassee, FL Temple (TSP210009) is located on 4.97 acres at 2440 Papillion Way. The proposed project is to construct a 30,473 square foot religious facility and ancillary bookstore with associated vehicular use area. The applicant is requesting a deviation from the Land Development Code to allow for a generator to be located within 200' of a low-density residential property boundary. The property is zoned LP (Lake Protection).

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

Tax ID#: 11-04-20-202-0000

Agent: Half Associates, Inc., Shane Watson, (850) 848-9402

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DEVELOPMENT REVIEW COMMITTEE AGENDA

April 12, 2021

9:00 a.m.

300 South Adams Street
Tallahassee Room
Second Floor/City Hall

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PUBLIC PARTICIPATION

OLD BUSINESS:

Major Modification to Preliminary Plat for Canopy Units 4 & 5 (TSD210002) is located on 133.95 acres at the south side of Welaunee Boulevard east of Arbor Trace at Canopy. The project is the modification of the existing plat to separate Units 4 & 5 into two distinct units and will add 10.73 acres to Unit 4 to allow for a site to be used for a future Senior Center in Unit 4. The property is zoned PUD (Canopy Planned Unit Development). This item was continued from the March 8, 2021 Development Review Committee meeting.

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com
Tax ID#: 11-15-20-402-0000 & 11-14-20-402-0000
Agent: Halff Associates, Inc., Carolyn Bibler, (850) 848-9428

NEW BUSINESS:

Canopy Unit 6W Limited Partition (TSD210004) is located on 127 acres in the western portion of the Unit 6 project north of Welaunee Blvd, south of proposed Dempsey Mayo Road, and east of Education Way. The proposed project is to create a new 14-acre parcel for the future construction of an apartment style complex consisting of 300 units. The property is zoned PUD (Canopy PUD).

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com
Tax ID#: 11-15-20-405-0000
Agent: GPI, Timothy Stackhouse (850) 297-1948

Canopy Unit 9W Limited Partition (TSD210005) is located on 127 acres in the western portion of the Unit 9 project north of Crestline Road, and west of Dempsey Mayo Road. The proposed project is to create a new 8.56-acre parcel for the future construction of a 52-unit townhome community. The property is zoned PUD (Canopy Planned Unit Development).

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com
Tax ID#: 11-15-20-405-0000
Agent: GPI, Timothy Stackhouse (850) 297-1948

921 Yuma Road Limited Partition (TSD210003) is located on 0.22 acres at 921 Yuma Road. The proposed project is to subdivide the parcel into two 0.11-acre lots in order to construct a single family residence on each lot. The property is zoned CU-18 (Central Urban-18) and is located within the MMTD (Multi-Modal Transportation District) and the Frenchtown/Southside Community Redevelopment Area.

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

Tax ID#: 31-07-20-011-0000

Agent: Big Bend Habitat for Humanity, Antoine Wright (850) 574-2288

Creative Minds School of Arts Type C Site Plan (PSP210001) is located on 14.29 acres at 2344 Lake Bradford Road, on the north side of Lake Bradford Road, approximately 60 feet west of the intersection of Walcott Street. The proposed project is for a change of use from day care to a kindergarten through 8th grade school, co-located with the existing church. The project is not proposing any new site development. The site is zoned General Commercial (C-2) zoning district, but a rezoning to Single Family Detached Residential (R-2) is pending.

PROJECT COORDINATOR: Susan Denny, Planning Department, (850) 891-6400

Tax ID #: 41-11-20-256-0000

Agent: Blackhawk Engineering, Inc. (850) 224-4295

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DEVELOPMENT REVIEW COMMITTEE AGENDA

April 26, 2021

9:00 a.m.

300 South Adams Street
Tallahassee Room
Second Floor/City Hall

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PUBLIC PARTICIPATION

OLD BUSINESS:

Major Modification to Preliminary Plat for Canopy Units 4 & 5 (TSD210002) is located on 133.95 acres at the south side of Welaunee Boulevard east of Arbor Trace at Canopy. The project is the modification of the existing plat to separate Units 4 & 5 into two distinct units and will add 10.73 acres to Unit 4 to allow for a site to be used for a future Senior Center in Unit 4 and an area of outdoor RV/Boat storage for the community. The application also includes a request for a Minor Amendment to the Canopy PUD to revise the design notes for the Medium/High Density Residential District to allow front entry garages to be the farthest forward projection of a single-family residence in Unit 4; and a request to deviate from the Roadway Network requirements of the PUD to provide a multi-use trail connection rather than a roadway connection between Unit 4 and Welaunee Blvd. The property is zoned PUD (Canopy Planned Unit Development).

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

Tax ID#: 11-15-20-402-0000 & 11-14-20-402-0000

Agent: Halff Associates, Inc., Carolyn Bibler, (850) 848-9428

NEW BUSINESS:

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DEVELOPMENT REVIEW COMMITTEE AGENDA

May 10, 2021

9:00 a.m.

300 South Adams Street
Tallahassee Room
Second Floor/City Hall

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If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

NEW BUSINESS:

Henderson Road Limited Partition (TSD210009) is located on 0.79 acres located on the north side Henderson Rd. approximately 0.4 miles west of the intersection of Henderson Rd and Meridian Rd. The proposed project is to subdivide the existing parcel into three (3) separate lots for future construction of single-family homes. The property is zoned RP-2 (Residential Preservation-2).

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

Tax ID#: 21-13-20-070-0000

Agent: Inovia Group, Jackson VanHuss (850) 298-4213

Duncan Car Wash – McKee Limited Partition (TSD210010) is located on 1.66 acres at 3738 N Monroe St. The proposed project is to subdivide the existing parcel into two (2) separate lots approximately 0.8 acres each for the proposed development of a 1,085 sq. ft. drive-through restaurant and a 2,640 sq. ft. car wash facility. The property is zoned CP (Commercial Parkway).

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

Tax ID#: 21-09-51-720-1460

Agent: Poole Engineering & Surveying Inc, Cheryl Poole (850) 386-5117

Type C Site Plan

PlayBig Southside Type C Site Plan (PSP190003) is located at 1533 S. Monroe Avenue, approximately 200 feet east of intersection with E. Jennings Street. The project proposes to change the use of 16,397 sq. ft. of retail development to a mixed-use private school (pre-K-12), therapy center, and recreation facility for special needs children. There will be no external development except parking lot modifications, including the creation a small patio area. The applicant is requesting a deviation to reduce the buffer requirement on the eastern side of the property from an Urban Type 2 buffer to the existing fence and vegetation. The project is in the Central Urban 45 (CU-45) zoning district and the Multimodal Transportation District (MMTD).

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

Tax ID #: 41-01-20-086-0000

Agent: Kelly Hutto & Rachel Scharlepp, (850) 284-3476

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DEVELOPMENT REVIEW COMMITTEE AGENDA

May 24, 2021
9:00 a.m.

300 South Adams Street
Tallahassee Room
Second Floor/City Hall

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If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

OLD BUSINESS:

Major Modification to Preliminary Plat for Canopy Units 4 & 5 (TSD210002) is located on 133.95 acres at the south side of Welaunee Boulevard east of Arbor Trace at Canopy. The project is the modification of the existing plat to separate Units 4 & 5 into two distinct units and will add 10.73 acres to Unit 4 to allow for a site to be used for a future Senior Center in Unit 4 and an area of outdoor RV/Boat storage for the community. The application also includes a request for a Minor Amendment to the Canopy PUD to revise the design notes for the Medium/High Density Residential District to allow front entry garages to be the farthest forward projection of a single-family residence in Unit 4; and a request to deviate from the Roadway Network requirements of the PUD to provide a multi-use trail connection rather than a roadway connection between Unit 4 and Welaunee Blvd. The property is zoned PUD (Canopy Planned Unit Development). *This item was continued from the 4/26 Development Review Committee meeting.*

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com
Tax ID#: 11-15-20-402-0000 & 11-14-20-402-0000
Agent: Halff Associates, Inc., Carolyn Bibler, (850) 848-9428

NEW BUSINESS:

Stand Alone Deviation

3100 Apalachee Pkwy (TDR210002) is located on 3.8 acres at 3100 Apalachee Pkwy. The proposed project is a conversion of the existing motel into a multi-family development. The applicant is requesting a stand-alone deviation to omit the buffer required between the property and the adjacent commercial properties due to the change from a commercial land use to a residential land use. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 31-03-20-206-0000
Agent: Moore Bass Consulting, Inc, Tom O'Steen, (850) 222-5678

Subdivision

Dollar General Jackson Bluff (TSD210011) is located on 3.01 acres at 333 Ausley Rd. The proposed project is for the subdivision of the existing parcel into two (2) lots to facilitate the redevelopment of the site to construct a 7,500 sq. ft. retail store with associated parking. The property is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Elise Fisher, Senior Planner, Elise.Fisher@Talgov.com
Tax ID#: 21-34-20-402-0000
Agent: Urban Catalyst Consultants, Brad Begue, (850) 999-4241

Site Plan

Aspen Dental (TSP210014) is located on .65 acres at 3434 Thomasville Road. The proposed project is for the redevelopment of the existing site which includes the demolition of the current structure and removal of the underground gas tanks in order to construct a 3,750 sq. ft. dental office with associated parking. The applicant is requesting a deviation to decrease the minimum front building setback from 20' to 8'. The property is zoned AC (Activity Center).

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com
Tax ID#: 11-08-51-007-0700
Agent: Southeastern Consulting Services, Eddie Bass, (850) 544-6771

Magnolia Child Care Expansion (TSP210017) is located on 1.09 acres at 1101 S. Magnolia Drive. The proposed project is the expansion of the existing facility to construct a 4,140 sq. ft. building with associated parking and pedestrian walkways. The applicant is requesting a deviation to increase the front building setback from a maximum of 25' to 52'. The property is zoned OR-1 (Office Residential, Low Density) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 31-05-50 A0010, 31-05-50 A0020
Agent: Jim Stidham & Associates, Inc, James Peterson, (850) 222-3975

Enclave Mixed Use (TSP210019) is located on 8.98 acres at 745 W Gaines St. The proposed project is comprised of 19 parcels for the development of mixed-use facilities, which will include a 162-room hotel, a parking garage, two townhome structures consisting of 17 total units, and three multi-family structures consisting of 446 total units. Two of the multi-family structures are proposed to include first floor retail, restaurant and office space. The applicant is requesting three deviations: to increase the height from three (3) stories to five (5) stories for buildings A, B & C, and to increase the height from five (5) stories to seven (7) stories for the hotel; relief from the requirement that 50 percent of the ground level of the parking garage be wrapped with active uses; and allowing an accessory building to be located in the first layer. The site is zoned UT (University Transition) and UV (University Urban Village) and is located within the Multi-Modal Transportation District (MMTD) and the Frenchtown/Southside Community Redevelopment Area (CRA).

PROJECT COORDINATOR: Elise Fisher, Senior Planner, Elise.Fisher@Talgov.com
Tax ID#: 21-35-51-000-1300, 21-35-51-000-1140, 41-02-51-002-0030, 41-02-51-003-0050,
41-02-51-003-0060, 41-02-51-003-0040, 41-02-51-003-0070, 41-02-51-003-0030,
41-02-51-004-0100, 41-02-51-004-0110, 41-02-51-004-0120, 41-02-20-082-0000,
21-35-51-000-1230, 41-02-20-078-0000, 41-02-51-016-0540, 41-02-51-010-0310,
41-02-51-010-0300, 41-02-51-010-0290, 41-02-51-009-0270
Agent: Moore Bass Consulting, Inc, Richard Darabi, (850) 222-5678

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DEVELOPMENT REVIEW COMMITTEE AGENDA

**June 14, 2021
9:00 a.m.**

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

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PUBLIC PARTICIPATION

NEW BUSINESS:

Bermuda Road Subdivision (TSD210012) is located on 1.67 acres at 296 & 302 Bermuda Road. The proposed project is to subdivide the two parcels into four residential lots. The applicant is requesting a deviation to decrease the stormwater facility setback from a minimum of 30' to 7.5'. The property is zoned RP-1 (Residential Preservation - 1).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 21-13-20-002-0000; 21-13-20-034-0000
Agent: Magnolia Engineering, LLC, Carmen Bourgeois Greene, (850) 385-0203

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DEVELOPMENT REVIEW COMMITTEE AGENDA

Revision 1

June 28, 2021

9:00 a.m.

300 South Adams Street
Tallahassee Room
Second Floor/City Hall

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PUBLIC PARTICIPATION

OLD BUSINESS:

Magnolia Child Care Expansion (TSP210017) is located on 1.09 acres at 1101 S. Magnolia Drive. The proposed project is the expansion of the existing facility to construct a 4,140 sq. ft. building with associated parking and pedestrian walkways. The applicant is requesting a deviation to increase the front building setback from a maximum of 25' to 52'. The property is zoned OR-1 (Office Residential, Low Density) and is located within the Multi-Modal Transportation District (MMTD). *This item was continued from the May 24th, 2021 Development Review Committee meeting.*

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

Tax ID#: 31-05-50 A0010, 31-05-50 A0020

Agent: Jim Stidham & Associates, Inc, James Peterson, (850) 222-3975

NEW BUSINESS:

Capital City Bank on W Tennessee Street (TSP210022) is located on 1.14 acres at the northeast corner of W. Tennessee St. & High Rd. The proposed project is to demolish the existing facility and construct a 3,680 SF drive-thru facility consisting of 3 lanes and parking. The applicant is requesting two deviations that will reduce the number of trees required along the street frontage of W. Tennessee Street and the location of the parking from the third layer to the second layer. The property is zoned CP (Commercial Parkway) and is located within the Multi-Modal Transportation District (MMTD).

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

Tax ID#: 21-27-20-423-0000

Agent: Moore Bass Consulting, Tom O'Steen, (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."

DEVELOPMENT REVIEW COMMITTEE AGENDA

Revision 1

July 12, 2021

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.

If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

OLD BUSINESS:

Major Modification to Preliminary Plat for Canopy Units 4 & 5 (TSD210002) is located on 133.95 acres at the south side of Welaunee Boulevard east of Arbor Trace at Canopy. The project is the modification of the existing plat to separate Units 4 & 5 into two distinct units and will add 10.73 acres to Unit 4 to allow for a site to be used for a future Senior Center in Unit 4 and an area of outdoor RV/Boat storage for the community. The application also includes a request for a Minor Amendment to the Canopy PUD to revise the design notes for the Medium/High Density Residential District to allow front entry garages to be the farthest forward projection of a single-family residence in Unit 4; and a request to deviate from the Roadway Network requirements of the PUD to provide a multi-use trail connection rather than a roadway connection between Unit 4 and Welaunee Blvd. The property is zoned PUD (Canopy Planned Unit Development). *This item was continued from the 4/26 and 5/24 Development Review Committee meeting.*

NEW BUSINESS:

Majestic Eagle Learning Type C Site Plan (PSP210002). The subject property is a 5,697 sq. ft existing day care on 0.63 acres located at 217 Ausley Road. The proposed project is for a change of use of 70% of the building (3,989 sq. ft) to a kindergarten through 5th grade school with an afterschool and a summer program for children. The project will not have any additional physical development, except landscape and parking lot enhancements. The site is zoned University Transition (UT) and it is in the Multi-Modal Transportation District (MMTD).

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

Tax ID #: 21-34-51-000-1170

Agent: Spectra Engineering and Research, Inc. (850) 656-9834

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

Revision 1

July 26, 2021

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.

If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

OLD BUSINESS:

Majestic Eagle Learning Type C Site Plan (PSP210002). The subject property is a 5,697 sq. ft existing day care on 0.63 acres located at 217 Ausley Road. The proposed project is for a change of use of 70% of the building (3,989 sq. ft) to a kindergarten through 5th grade school with an afterschool and a summer program for children. The project will not have any additional physical development, except landscape and parking lot enhancements. The site is zoned University Transition (UT) and it is in the Multi-Modal Transportation District (MMTD). *This item was continued from the 7/12/21 Development Review Committee Meeting.*

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

Tax ID #: 21-34-51-000-1170

Agent: Spectra Engineering and Research, Inc. (850) 656-9834

NEW BUSINESS:

Clapham Residential Subdivision Major Modification (TSD210014) is located on 3.42 acres at 4840 Thomasville Road. The proposed major modification to the existing preliminary plat is to create 2 additional lots which will increase the total number of lots to 11, and revise the road names from Clapham Lane to Isaac Milner Lane and from Milner Way to Carl Linnaeus Way. The property is zoned RP-2 (Residential Preservation - 2).

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

Tax ID#: 14-33-20-142-0000

Agent: Moore Bass Consulting, Inc., Roger Wynn, P.E. (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."

DEVELOPMENT REVIEW COMMITTEE AGENDA

**August 9, 2021
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.

If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

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

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

August 23, 2021
9:00 a.m.

300 South Adams Street
Tallahassee Room
Second Floor/City Hall

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If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

OLD BUSINESS:

Major Modification to Preliminary Plat for Canopy Units 4 & 5 (TSD210002) is located on 133.95 acres at the south side of Welaunee Boulevard east of Arbor Trace at Canopy. The project is the modification of the existing plat to separate Units 4 & 5 into two distinct units and will add 10.73 acres to Unit 4 to allow for a site to be used for a future Senior Center in Unit 4 and an area of outdoor RV/Boat storage for the community. The application also includes a request for a Minor Amendment to the Canopy PUD to revise the design notes for the Medium/High Density Residential District to allow front entry garages to be the farthest forward projection of a single-family residence in Unit 4; and a request to deviate from the Roadway Network requirements of the PUD to provide a multi-use trail connection rather than a roadway connection between Unit 4 and Welaunee Blvd. The property is zoned PUD (Canopy Planned Unit Development). *This item was continued from the 4/26, 5/24, and 7/12 Development Review Committee meeting.*

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com
Tax ID#: 11-15-20-402-0000 & 11-14-20-402-0000
Agent: Half Associates, Inc., Carolyn Bibler, (850) 848-9428

Magnolia Child Care Expansion (TSP210017) is located on 1.09 acres at 1101 S. Magnolia Drive. The proposed project is the expansion of the existing facility to construct a 4,140 sq. ft. building with associated parking and pedestrian walkways. The applicant is requesting a deviation to increase the front building setback from a maximum of 25' to 52'. The property is zoned OR-1 (Office Residential, Low Density) and is located within the Multi-Modal Transportation District (MMTD). This item was continued from the May 24th, 2021 and June 28th 2021 Development Review Committee meeting.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 31-05-50 A0010, 31-05-50 A0020
Agent: Jim Stidham & Associates, Inc, Tony Holley, (850) 222-3975

NEW BUSINESS:

Seaboard Type B Site Plan (TSP210035) is located on 0.202 acres at the northwest corner of Seaboard St and S. MLK Jr. Blvd. The proposed project is to construct one 4-unit residential structure and one 6-unit residential structure, with each being on their own parcel. The applicant is requesting a deviation from the Land Development Code to reduce an interior side setback from 5' to 0'. The property is zoned ASN-A (All Saints Zoning District-A) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com

Tax ID#: 41-01-80-000-0040

Agent: Construction Permitting Solutions, Candace Lolley Ryan, (850) 879-0798

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

September 13, 2021
9:00 a.m.

300 South Adams Street
Tallahassee Room
Second Floor/City Hall

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If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

NEW BUSINESS:

802 Putnam Drive Limited Partition (TSD210013) is located on 0.74 acres at 802 Putnam Drive. The proposed project is to subdivide the two existing parcels to create four separate parcels for further construction of three duplexes and one triplex. The property is zoned CU-26 (Central Urban-26) and is located within the Multi-Modal Transportation District (MMTD) and the Frenchtown/Southside Community Redevelopment Area (CRA).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 3107202450000
Agent: Graceful Solutions, Inc, Rhett Boudreaux (850) 216-1011

English Planned Unit Development Amendment (TRZ210013) The application proposes to amend the existing PUD to: 1) increase the acreage of the PUD by 494 acres; 2) update the General Land Use Plan and Vehicular Circulation Plan; 3) add principal uses to the Medium Density Residential and Mixed Use Office/Commercial PUD zoning districts, and 4) update the PUD document as necessary. The proposed total PUD site area is approximately 744 acres and straddles Blair Stone Road, generally south of Orange Avenue, north of Tram Road, east of Rickards High School and west of Capital Circle SE.

PROJECT COORDINATOR: Mary Jean Yarbrough - Planning Dept. (891-6400)
Tax ID #: On file in the Planning Department
Agent: Moore Bass Consulting, (850) 222-5678

Southwood Development of Regional Impact (DRI) 6th Amendment – MUEI-6 (TDA210001). The application proposes to amend the current DRI to re-designate +/- 3.4 acres from the MUI-1 (Mixed Use Industrial-1) land use component to a new MUEI-6 (Mixed Use Educational/Institutional) component. The DRI amendment also proposes to convert approximately 221,000 square feet of Research and Development land use to 20,000 square feet of Daycare land use to remain trip neutral and avoid new traffic impacts on the surrounding transportation network. The amendment would revise the DRI master plan and land use allocation and transportation exhibits to reflect the proposed change. The DRI area affected by the proposed amendment is located at the southeast corner of the intersection of Artemis Way and Tram Road.

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com
Tax ID #: 31-20-01-000-0020 & 31-20-01-000-0010
Agent: Carlton Fields, (850) 224-1585

Southwood Planned Unit Development Amendment – MUEI-6 (TRZ210014). The application proposes to amend the current PUD to re-designate +/- 3.4 acres from the MUI-1 (Mixed Use Industrial-1) land use component to a new MUEI-6 (Mixed Use Educational/Institutional) component. The amendment would change the allowed uses in the MUEI components from industrial to educational/institutional and civic uses along with residential and related commercial uses, including daycares, inns and hotels. Residential uses in MUEI shall not exceed a density of 20 dwelling units per acre, and non-residential uses shall have a maximum FAR of 1.0. The PUD area affected by the proposed amendment is located at the southeast corner of the intersection of Artemis Way and Tram Road.

PROJECT COORDINATOR: Mary Jean Yarbrough - Planning Dept. (891-6400)
Tax ID #: 31-20-01-000-0020 & 31-20-01-000-0010
Agent: Carlton Fields (850) 224-1585

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DEVELOPMENT REVIEW COMMITTEE AGENDA

Revision 1

September 27, 2021

9:00 a.m.

300 South Adams Street

Tallahassee Room

Second Floor/City Hall

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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 March 8, 2021 DRC meeting.*

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

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

Agent: Kimley-Horn, (850) 553-3526

Seaboard Type B Site Plan (TSP210035) is located on 0.202 acres at the northwest corner of Seaboard St and S. MLK Jr. Blvd. The proposed project is to construct one 4-unit residential structure and one 6-unit residential structure, with each being on their own parcel. The applicant is requesting a deviation from the Land Development Code to reduce an interior side setback from 5' to 0'. The property is zoned ASN-A (All Saints Zoning District-A) and is located within the Multi-Modal Transportation District (MMTD). *This item was continued from the August 23, 2021 DRC meeting.*

Project Coordinator: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com

Tax ID#: 41-01-80-000-0040

Agent: Construction Permitting Solutions, Candace Lolley Ryan, (850) 879-0798

Magnolia Child Care Expansion (TSP210017) is located on 1.09 acres at 1101 S. Magnolia Drive. The proposed project is the expansion of the existing facility to construct a 4,140 sq. ft. building with associated parking and pedestrian walkways. The applicant is requesting a deviation to increase the front building setback from a maximum of 25' to 52'. The property is zoned OR-1 (Office Residential, Low Density) and is located within the Multi-Modal Transportation District (MMTD). *This item was continued from the May 24th, 2021, June 28th, 2021 and August 23rd, 2021 Development Review Committee meeting.*

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

Tax ID#: 31-05-50 A0010, 31-05-50 A0020

Agent: Jim Stidham & Associates, Inc, Tony Holley, (850) 222-3975

Southwood Development of Regional Impact (DRI) 6th Amendment – MUEI-6 (TDA210001). The application proposes to amend the current DRI to re-designate +/- 3.4 acres from the MUI-1 (Mixed Use Industrial-1) land use component to a new MUEI-6 (Mixed Use Educational/Institutional) component. The DRI amendment also proposes to convert approximately 221,000 square feet of Research and Development land use to 20,000 square feet of Daycare land use to remain trip neutral and avoid new traffic impacts on the surrounding transportation network. The amendment would revise the DRI master plan and land use allocation and transportation exhibits to reflect the proposed change. The DRI area affected by the proposed amendment is located at the southeast corner of the intersection of Artemis Way and Tram Road. ***This item was continued from the September 27, 2021 Development Review Committee Meeting.***

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com
Tax ID #: 31-20-01-000-0020 & 31-20-01-000-0010
Agent: Carlton Fields, (850) 224-1585

Southwood Planned Unit Development Amendment – MUEI-6 (TRZ210014). The application proposes to amend the current PUD to re-designate +/- 3.4 acres from the MUI-1 (Mixed Use Industrial-1) land use component to a new MUEI-6 (Mixed Use Educational/Institutional) component. The amendment would change the allowed uses in the MUEI components from industrial to educational/institutional and civic uses along with residential and related commercial uses, including daycares, inns and hotels. Residential uses in MUEI shall not exceed a density of 20 dwelling units per acre, and non-residential uses shall have a maximum FAR of 1.0. The PUD area affected by the proposed amendment is located at the southeast corner of the intersection of Artemis Way and Tram Road. ***This item was continued from the September 27, 2021 Development Review Committee Meeting.***

PROJECT COORDINATOR: Mary Jean Yarbrough - Planning Dept. (891-6400)
Tax ID #: 31-20-01-000-0020 & 31-20-01-000-0010
Agent: Carlton Fields (850) 224-1585

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DEVELOPMENT REVIEW COMMITTEE AGENDA

October 11, 2021

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.

If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

NEW BUSINESS:

No New Applications were received

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

October 25, 2021
9:00 a.m.

300 South Adams Street
Tallahassee Room
Second Floor/City Hall

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If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

OLD BUSINESS:

Seaboard Type B Site Plan (TSP210035) is located on 0.202 acres at the northwest corner of Seaboard St and S. MLK Jr. Blvd. The proposed project is to construct one 4-unit residential structure and one 6-unit residential structure, with each being on their own parcel. The applicant is requesting a deviation from the Land Development Code to reduce an interior side setback from 5' to 0'. The property is zoned ASN-A (All Saints Zoning District-A) and is located within the Multi-Modal Transportation District (MMTD). *This item was continued from the August 23, 2021 & September 27, 2021 DRC meetings.*

Project Coordinator: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com
Tax ID#: 41-01-80-000-0040
Agent: Construction Permitting Solutions, Candace Lolley Ryan, (850) 879-0798

NEW BUSINESS:

Idlewild Drive Limited Partition (TSD210016) is located on .52 acres at 1015 Idlewild Drive. The project is to subdivide the existing residential parcel into 2 separate single-family residential lots. The property is zoned PUD (Oak Commons PUD).

PROJECT COORDINATOR: Elise Fisher, Senior Planner, Elise.Fisher@talgov.com
Tax ID#: 31-03-20-074-0000
Agent: Urban Catalyst Consultants, (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."

DEVELOPMENT REVIEW COMMITTEE AGENDA

November 8, 2021
9:00 a.m.
Revision 1
300 South Adams Street
Tallahassee Room
Second Floor/City Hall

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If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

NEW BUSINESS:

Saint Francis Flats (TSP210046) is located on .25 acres at 450 Saint Francis St. The proposed project is to construct a 3-story residential building with 11 units, associated parking and new landscaping. The property is zoned ASN-A (All Saints Zoning District-A) and is located within the (MMTD) Multi-Modal Transportation District and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Elise Fisher, Senior Planner, Elise.Fisher@talgov.com
Tax ID#: 21-36-90-032-8760
Agent: Huffman Associates, Craig Huffman, (850) 212-2668

Concord Limited Partition I (TSD210017) is located on 3.51 acres at 913 Concord Road. The proposed project is the subdivision of the parcel into 10 zero-lot line single family residential lots with small, gated courtyards in the front, and two-car garages in the back. The property is zoned MR-1 (Medium Family Residential).

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@talgov.com
Tax ID#: 11-28-20-602-0000
Agent: Magnolia Engineering, Carmen Bourgeois Greene, (850) 385-0203

Concord Limited Partition II (TSD210018) is located on 1.75 acres at 909 Concord Road. The proposed project is the subdivision of the parcel into four (4) single-family detached residential lots that will be clustered at the front of the parcel to allow for open space at the rear. The property is zoned R-1 (Single Family Detached).

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@talgov.com
Tax ID#: 11-28-20-603-0000
Agent: Magnolia Engineering, Carmen Bourgeois Greene, (850) 385-0203

Canopy Planned Unit Development Amendment (TRZ210016). The application proposes to amend the existing PUD to: 1) clarify the calculation of residential density in High Density/Multi-Family Residential, Employment, and Town Center PUD Districts; 2) clarify how Town Center and Employment Center PUD Districts are to be interconnected; 3) revise design standard for front entry garages in the Medium/High Residential PUD District; 4) revise maximum building height from 45 to 55 feet in the Town Center PUD District; 5) add retail food and grocery as a principal use with a maximum building footprint of 50,000 square feet in the Town Center PUD District; 6) revise the General Land Use and Vehicular Circulation Plans to change the land use designation of Canopy Unit 8 from Medium/High Density Residential to High Density/Multi-Family Residential; 7) revise the General Land Use and Vehicular Circulation Plans to change the land use designation of Canopy Unit 9 from Low/Medium Density Residential to Medium/High Density Residential; and 8) clarify buffer requirements. 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: Holtzman Vogel PLLC (850) 354-5124

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DEVELOPMENT REVIEW COMMITTEE AGENDA

Revision 2

November 22, 2021

9:00 a.m.

300 South Adams Street

Tallahassee Room

Second Floor/City Hall

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If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

OLD BUSINESS:

Seaboard Type B Site Plan (TSP210035) is located on 0.202 acres at the northwest corner of Seaboard St and S. MLK Jr. Blvd. The proposed project is to construct one 4-unit residential structure and one 6-unit residential structure, with each being on their own parcel. The applicant is requesting a deviation from the Land Development Code to reduce an interior side setback from 5' to 0'. The property is zoned ASN-A (All Saints Zoning District-A) and is located within the Multi-Modal Transportation District (MMTD). *This item was continued from the August 23, 2021, September 27, 2021, and October 25 DRC meetings.*

Project Coordinator: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com

Tax ID#: 41-01-80-000-0040

Agent: Construction Permitting Solutions, Candace Lolley Ryan, (850) 879-0798

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

December 13, 2021
9:00 a.m.
300 South Adams Street
Tallahassee Room
Second Floor/City Hall

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If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

OLD BUSINESS:

Seaboard Type B Site Plan (TSP210035) is located on 0.202 acres at the northwest corner of Seaboard St and S. MLK Jr. Blvd. The proposed project is to construct one 4-unit residential structure and one 6-unit residential structure, with each being on their own parcel. The applicant is requesting a deviation from the Land Development Code to reduce an interior side setback from 5' to 0'. The property is zoned ASN-A (All Saints Zoning District-A) and is located within the Multi-Modal Transportation District (MMTD). *This item was continued from the August 23, 2021, September 27, 2021, October 25, 2021 and November 22, 2021 DRC meetings.*

Project Coordinator: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com
Tax ID#: 41-01-80-000-0040
Agent: Construction Permitting Solutions, Candace Lolley Ryan, (850) 879-0798

NEW BUSINESS:

South Monroe Walls (TSP210059) is located on 2.28 acres at 1327 S Monroe Street. The proposed project is the re-development of the property for the construction of an 11,148 sq ft restaurant, a 4,026 sq ft exhibit/museum space and an 13,871 sq ft retail space, closure of the Monroe Street driveway, and construction of new driveways on Harrison Street and Oakland Avenue. The applicant is requesting a deviation from the Land Development Code to reduce transparency requirements from 30% to 0% on Harrison Street and from 60% to 58% on Monroe Street. The property is zoned CU-45 (Central Urban-45) and is located within the Multi-Modal Transportation District (MMTD) and the Frenchtown/Southside Community Redevelopment Area (CRA).

Project Coordinator: Kim Cole Sweazy, Senior Planner, Kim.Cole-Sweazy@Talgov.com
Tax ID#: 41-01-20-034-0000
Agent: Melvin Engineering, Mary Farris, (850) 482-3045

CLT - Griffin (TSD210019) is located on .34 acres at the southeast corner of Griffin Street and Birmingham Street. The proposed project is to subdivide the existing parcel into four residential lots for the construction of two single-family attached structures for a total of four units, with each unit being on its own lot. The property is zoned RP-2 (Residential Preservation - 2) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

Tax ID#: 21-26-35- A-0270

Agent: Tallahassee Lenders Consortium Inc., Len Hardy, (850) 222-6609

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

December 27, 2021
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.

If you wish to speak during the public participation period, we request that you contact the project coordinator listed for the project of interest at least 24 hours prior to the meeting.

PUBLIC PARTICIPATION

NEW BUSINESS:

CLT Ridge Road (TSD210020) is located on .34 acres at 317 Ridge Rd. The proposed project is to subdivide the existing parcel into two residential lots for the construction of one single family attached structure for a total two (2) units. The property is zoned R-2 (Single-Family Detached).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 41-13-52- B-0010
Agent: Tallahassee Lenders Consortium Inc, Len Hardy, (850) 222-6609

Magnolia Family (TSD210022) is located on 9.3 acres at the northwest corner of Orange Avenue and Country Club Drive. The proposed project is for the subdivision of the existing parcel into two lots to facilitate the construction of a multi-family housing complex of 130 residential units. 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: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 31-07-20-982-0000
Agent: Moore Bass Consulting, Inc., Ben Hood, (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."