

# DEVELOPMENT REVIEW COMMITTEE AGENDA

December 12, 2022  
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](mailto: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

**Southwood LDR-1 (TSD220028)** is located on 38.33 acres at approximately 1,600' east of Capital Circle SE on the north side of Old St. Augustine Road. The proposed project is for the development of the two parcels for a residential subdivision, consisting of 80 detached single-family homes. The property is zoned PUD (Southwood PUD).

Project Coordinator: Lance Jacobson, Senior Planner, [Lance.Jacobson@Talgov.com](mailto:Lance.Jacobson@Talgov.com)  
Tax ID#: 31-03-20-602-0000 & 31-10-20-013-0000  
Agent: Kimley-Horn, Dillan Clark, (850) 553-3514

*This item was continued from the September 26, 2022, and the October 24, 2022, DRC meetings.*

**Canopy Unit 9E Preliminary Plat (TSD220031)** is located on 93.28 acres in the eastern portion of the Unit 9 project, north of Crestline Road and east of Dempsey Mayo Road. The proposed project is for the plat of a 52-unit single-family residential subdivision on 8.59 acres. The property is zoned PUD (Canopy Planned Unit Development).

Project Coordinator: Lance Jacobson, Senior Planner, [Lance.Jacobson@Talgov.com](mailto:Lance.Jacobson@Talgov.com)  
Tax ID#: 11-15-20-405-0000  
Agent: GPI, Timothy Stackhouse (850) 297-2948

*This item was continued from the October 10, 2022, and the November 14, 2022, DRC meetings.*

### NEW BUSINESS

**TLH Entertainment Re-Plat (TSD220036)** is located on 7.69 acres at 2662 Fleischmann Way. The proposed project is to subdivide five parcels into three separate parcels. The three proposed parcels will compose an area of 1.04 acres, 5.67 acres, and 0.98 acres. The property is zoned PUD (Canopy Planned Unit Development).

Project Coordinator: Lance Jacobson, Senior Planner, [Lance.Jacobson@Talgov.com](mailto:Lance.Jacobson@Talgov.com)  
Tax ID#: 11-15-21-000-0001, 11-15-21-000-0010, 11-15-21-000-0020, 11-15-21-000-0030,  
& 11-15-21-000-0040  
Agent: Kimley-Horn, Spencer Brennalt, (850) 739-3742

**Crawford Oaks Subdivision (TSD220037)** is located on 9.82 acres at approximately 600' south of Amber Fern Way on the east side of Olson Road. The project proposes the development of a 29-unit single family detached subdivision. The property is zoned R-5 (Manufactured Home and Single Family Residential).

Project Coordinator: Lance Jacobson, Senior Planner, [Lance.Jacobson@Talgov.com](mailto:Lance.Jacobson@Talgov.com)  
Tax ID#: 11-09-20-476-0000, 11-09-20-477-0000, 11-09-20-478-0000, & 11-09-20-480-0000  
Agent: Urban Catalyst Consultants, Sean Marston, (850) 999-4241

**Capital Circle Office Complex (CCOC) Planned Unit Development Amendment (TRZ220011)** – Located on approximately 341 acres along Capital Circle SE between Blair Stone and Tram Roads, the CCOC Planned Unit Development (PUD) application proposes to amend the existing PUD to reflect a new state Emergency Operations Center, to shift already approved office development square footage between existing districts, and to make other necessary updates to the PUD associated with these changes.

PROJECT COORDINATOR: Susan Poplin - Planning Dept. (891-6400)  
Tax ID #: 31-16-20-902-0000, 31-21-20-904-0000, 31-21-20-902-0000, 31-16-20-901-0000, &  
31-21-20-901-0000  
Agent: George & Associates Consulting Engineers, Inc., (850) 521-0344

**Capital Circle Office Complex (CCOC) Proposed Chapter 163 Development Agreement (TDA220002)**– Located on approximately 341 acres along Capital Circle SE between Blair Stone and Tram Roads, the CCOC Chapter 163 Development Agreement proposes to provide for entitlements and requirements for property currently subject to the Capital Circle Office Development of Regional Impact, which is proposed for rescission.

PROJECT COORDINATOR: Keith Burnsed, Assistant Director, [Keith.Burnsed@Talgov.com](mailto:Keith.Burnsed@Talgov.com)  
and Lance Jacobson, Senior Planner, [Lance.Jacobson@Talgov.com](mailto:Lance.Jacobson@Talgov.com)  
Tax ID #: 31-16-20-902-0000, 31-21-20-904-0000, 31-21-20-902-0000, 31-16-20-901-0000, &  
31-21-20-901-0000  
Agent: George & Associates Consulting Engineers, Inc., (850) 521-0344

*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.*