

# DEVELOPMENT REVIEW COMMITTEE AGENDA

July 10, 2023

9:00 a.m.

435 North Macomb Street

Renaissance Building

Second Floor/Conference Room

Until further notice, all Development Review Committee meetings will be held both in person in the 2<sup>nd</sup> Floor Conference Room at the Renaissance Building and remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request 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

**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).

*This item was continued from the Dec 12, 2022, January 23, 2023, February 13, 2023, and May 22, 2023 DRC meetings.*

Project Coordinator: Kate Daniel, Principal Planner, [Kate.Daniel@Talgov.com](mailto:Kate.Daniel@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

**South Side Transit Center (TSP230031)** is located on 1.39 acres at 326 Orange Ave E. The proposed project consists of a new bus transit center servicing the south side of Tallahassee. It will include 29,373 sq. ft. of vehicular use areas for the bus bays, drive aisles, and employee/visitor parking, a 625 sq. ft. maintenance building, and a 9,164 sq. ft. 2-story main building. The applicant is requesting four deviations; (1) to increase the front setback from the 15 feet maximum to 26 feet and the side corner setback from the 15 feet maximum to 26 feet; (2) to locate parking in the first layer as it relates to Orange Ave E; (3) to increase the maximum drive aisle width from 24 feet to 36 feet; (4) to locate the dumpster in the first layer as it relates to Polk Drive. The property is zoned CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD).

*This item was continued from the June 12, 2023 DRC meeting.*

Project Coordinator: Lance Jacobson, Senior Planner, [Lance.Jacobson@Talgov.com](mailto:Lance.Jacobson@Talgov.com)

Tax ID#: 411230 D0080, 411230 D0090, & 411230 D0091

Agent: George & Associates Consulting, Kyle Mann, (850) 521-0344

## NEW BUSINESS

**908 All Saints Site 1 (TSP230044)** is located on 0.62 acres at 728 S Macomb St. The project proposes the development of the site to construct a mixed-use complex to include a 5 to 7 story apartment building with 41-units, non-residential commercial space, a clubhouse, and associated parking. The property is zoned ASN-D (All Saints Zoning District-D) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Lance Jacobson, Senior Planner, [Lance.Jacobson@Talgov.com](mailto:Lance.Jacobson@Talgov.com)

Tax ID#: 2136900509035 & 2136900509045

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

**Thomasville Road Gas Station (TSP230047)** is located on 1.68 acres at 3534 Thomasville Road. The proposed project is for the redevelopment of the parcel including the demolition of the existing structure, construction of a 5,537 sq ft convenience store, and a fueling station canopy. The applicant is requesting one deviation: to decrease the northeastern side setback from 50 feet minimum to 6 feet. If the Site Plan is approved, it will include the rescinding of two Limited Use Site Plans (LUSP) associated with the property, LUSP 84-06 and 87-Z-0028. The property is zoned AC (Activity Center).

Project Coordinator: Kate Daniel, Principal Planner, [Kate.Daniel@Talgov.com](mailto:Kate.Daniel@Talgov.com)

Tax ID#: 1105200030000

Applicant: Kimley-Horn, Shannon Fitzpatrick, (850) 966-9396

**Build Co Condominiums (TSP230048)** is located on 1.07 acres at 604 Franklin Ct. The project proposes the development of the site for the construction of a residential condominium development consisting of 12-units. Applicant is requesting two deviations; (1) to reduce the buffer width from 10 ft. to 5 ft. (2) to remove the direct pedestrian connection from the front façade to the right-of-way. The property is zoned CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Lance Jacobson, Senior Planner, [Lance.Jacobson@Talgov.com](mailto:Lance.Jacobson@Talgov.com)

Tax ID#: 1131370000001, 11313700000A0, 11313700000B0, 1131480000020, 1131480000030, 1131480000040, 1131480000050, & 1131480000060

Applicant: Southeastern Consulting Services, LLC, Edward Bass III, (850) 765-5159

*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.*