

# DEVELOPMENT REVIEW COMMITTEE AGENDA

September 11, 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 2nd 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

### NEW BUSINESS

**Gwen St (TDR230008)** is located on 0.33 acres at 1560 Payne St. The proposed stand-alone deviation is for the increase of the maximum side corner setback from 20' to 56'. The property is zoned R-4 (Urban Residential District) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Tyler Maldonado, Senior Planner, [Tyler.Maldonado@Talgov.com](mailto:Tyler.Maldonado@Talgov.com)  
Tax ID#: 1130202870000  
AGENT: Nicholas Kent, (850) 728-3937

**Gwen St Driveway (TDR230009)** is located on 0.33 acres at 1560 Payne St. The proposed stand-alone deviation is to allow parking in the first layer from Gwen Street. The property is zoned R-4 (Urban Residential District) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Tyler Maldonado, Senior Planner, [Tyler.Maldonado@Talgov.com](mailto:Tyler.Maldonado@Talgov.com)  
Tax ID#: 1130202870000  
AGENT: Nicholas Kent, (850) 728-3937

**VyStar Credit Union - Limited Partition (TSD230016)** is located on 3.46 acres at 3208 Mahan Drive. The proposed project is to subdivide the existing parcel into two parcels. The property is zoned CP (Commercial Parkway).

Project Coordinator: Lance Jacobson, Senior Planner, [Lance.Jacobson@Talgov.com](mailto:Lance.Jacobson@Talgov.com)  
Tax ID#: 1127202070000  
AGENT: Newkirk Engineering, Inc., Harry Newkirk, (386) 872-7794

**Park 7 Gaines Street (TSP230060)** is located on 1.05 acres at 730 W Gaines St. The proposed project is for the development of a 9-story multi-use complex consisting of 105 residential units with amenities and associated parking. The property is zoned UV (University Urban Village) and is located within the Multi-Modal Transportation District (MMTD) Downtown Overlay (DO).

Project Coordinator: Lance Jacobson, Senior Planner, [Lance.Jacobson@Talgov.com](mailto:Lance.Jacobson@Talgov.com)  
Tax ID#: 213520431000, 2135204300000, & 2135204290000  
AGENT: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678

**Crawford Oaks Subdivision (TSD230018)** 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: Kate Daniel, Principal Planner, [Kate.Daniel@Talgov.com](mailto:Kate.Daniel@Talgov.com)  
Tax ID#: 1109204780000, 1109204770000, 1109204800000, & 1109204760000  
AGENT: Urban Catalyst Consultants, Sean Marston, (850) 999-4241

**Woodville/Crossway Plat (TSD230017)** is located on 9.79 acres at 5411 Capital Circle SW. The proposed project is to subdivide two existing parcels into four separate parcels. The property is zoned C-2 (General Commercial) and I (Industrial).

Project Coordinator: Kate Daniel, Principal Planner, [Kate.Daniel@Talgov.com](mailto:Kate.Daniel@Talgov.com)  
Tax ID#: 3119206210000 & 3119610000020  
AGENT: Kimley-Horn, Ali Palmer, (850) 553-3528

**Harmony Oaks Planned Unit Development Amendment (TRZ230013)** –The application proposes to amend the existing PUD to increase the residential component size and decrease the commercial component size by two acres. There will be no increase in the number of residential units. The amendment also proposes to reduce the minimum lot width from 25 feet to 20 feet and reduce the interior side setback from 7.5 feet to 5 feet. The total PUD site area is approximately 17.32 acres. The project is located on the west side of Crawfordville Highway approximately 200 feet north of Whittaker Road.

PROJECT COORDINATOR: Susan Denny, Planning Department, (850) 891-6400  
Tax ID #: 4124206020000, 4124206780000, & 4124206820000  
Agent: Urban Catalyst Consultants, Inc. (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.*