



**CITY OF
TALLAHASSEE**

DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, October 9, 2023

9:00 AM

MEETING INFORMATION:

MEETING LOCATION: All Development Review Committee meetings will be held in the 1st floor conference room at the Renaissance Center located at 435 N. Macomb St. A remote attendance option is also available through the WebEx meeting service. For information about how to view or participate in the meeting please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact zoning@talgov.com.

AMERICANS WITH DISABILITIES ACT: The City of Tallahassee is committed to compliance with the Americans with Disabilities Act (ADA). Special accommodations will be provided upon request. Request for accommodations, with regard to equal access to communications, should be directed to zoning@talgov.com.

Documentation associated with each agenda item, as well as more information on other meetings and projects, is available on our website at: <https://www.talgov.com/growth/growth-meetagenda>. The interactive map will allow you to access documentation and details associated with each project.

GENERAL MEETING GUIDELINES

This meeting is held to review proposed development projects, including Type B Site Plans, Limited Partitions, Planned Unit Developments, Abandonment Applications, and Preliminary Plats. At this meeting, the Committee members make a decision to approve, conditionally approved, or deny the projects proposed.

Always be aware of whether your microphone is on or not, and what noise may be going on in the background. We recommend that you keep your microphone muted unless you are speaking.

For more information on projects presented at the Development Review Committee (DRC) meeting please [visit this link](#).

PUBLIC PARTICIPATION

DRC meetings are administrative in nature and not subject to the quasi-judicial provisions of state statutes. By request, any members of the public present at the meeting (virtually or in-person) will have an opportunity to speak on a specific project, however no formal testimony is received during this meeting. The public comment is received after the presentation for each project, prior to the Committee's decision. Each speaker will be limited to three minutes.

Members of the public can also submit written comments to be considered to zoning@talgov.com or directly to the project coordinator listed on the agenda.

For more information on public participation and ways to become more involved [please visit this link](#).

OLD BUSINESS

TSD230018 - Crawford Oaks Subdivision

AGENT: Urban Catalyst Consultants, Sean Marston, (850) 999-4241

PROJECT LOCATION: Approximately 600' south of Amber Fern Way on the east side of Olson Road (TAX ID# 1109204780000, 1109204770000, 1109204800000, & 1109204760000)

ACRES: 9.82 acres

ZONING DISTRICT: R-5 (Manufactured Home and Single Family Residential)

PROJECT DESCRIPTION: The project proposes the development of a 29-unit single family detached subdivision.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, kate.daniel@talgov.com

This item was continued from the September 11, 2023 DRC meeting.

NEW BUSINESS

TDR230010 - 908 Gaines North

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

PROJECT LOCATION: 702 W Madison St (TAX ID# 213570 B0270, 2136901179536, 2136901179540, & 2136901179545)

ACRES: 0.93 acres

ZONING DISTRICT: UT (University Transition) and is located within the Multi-Modal Transportation District's (MMTD) Downtown Overlay (DO)

PROJECT DESCRIPTION: The proposed stand-alone deviation is for an increase in building height from 5-stories to 6-stories.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, lance.jacobson@talgov.com

TRZ230015 - Ox Bottom Meadows Planned Unit Development Amendment

AGENT: Cliff Lamb & Associates, (850) 385-2800

PROJECT LOCATION: Northwest corner of Thomasville Road and Ox Bottom Road (TAX ID# 14-28-20-401-0000, 14-28-41 B0010, 14-28-41 B0030, 14-28-42 B0010, 14-28-42 B0110, & 14-28-42 B0120)

ACRES: 36.36 acres

ZONING DISTRICT: (PUD) Ox Bottom Meadows Planned Unit Development

PROJECT DESCRIPTION: The application proposes amending the existing PUD to add fast food and fueling stations as uses in the Thomasville Road commercial areas; add multi-family residential and an additional 99 dwelling units to the interior residential components; and decrease the frontage landscape buffer on Thomasville Road from 35 to 20 feet. Associated concept plan revisions include text and map changes affecting permitted uses and development standards.

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

TRZ230016 - Up Campus Urban Planned Unit Development

AGENT: Moore Bass Consulting, Inc., Ben Hood, P.E., 850-222-5678

PROJECT LOCATION: Southeast corner of W. Tennessee Street and Dewey Street (TAX ID# 21-36-50-057-6870, 21-36-50-057-6830, 21-36-50-057-6825 & 21-36-50-057-6820)

ACRES: 2.15 acres

ZONING DISTRICT: (UT) University Transition

PROJECT DESCRIPTION: The application proposes a rezoning to establish an UPUD district for a 10-story mixed-use project consisting of a 155-unit hotel, 6,350 square feet of retail, and 322 dwelling units for student housing. The proposal includes UPUD concept and final development plans. The subject site is in the process of a comprehensive plan amendment

to place it in the Central Core Future Land Use Map category.

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

TDA230001 - Southwood Development of Regional Impact (DRI) 8th Amendment – Town Center

AGENT: Darrin Taylor (850) 270-5938

PROJECT LOCATION: The total PUD area 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 (TAX ID# On file in the Growth Management Department)

ACRES: 3,322 acres (total PUD area)

ZONING DISTRICT: (PUD) Southwood Planned Unit Development

PROJECT DESCRIPTION: The application proposes to amend the current DRI to revise the Town Center standards for the required mixture of uses; to remove the requirement for the construction of Merchants Row from Colleton Court to Grove Park Drive; to add onsite stormwater as an option in addition to connection to the Southwood Stormwater Facility Master Plan; and to amend Exhibits B-1 and B-2 to state that acreage information is for informational purposes only. The amendment would revise the DRI development order, the DRI master plan, and land use allocation exhibits to reflect the proposed changes.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, kate.daniel@talgov.com

TRZ230017 - Southwood Planned Unit Development Amendment-Town Center

AGENT: Darrin Taylor (850) 270-5938

PROJECT LOCATION: The total PUD area 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 (TAX ID# On file in the Planning Department)

ACRES: 3,322 acres (total PUD area)

ZONING DISTRICT: (PUD) Southwood Planned Unit Development

PROJECT DESCRIPTION: The application proposes to amend the existing PUD to: 1) modify the Town Center District Standards (Section 4.1.1) to match the amended Comprehensive Plan; 2) modify Section 4.1.1 by adding language giving the Developer (Stadium Place) the option to not construct Merchants Row from Collection Court to Grove Park Drive; 3) add language to confirm that onsite stormwater management is an option within the Town Center in addition to connecting to the Southwood master stormwater facilities; and 4) update Table 3.1.

PROJECT COORDINATOR: Chris Ibarra, Planning Department, (850) 891-6400

TDA230002 - Southwood Development of Regional Impact (DRI) 9th Amendment – MDR-18

AGENT: Urban Catalyst Consultants, Sean Marston, (850) 999 4241

PROJECT LOCATION: Southwest of the intersection of Tram Road and Capital Circle SE (TAX ID# 31-20-20-003-0000)

ACRES: +/- 30 acres

ZONING DISTRICT: (PUD) Southwood Planned Unit Development

PROJECT DESCRIPTION: The application proposes to amend the current DRI to re-designate +/- 30 acres from the MUI-2 (Mixed Use Industrial-2) and MUOC-8 (Mixed Use Office/Commercial-8) land use components to a new MDR-18 (Medium Density Residential-18) component. The DRI amendment also proposes to convert approximately 24,093 square feet of Retail/Commercial land use and 31,000 square feet of Research and Development land use to 252 multi-family residential dwelling units 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 changes.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, kate.daniel@talgov.com

TRZ230018 - Southwood Planned Unit Development Amendment

AGENT: Urban Catalyst Consultants, Sean Marston, (850) 999 4241

PROJECT LOCATION: 3,330 feet west of the intersection of Tram Rd and Capital Circle SE (TAX ID# On file in the Planning Department)

ACRES: +/- 30 acres

ZONING DISTRICT: (PUD) Southwood Planned Unit Development

PROJECT DESCRIPTION: The application proposes to amend the existing PUD to create a new land use component, Medium Residential Density (MDR-18), that will allow a density of 4-20 units/acre. The proposed change would also re-designate 18 acres of current Mixed-Use Office/Commercial (MUOC-8) land as Medium Density Residential (MDR-18) and convert 24,093 square feet of retail/commercial to 202 multi-family residential units. Finally, the amendment would re-designate 12 acres of current Mixed use Industrial (MUI-2) land as Medium Density Residential (MDR-18) and convert 31,000 square feet of research & development to 50 multi-family residential units.

PROJECT COORDINATOR: Chris Ibarra, Planning Department, (850) 891-6400

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.