



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, March 11, 2024

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 <https://www.talgov.com/growth/growth-apps-landuse>

PUBLIC PARTICIPATION

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: <https://www.talgov.com/growth/growth-comm-meetings>.

NEW BUSINESS

TSP240007 - Alpha Chi Omega

AGENT: Ashley Scannella, (352) 373-3541

PROJECT LOCATION: 518 PARK AVE W (TAX ID# 2136500375620, 2136500385635, & 2136500375625)

ZONING DISTRICT: CC (Central Core) and is located within the Multi-Modal Transportation District's (MMTD) Downtown Overlay

ACRES: 0.79 acres

PROJECT DESCRIPTION: The major modification proposal is to renovate the existing sorority house and construct a 5,204 sq. ft. addition to provide a total of 18,120 square feet with 23 bedrooms.

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

TSD240002 - Southwood LDR-1

AGENT: Brennon Clayton, Kimley-Horn, (850) 553-3535

PROJECT LOCATION: Approximately 1,600' east of Capital Circle SE on the north side of Old St. Augustine Road (TAX ID# 3103206020000 & 3110200130000)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

ACRES: 38.33 acres

PROJECT DESCRIPTION: The proposed project is for the development of a residential subdivision with 82 single-family detached units.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@talgov.com

TDA240001 - Southwood Development of Regional Impact (DRI) 10th Amendment

AGENT: Design West Group, (850) 545-6503

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 include the addition of a new town center with restaurant, retail, hotel and residential uses with multi-modal trails; to update other land use components; to update the transportation mitigation requirements; to update the affordable housing requirements; and update the stormwater facilities master plan for the project.

PROJECT COORDINATOR: Keith Burnsed, Growth Management Assistant Director, Keith.Burnsed@Talgov.com

TRZ240003 - Southwood Planned Unit Development Amendment

AGENT: Design West Group, (850) 545-6503

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) include the addition of a new town center with restaurant, retail, hotel and residential uses with multi-modal trails; 2) streamline the PUD by updating the text and moving supporting information to the appendix; 3) update the transportation analysis to demonstrate no increase in impacts; and, 4) update the stormwater facilities master plan for the project.

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