



DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, January 13, 2025

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>.

OLD BUSINESS

TRZ240011 - Hudson Lakes Apartment Planned Unit Development

AGENT: Spectra Engineering and Research, Inc. (850-656-9834)

PROJECT LOCATION: immediately south of Interstate 10, north of Portland Avenue, and approximately 1,200 feet west of Old Bainbridge Road. (TAX ID# 2115206060000)

ZONING DISTRICT: R-3 (Single-Family and Two-Family Residential)

ACRES: (+/-) 10.3 acres

PROJECT DESCRIPTION: The application is for an amendment to the Official Zoning Map from the Single-Family and Two-Family Residential (R-3) Zoning District to the Planned Unit Development (PUD) Zoning District. The PUD proposes a 255-unit multi-family residential development that includes certified affordable housing and active recreational facilities that are open to the public.

PROJECT COORDINATOR: Marcus Lloyd -Planning Dept. (850-891-6400)

This item was continued from the October 14 and October 28, 2024, DRC meetings.

TSD240026 - Harmony Oaks Subdivision

AGENT: Michael Giglio, Urban Catalyst Consultants, Inc., (850) 999-4241

PROJECT LOCATION: 606 WHITTAKER RD (TAX ID# 4124206020000 & 4124206820000)

ZONING DISTRICT: PUD (Harmony Oaks Planned Unit Development)

ACRES: 16.01 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision into 22 lots with two units on each lot for a total of 44 residential units.

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

This item was continued from the November 25, 2024, DRC meeting.

NEW BUSINESS

TSP240080 - 908 All Saints Site 1

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

PROJECT LOCATION: 728 S MACOMB ST (TAX ID# 2136900509035 & 2136900509045)

ZONING DISTRICT: ASN-D (All Saints Zoning District-D) and is located within the Multi-Modal Transportation District's Downtown Overlay

ACRES: 0.62 acres

PROJECT DESCRIPTION: The proposed project is a major modification to TSP230044 for the construction of a 39-unit multi-family residential facility.

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