

DEVELOPMENT REVIEW COMMITTEE AGENDA (Revision 1)

December 10, 2018

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS

TYPE B MAJOR MODIFICATION

Freight Yard Major Modification (TSP180061) is located on .63 acres at 915 Railroad Avenue. The modification includes: Existing block buildings fronting Railroad Avenue will remain and be remodeled as Phase Two of the project. Phase Three is proposed as 16 one-bedroom apartments to be located between the prior approved Phase One 12-unit residential building and the existing block structures. As part of Phase Two, there will also be ground level shipping containers utilized for storage as well as providing the exterior limits of a proposed courtyard area for the mini apartments. The applicant is requesting three deviations to the development standards to eliminate the transparency requirements along All Saints Street for the Phase Three residential units, to eliminate the requirement that all primary entrances face the street, and to reduce the size of the tree wells for street trees from 6 feet squared to two feet squared. The property is zoned ASN-C (All Saints Zoning District-C) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and is within the Frenchtown/Southside Community Redevelopment Area. This item is continued from the October 8, 2018 meeting.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001
Tax ID#: 41-01-80-000-0451
Agent: Moore Bass Consulting – (850) 222-5678

NEW BUSINESS

PRELIMINARY PLAT

Dick Wilson Subdivision Lot 4 (TSD180036) is located on 35.8 acres on the south and eastern end of Dick Wilson Blvd. The project is the subdivision of the site into two lots. The property is zoned MR-1(Medium Density Residential) and CP (Commercial Parkway).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001
Tax ID#: 31-03-25-000-0040
AGENT: The Blueprint Shop LLC – (850) 224-2699

TYPE B SITE PLAN

Tallahassee International Airport Solar Facility #2 (TSP180074) is located on 330 acres at 3232 Capital Circle Southwest. The project is the development of a solar collection facility and associated substation. The property is zoned GO-2 (Government Operation 2).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001
Tax ID#: 41-07-20-801-0000
AGENT: Genesis Consulting Group – (850) 224-4400

Waffle House (TSP180073) is located on 0.87 acres at 2230 West Pensacola Street. The project is the demolition of the carwash and the construction of a 1,992 square foot Waffle House Restaurant. The applicant is requesting

deviations to allow parking in the first and second layers, to allow the front setback on Escambia Drive to be increased from 15 feet to 78 feet and the side setback on the east side of the property be increased from 25 feet to 154 feet, to reduce the transparency requirement from 60% to 0% on the rear of the building facing Escambia Drive and to allow the dumpster to be located in the first layer. The properties are zoned UT (University Transition) and are located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001
Tax ID#: 21-34-20-613-0000 and 21-34-20-614-0000
AGENT: Poole Engineering and Surveying, Inc. – (850) 386-5117

RIGHT OF WAY ABANDONMENT

Waterworks Abandonment (TAB180003) is located at 404 East Gaines Street between South Gadsden Street and South Meridian Street. The request is to abandon 358 square feet of right of way along East Gaines Street.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001
Tax I.D. # 00-00-00-ROW-0000
AGENT: City of Tallahassee – (850) 891-8068

PLANNED UNIT DEVELOPMENT AMENDMENT

Southwood Planned Unit Development Amendment (TRZ180014). The application proposes to amend the existing PUD to allow for the development of all Large Lot Single Family (LSF) uses in the LSF-10 PUD Land Use District with Historic House Overlay, except for the protected historic areas. The LSF-10 District allows residential uses up to 3 dwelling units/acre and non-residential uses are allowed a maximum floor area ratio of 2.0. The subject PUD site area is located at the southwest corner of Biltmore Avenue and Hemingway Boulevard.

PROJECT COORDINATOR: Mary Jean Yarbrough - Planning Dept. (850) 891-6400
Tax ID #: 31-16-26- C-0010
Agent: WGI - (850) 201-0101

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DEVELOPMENT REVIEW COMMITTEE AGENDA – Revision 2

November 26, 2018

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS

PRELIMINARY PLAT

Portland Avenue Townhomes (TSD170013) is located on 10.3 acres on the north side of Portland Avenue approximately 1,200 feet west of Old Bainbridge Road. The project is the subdivision of the parcel into 36 single-family attached lots. The property is zoned R-3 (Single Detached, Attached and Two Family Residential). The project is continued from the July 10, August 14, September 25 and October 23, 2017, January 8, July 23 and the September 24, 2018 meetings.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

Tax ID#: 21-15-20-606-0000

Agent: Florida Environmental and Land Services, Inc. (850) 385-6255

DISCUSSION OF TSD180030, SOUTHWOOD LDR-5, PHASE 2

A request by GPI Southeast to ask the DRC to reconsider a condition of approval for TSD180030, LDR-5, Phase 2. The condition of approval is that Biltmore Avenue from Orange Avenue East to Old St. Augustine Road be constructed and the applicant asks that the roadway not be built with Phase 2. If reconsideration is granted, the item will be scheduled for review by the DRC at a future date. This item is continued from the October 22, 2018 meeting.

NEW BUSINESS

PRELIMINARY PLAT

EC Allen Subdivision (TSD180035) is located on 1.34 acres at 621 North Calhoun Street. The project is the subdivision of the parcel into two lots. The applicant is requesting a deviation to the development standards as follows: on Lot 1 reduce the rear building setbacks for the principal building from 5 feet to 3.9 feet and accessory building from 5 feet to 0 feet; on Lot 2 reduce the side building setback of the principal building from 5 feet to 0 feet. The property is zoned CU-26 (Central Urban 26) and CU-45 (Central Urban 45) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and is within the Downtown Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001

Tax ID#: 21-36-40-073-3455

Agent: Inovia Consulting Group – (850) 298-4213

TYPE B SITE PLAN MAJOR MODIFICATION

Community Leadership Academy Gymnasium (TSP180062) is located on 3.46 acres on the south side of Austin Davis Avenue, approximately 525 feet west of Capital Circle Northeast. The project is a modification to site plan TSP170045 which adds a 6,316 square foot second story to be used as classrooms and storage, for a total of 26,309 square feet. The properties are zoned PUD (Evening Rose Village Center PUD).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7001
Tax ID#: 11-28-20-010-0000 and 11-28-03-000-0010
Agent: Jay Schuck - (850) 363-0223

TYPE B SITE PLAN AND PUD MINOR AMENDMENT

Westgate Community (TSP180067) is located on 5.04 acres at 1570 Blountstown Street. The project involves a change to four of the remaining condominium units of the PUD. This application is for the construction of two, three-story apartment buildings with 54 bedrooms each rather than four, two-story units, containing 20 bedrooms each. The applicant is also requesting of the Director of Growth Management a Minor Amendment to the PUD to allow the change in building style. The property is zoned PUD (Westgate Mission PUD).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001
Tax ID#: 21-29-80-000-0001
Agent: Poole Engineering & Surveying, Inc. (850) 386-5117

TYPE B SITE PLAN

Stadium Communications Tower (TSP180056) is located on .69 acres at 817 Lake Bradford Road. The project is the construction of a 120-foot high camouflaged communications tower and associated ground equipment. The applicant is requesting deviations to allow the tower within 250 feet of a gateway route, increasing the principal building setback and to change the location of the landscape buffer. The property is zoned CU-45 (Central Urban 45) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and is within the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001
Tax ID#: 41-02-20-060-0000
Agent: Hill Ward Henderson – (727) 259-6791

St. Francis Street Triplexes (TSP180068) is located on .26 acres at 429 St. Francis Street. The project is the development of a triplex unit on each of the two proposed and pending recorded platted lots. The property is zoned ASN-A (All Saints Neighborhood A), is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and is within the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001
Tax ID#: 41-01-80-000-0160
Agent: Moore Bass Consulting (850) 222-5678

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DEVELOPMENT REVIEW COMMITTEE AGENDA (REVISION 1)

October 22, 2018

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS

TYPE B SITE PLAN

506 All Saints Street (TSP180052) is located on .08 acres at 506 All Saints Street. The project is the construction of a two-story mixed-use building with a base square footage of 2,810 square feet, a recording studio on the first floor and three one-bedroom apartments on the second floor. The applicant is requesting a deviation to the development standards to decrease the required side setback from five feet minimum to two inches on the east side and to three feet eight inches on the west side. The property is zoned ASN-C (All Saints Neighborhood Corridor Mixed Use District) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and the Frenchtown/Southside Community Redevelopment Area. This is continued from the August 27, 2018 meeting.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001

Tax ID#: 41-01-80-000-0380

Agent: Dewberry Engineers Inc. (850) 523-0062

NEW BUSINESS

ABANDONMENT OF RIGHT-OF-WAY

Stadium Enclave Right-of-Way Abandonment (TAB180002) is a request by ZP No. 334. LLC, for abandonment of a 644 square foot portion of right of way located just south of 1016 Seaboard Street and proposed to be used as part of the Stadium Enclave project.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

Tax I.D. #: 00-00-00-ROW-0000

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

DISCUSSION OF TSD180030, SOUTHWOOD LDR-5, PHASE 2

A request by GPI Southeast to ask the DRC to reconsider a condition of approval for TSD180030, LDR-5, Phase 2. The condition of approval is that Biltmore Avenue from Orange Avenue East to Old St. Augustine Road be constructed and the applicant asks that the roadway not be built with Phase 2. If reconsideration is granted, the item will be scheduled for review by the DRC at a future date.

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DEVELOPMENT REVIEW COMMITTEE AGENDA

October 8, 2018

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS

None

NEW BUSINESS

PRELIMINARY PLAT

Olson Crest Subdivision Phase 2 (TSD180031) is located on 2.93 acres on the east side of Olson Road at Dasha Lane. The project is the subdivision of the site into 11 lots for development with single family residences. The applicant is requesting a deviation to the development standards to reduce the side interior building setback from 7.5 feet to 5 feet. The properties are zoned R-5 (Manufactured Home and Single Family Residential).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001
Tax ID#: 11-09-20-003-0000 and 11-09-20-007-0000
Agent: Paradigm Engineers and Consultants – (850) 385-5796

Southwood Unit 31 Phase 3 Replat (TSD180033) is located on 13.88 acres at the southwest corner of Goldenrod Way and Biltmore Avenue. The project is the subdivision of the site into 20 lots for development of single family attached residences. The property is zoned PUD (Southwood Planned Unit Development).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001
Tax ID#: 31-10-20-012-0000
Agent: Atkins – (850) 580-7876

Hammock @ Oak Grove (TSD180034) is located on 61.53 acres on the east side of Oak Grove Road just south of Bannerman Road. The project is the subdivision of the properties into 73 single family detached and 32 single family attached cluster units. The properties are zoned LP (Lake Protection).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001
Tax ID#: 14-07-20-418-0000, 14-07-20-419-0000, 14-07-20-607-0000 and 14-07-20-608-0000
Agent: Urban Catalyst Consultants – (850) 999-4241

STAND ALONE DEVIATION

Allegro Tallahassee (TDR180006) is located on 5.79 acres at 4501 Shannon Lakes West. The applicant is requesting a deviation to the development standards to reduce the setback for the generator from 200 feet to 47.4 feet, for installation of an emergency standby generator. The property is zoned PUD (Heritage Oaks Senior Living PUD).

PROJECT COORDINATOR: Cindy Smith- Senior Planner (850) 891-7001

Tax ID#: 14-34-20-006-0000

Agent: SHP IV Heritage Oaks, LLC. (904) 226-2700

TYPE B MAJOR MODIFICATION

Freight Yard Major Modification (TSP180061) is located on .63 acres at 915 Railroad Avenue. The modification includes: Existing block buildings fronting Railroad Avenue will remain and be remodeled as Phase Three of the project. Phase Two will now be proposed as 16 one-bedroom apartments to be located between the prior approved Phase One 12-unit residential building and the existing block structures. As part of Phase Two, there will also be ground level shipping containers utilized for storage as well as providing the exterior limits of a proposed courtyard area for the mini apartments. The property is zoned ASN-C (All Saints Zoning District-C) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and is within the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001

Tax ID#: 41-01-80-000-0451

Agent: Moore Bass Consulting – (850) 222-5678

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DEVELOPMENT REVIEW COMMITTEE AGENDA

September 24, 2018

9:00 a.m.

435 North Macomb Street

Growth Management Conference Room

First Floor/Renaissance Center

PUBLIC PARTICIPATION

OLD BUSINESS

PRELIMINARY PLAT

Portland Avenue Townhomes (TSD170013) is located on 10.3 acres on the north side of Portland Avenue approximately 1,200 feet west of Old Bainbridge Road. The project is the subdivision of the parcel into 36 single-family attached lots. The property is zoned R-3 (Single Detached, Attached and Two Family Residential). The project is continued from the July 10, August 14, September 25 and October 23, 2017, January 8, 2018 and July 23, 2018 meetings.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

Tax ID#: 21-15-20-606-0000

Agent: Florida Environmental and Land Services, Inc. (850) 385-6255

NEW BUSINESS

PRELIMINARY PLAT

Northbend Subdivision (TSD180032) is located on 8.02 acres at 4036 Centerville Road. The project is the subdivision of the site into 25 clustered single family detached lots. The property is zoned R-3 (Single and Two Family Residential).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001

Tax ID#: 11-11-20-601-0000

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

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DEVELOPMENT REVIEW COMMITTEE AGENDA
September 10, 2018 (Revision 1)
9:00 a.m.
435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center

PUBLIC PARTICIPATION

OLD BUSINESS

None

NEW BUSINESS

PLANNED UNIT DEVELOPMENT

Southwood Planned Unit Development Amendment (TRZ180011) The application proposes to amend the existing PUD to change 20 acres of the 62-acre parcel designated as Community Park to the Medium-Density Residential (MDR) PUD Land Use District. The MDR District allows residential uses up to 20 dwelling units/acre. The subject PUD site area is located at the northeast corner of Tram Road and Four Oaks Boulevard.

PROJECT COORDINATOR: Mary Jean Yarbrough - Planning Dept. (850) 891-6400
Tax ID #: 31-22-20-801-0000
Agent: Moore Bass Consulting, Inc. (850) 222-5678

PRELIMINARY PLAT

Gardenbrook Lane (TSD180029) is located on 0.22 acres at 2049 Gardenbrook Lane. The project is the subdivision of an existing duplex into two single-family attached lots. The property is zoned MR-1 (Medium Density Residential).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001
Tax ID #: 11-33-14-000-0010
OWNER: Martha S. Johnson – (850) 524-4340

Southwood LDR-5 Phase II (TSD180030) is located on a 21.83-acre portion of a 117.5-acre parcel on the north side of Orange Avenue East, just west of Southwood LDR-5 Phase I. The project is the subdivision of the site into 49 single family detached lots. The property is zoned PUD (Southwood Planned Unit Development).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001
Tax ID #: 31-10-20-012-0000
AGENT: Greenman-Pedersen, Inc. – (850) 297-2946

TYPE B SITE PLAN

Southern Scholarship House Improvements (TSP180054) is located on 0.65 acres at 803 and 811 West Jefferson Street. The project is the demolition of one of the existing structures and the construction of a new, two-story, housing facility with nine bedrooms. The applicant has requested two deviations to the development standards. The first is to reduce the sidewalk width on Lorene Street from six feet to five feet and the second is to reduce the number of street trees on West Jefferson Street from ten to three and reduce the number of street trees on Lorene Street from seven to zero. The properties are zoned UT (University Transition) and are located within the MMTD (Multi-Modal Transportation District), Downtown Overlay.

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001
Tax ID #: 21-35-40- C-0170 and 21-35-40- C-0180
AGENT: Inovia Consulting Group – (850) 298-4213

The Nine at Tallahassee Phase 2 (TSP180055) is located on 0.79 acres at 1040 West Pensacola Street, the northeast corner of West Pensacola Street and Varsity Drive. The project is the construction of a six story student housing facility with 48 units and 228 bedrooms. The applicant has requested a deviation to the development standards to increase the building height from five stories to six stories. The properties are zoned UT (University Transition) and are located within the MMTD (Multi-Modal Transportation District), Downtown Overlay.

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001
Tax ID #: 21-35-20-415-0000 and 21-35-20-417-0000
AGENT: Moore Bass Consulting – (850) 222-5678

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DEVELOPMENT REVIEW COMMITTEE AGENDA

August 27, 2018

9:00 a.m.

435 North Macomb Street

Growth Management Conference Room

First Floor/Renaissance Center

PUBLIC PARTICIPATION

OLD BUSINESS

None

NEW BUSINESS

TYPE B SITE PLAN

NW Elevated Storage Tank (TSP180051) is located on two acres within the 77.73-acre City-owned parcel on the south side of Fred George Road, just west of Springwood Elementary School. The project is the construction of a one million-gallon elevated drinking water storage tank and future cell tower support equipment area. The property is zoned OS (Open Space).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001

Tax ID#: 21-09-51-000-1010

Agent: Stantec (850) 878-5001

506 All Saints Street (TSP180052) is located on .08 acres at 506 All Saints Street. The project is the construction of a two-story mixed use building with a base square footage of 2,810 square feet, a recording studio on the first floor and three one-bedroom apartments on the second floor. The applicant is requesting a deviation to the development standards to decrease the required side setback from five feet minimum to two inches on the east side and to three feet eight inches on the west side. The property is zoned ASN-C (All Saints Neighborhood Corridor Mixed Use District) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001

Tax ID#: 41-01-80-000-0380

Agent: Dewberry Engineers Inc. (850) 523-0062

STAND-ALONE DEVIATION

Evening Star (TDR180004) is located on 1.19 acres at 2605 Raymond Diehl Road. The applicant is requesting two deviations to the development standards. The first is to increase the maximum allowable front setback from 20 feet to 85 feet for triplex one and from 20 feet to 185 feet for triplex two. The second deviation is to allow parking to be located in front of the building. The property is zoned R-4 (Single, Two and Multi-Family Residential).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001
Tax ID#: 11-09-05-000-0070
Agent: Ann's Residential Designs, LLC. (850) 228-3633

LIMITED PARTITION

Evening Star (TSD180027) is located on 1.19 acres at 2605 Raymond Diehl Road. The project is the subdivision of the parcel into two lots for development with a triplex on each lot. The property is zoned R-4 (Single, Two and Multi-Family Residential).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001
Tax ID#: 11-09-05-000-0070
Agent: Ann's Residential Designs, LLC. (850) 228-3633

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DEVELOPMENT REVIEW COMMITTEE AGENDA (Revision 3)

August 13, 2018

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS

TYPE B SITE PLAN

1350 Mahan Drive (TSP180036) is located on 3.86 acres at 1350 Mahan Drive. The project is the demolition of the existing car wash and construction of a three-story, 33,000 square foot building with first floor retail, second floor office and a third floor restaurant. The applicant is requesting a deviation to the development standards to reduce the front setback from 25 feet to six feet and to reduce the side interior setback from 15 feet minimum to ten feet. The property is zoned C-2 (General Commercial). This project is continued from the June 11 and the July 23, 2018 meetings.

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001

Tax ID: 11-31-20-001-0000

Agent: Greenman-Pedersen, Inc. (850) 297-2922

NEW BUSINESS

TYPE B SITE PLAN

Bronough Multi-Family (TSP180050) is located on .37 acres at 730 North Bronough Street. The project is the construction of 12 multi-family units. The applicant is requesting a deviation to the development standards to reduce the sidewalk width from ten feet to six feet. The property is zoned CU-45 (Central Urban 45) and is located within the MMTD (Multi-Modal Transportation District) and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

Tax ID#: 21-25-46-000-0070

Agent: Moore Bass Consulting (850) 222-5678

STAND ALONE DEVIATION

Brookstone Senior Apartments (TDR180005) is located on 11.58 acres at 3733 Apalachee Parkway. The applicant is requesting a deviation to reduce the distance of the buffer fence from the property line from 30 feet to eight feet. The property is zoned OR-2 (Office Residential 2).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

Tax ID#: 31-03-20-410-0000

Agent: Vaughn Bay Construction (727) 420-7250

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DEVELOPMENT REVIEW COMMITTEE AGENDA

July 23 2018

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS

PRELIMINARY PLAT

Portland Avenue Townhomes (TSD170013) is located on 10.3 acres on the north side of Portland Avenue approximately 1,200 feet west of Old Bainbridge Road. The project is the subdivision of the parcel into 36 single-family attached lots. The property is zoned R-3 (Single Detached, Attached and Two Family Residential). The project is continued from the July 10, August 14, September 25 and October 23, 2017 and the January 8, 2018 meetings.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

Tax ID#: 21-15-20-606-0000

Agent: Florida Environmental and Land Services, Inc. (850) 385-6255

TYPE B SITE PLAN

1350 Mahan Drive (TSP180036) is located on 3.86 acres at 1350 Mahan Drive. The project is the demolition of the existing car wash and construction of a two-story, 33,000 square foot building with first floor retail and second floor office. The applicant is requesting a deviation to the development standards to reduce the front setback from 25 feet to six feet and to reduce the side interior setback from 15 feet minimum to three feet. The property is zoned C-2 (General Commercial). This project is continued from the June 11, 2018 meeting.

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001

Tax ID: 11-31-20-001-0000

Agent: Greenman-Pedersen, Inc. (850) 297-2922

NEW BUSINESS

PRELIMINARY PLAT

Canopy Clubhouse (TSD180026) is located between Crestline Drive and Education Way, north of Canopy Unit 3. The project is subdivision of the parent tract to create a 2.89-acre parcel. The property is zoned PUD (Canopy Planned Unit Development).

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001

Tax ID#: 11-15-20-405-0000

Agent: Greenman - Pedersen, Inc. (850) 297-2922

TYPE B SITE PLAN

Greater Blessings Tabernacle of Praise (TSP180045) is located on 9.39 acres on the west side of Old Bainbridge Road, approximately 150 feet north of Volusia Street. The project is the construction of a church in two phases. Phase 1 is the construction of a 13,060 square foot church and Phase 2 is an addition of 3,200 square feet. Deviations have been requested to allow temporary land disturbance within 30 feet of the property line in order to construct the stormwater facility, wall and fencing; to decrease the distance of the dumpster from 200 feet to 50 feet from the southern boundary line; to reduce the width of the sidewalk from 10 feet to 6 feet; to allow the building façade to not face the street; and to increase the building setback from 20 feet maximum to 30 feet on the north corner and 45 feet on the south corner. The property is zoned MR-1 (Medium Density Residential) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

Tax ID#: 21-26-20-090-0000

Agent: Canter Group Planning and Design (850) 531-9912

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DEVELOPMENT REVIEW COMMITTEE AGENDA (Revision 1)

July 9, 2018

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS

PRELIMINARY PLAT

Replat of Canopy – Unit 1, Phase 1 (TSD180019) is located on 1.20 acres on the west side of Sweet Ridge Street at its intersection with Panther Lane. The project is the replat of Canopy Unit 1, Phase 1 open space into six lots. The property is zoned PUD (Canopy Planned Unit Development). The project is continued from the May 14 and June 11, 2018 meetings.

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001

Tax ID: 11-15-25-000-0001

Agent: Greenman-Pedersen, Inc. (850) 297-2922

Canopy – Unit 1, Phase 6 (TSD180021) is located on 5.02 acres at the northeast corner of Crestline Road and Sweet Ridge Street. The project is a replat of the previously approved Canopy Unit 1 Plat to convert the alley between Blocks A and B to a public street and to eliminate the street northwest of Block B. The property is zoned PUD (Canopy Planned Unit Development). The project is continued from the May 14 and June 11, 2018 meetings.

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001

Tax ID: 11-15-20-405-0000

Agent: Greenman-Pedersen, Inc. (850) 297-2922

TYPE B SITE PLAN

Arive on Gaines (TSP180028) is located on 1.48 acres at 745 West Gaines Street. The project is the construction of a six story, 92-unit multi-family housing development with 294 bedrooms and structured parking. The applicant is requesting three deviations to the development standards: to increase the allowable building height from five stories to six stories; to deviate from the street tree requirement from a six-foot wide planting strip to a two-foot wide and 18-foot long planting strip with additional planting areas of varying sizes; and to increase the 15 foot maximum side-corner setback to 23 feet. The property is zoned UV (University Urban Village District), which is a design review district, and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay, and is within the Frenchtown/Southside Community Redevelopment Area. The project is continued from the April 23 and June 11, 2018 meetings.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001

Tax ID: 21-35-51-000-1300

Agent: Poole Engineering and Surveying, Inc. (850) 386-5117

Sage Tallahassee (TSP180038) is located on 8.30 acres on the north side of Orange Avenue East approximately 400 feet east of Paul Russell Road. The project is the construction of 166 multi-family units for an active adult community. The applicant is requesting a deviation to the development standards to allow the solid waste facility to be located within the required 200 feet from any property line adjoining a low density residential zoning district. The parcel is zoned MR-1 (Medium Density Residential). This item was reviewed on June 11th and is on the agenda for DRC reconsideration.

PROJECT COORDINATOR: Kate Daniel - (850) 891-7001
Tax ID: 31-09-20-643-0020
Agent: Kimley-Horn and Associates (850) 553-3500

NEW BUSINESS

None

"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."

DEVELOPMENT REVIEW COMMITTEE AGENDA

June 25, 2018

9:00 a.m.

435 North Macomb Street

Growth Management Conference Room

First Floor/Renaissance Center

PUBLIC PARTICIPATION

OLD BUSINESS:

NEW BUSINESS:

Preliminary Plat:

Clapham (TSD180025) is located on 3.42 acres at 4840 Thomasville Road. The project is the subdivision of the property into nine single family residential lots. The property is zoned RP-2 (Residential Preservation 2).

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001

Tax ID#: 14-33-20-142-0000

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

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DEVELOPMENT REVIEW COMMITTEE AGENDA

June 11, 2018 (Revision 1)

9:00 a.m.

435 North Macomb Street

Growth Management Conference Room

First Floor/Renaissance Center

PUBLIC PARTICIPATION

OLD BUSINESS:

REGIONAL MALL SIGN

Governors Square Mall Sign (TMA170102) is located on 16.84 acres at the northwest corner of South Blair Stone Road and Apalachee Pkwy. The project is the replacement of the existing ground sign located at the northwest corner of the intersection of South Blair Stone Road and Apalachee Parkway. The property is zoned PUD (Governors Square Mall Planned Unit Development) and is located within the MMTD (Multi-Modal Transportation District). This project is continued from the October 23, November 13, 2017, January 22, March 12, April 9 and May 14, 2018 meetings.

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001

Tax ID: 11-32-20-408-0000

Agent: Jones Sign (215) 874-3498

PRELIMINARY PLATS

Conservation at Killearn (TSD180018) is located on approximately 37.66 acres on the east side of Shamrock North at its intersection with Tyron Pass. The project is the subdivision of the parcel into 115 single-family detached (clustered) lots on a portion of the property zoned RP-2 (Residential Preservation 2). This project also includes approximately 4.42 acres along the intersection of Kiltaman Drive and Shamrock East to be subdivided into eight single-family detached lots on a portion of the property zoned RP-1 (Residential Preservation 1), with the remainder of the property placed in a conservation easement. The project is continued from the April 23, 2018 meeting.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

Tax ID: 11-03-20-203-0000

Agent: Urban Catalyst Consultants, Inc. (850) 999-4241

Replat of Canopy – Unit 1, Phase 1 (TSD180019) is located on 1.20 acres on the west side of Sweet Ridge Street at its intersection with Panther Lane. The project is the replat of Canopy Unit 1, Phase 1 open space into six lots. The property is zoned PUD (Canopy Planned Unit Development). The project is continued from the May 14, 2018 meeting.

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001

Tax ID: 11-15-25-000-0001

Agent: Greenman-Pedersen, Inc. (850) 297-2922

Canopy – Unit 1, Phase 6 (TSD180021) is located on 5.02 acres at the northeast corner of Crestline Road and Sweet Ridge Street. The project is a replat of the previously approved Canopy Unit 1 Plat to convert the alley between Blocks A and B to a public street and to eliminate the street northwest of Block B. The property is zoned PUD (Canopy Planned Unit Development). The project is continued from the May 14, 2018 meeting.

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001

Tax ID: 11-15-20-405-0000

Agent: Greenman-Pedersen, Inc. (850) 297-2922

TYPE B SITE PLAN

Arive on Gaines (TSP180028) is located on 1.48 acres at 745 West Gaines Street. The project is the construction of a six story, 92-unit multi-family housing development with 294 bedrooms and structured parking. The applicant is requesting three deviations to the development standards: to increase the allowable building height from five stories to six stories; to deviate from the street tree requirement from a six foot wide planting strip to a two foot wide and 18 foot long planting strip with additional planting areas of varying sizes; and to increase the 15 foot maximum side-corner setback to 23 feet. The property is zoned UV (University Urban Village District), which is a design review district, and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay, and is within the Frenchtown/Southside Community Redevelopment Area. The project is continued from The April 23, 2018 meeting.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001
Tax ID: 21-35-51-000-1300
Agent: Poole Engineering and Surveying, Inc. (850) 386-5117

NEW BUSINESS:

TYPE B SITE PLANS

Park Place Tallahassee (TSP180035) is located on 1.86 acres at 706, 716 and 730 W. Gaines Street. The project is the construction of 166 multi-family dwelling units (511 bedrooms) and the applicant is requesting deviations to the development standards to increase the building height to seven stories and to reduce the amount of street trees on W. Gaines and Lorene Streets. The properties are zoned UV (University Urban Village), are located in the MMTD (Multi-Modal Transportation District), Downtown Community Redevelopment Area and the Downtown Overlay.

PROJECT COORDINATOR: Kate Daniel (850) 891-7001
Tax ID: 21-35-51-000-1141, 21-35-20-429-0000, 21-35-20-430-0000 and 21-35-20-431-0000
Agent: Genesis Group (850) 224-4400

1350 Mahan Drive (TSP180036) is located on 3.86 acres at 1350 Mahan Drive. The project is the demolition of the existing car wash and construction of a two-story, 33,000 square foot building with first floor retail and second floor office. The applicant is requesting a deviation to the development standards to reduce the front setback from 25 feet to six feet and to reduce the side interior setback from 15 feet minimum to three feet. The property is zoned C-2 (General Commercial).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001
Tax ID: 11-31-20-001-0000
Agent: Greenman-Pedersen, Inc. (850) 297-2922

Sage Tallahassee (TSP180038) is located on 8.30 acres on the north side of Orange Avenue East approximately 400 feet east of Paul Russell Road. The project is the construction of 166 multi-family units for an active adult community. The applicant is requesting a deviation to the development standards to allow the solid waste facility to be located within the required 200 feet from any property line adjoining a low density residential zoning district. The parcel is zoned MR-1 (Medium Density Residential).

PROJECT COORDINATOR: Kate Daniel - (850) 891-7001
Tax ID: 31-09-20-643-0020
Agent: Kimley-Horn and Associates (850) 553-3500

Tallahassee Orthopedic Clinic at Welaunee Boulevard (TSP180040) is located on 7.49 acres at the southeast corner of Welaunee Boulevard and Fleischmann Road. The project will be constructed in two phases. The first phase, which

is located on the south end of the property, is the construction of a two-story, 37,108 square foot medical office building. The second phase, located on the north end of the property, is the construction of a one-story, 19,800 square foot medical office building. The applicant is requesting a deviation to the development standards to reduce the front setback from 25 feet to nine feet. The property is zoned C-2 (General Commercial).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001
Tax ID: 11-15-20-616-0000
Agent: Moore Bass Consulting, Inc. (850) 222-5678

LIMITED PARTITION

Tallahassee Orthopedic Clinic at Welaunee Boulevard (TSD180023) is located on a 7.49 acre portion of the 43.95 acre parcel at the southeast corner of Welaunee Boulevard and Fleischmann Road. The project is the subdivision of the parcel into two lots. The property is zoned C-2 (General Commercial).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001
Tax ID: 11-15-20-616-0000
Agent: Moore Bass Consulting, Inc. (850) 222-5678

PRELIMINARY PLATS

Land of Kent Subdivision (TSD180022) is located on 0.248 acres at 1017 North Duval Street. The project is the subdivision of the property into two lots. The property is zoned CU-45 (Central Urban 45) and is located within the MMTD (Multi-Modal Transportation District) and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001
Tax ID: 21-25-44-000-0040
Agent: Poole Engineering & Surveying, Inc. (850) 386-5117

Betton-Ellicott Subdivision (TSD180024) is located on 1.10 acres at 2229 Ellicott Drive. The project is the subdivision of the parcel into two lots. The property is zoned RP-1 (Residential Preservation 1).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001
Tax ID: 11-17-30- DD-0040
Agent: Poole Engineering & Surveying, Inc. (850) 386-5117

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DEVELOPMENT REVIEW COMMITTEE AGENDA (Revision 3)
May 14, 2018
9:00 a.m.
435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center

PUBLIC PARTICIPATION

OLD BUSINESS:

Regional Mall Sign:

Governors Square Mall Sign (TMA170102) is located on 16.84 acres at the northwest corner of South Blair Stone Road and Apalachee Pkwy. The project is the replacement of the existing ground sign located at the northwest corner of the intersection of South Blair Stone Road and Apalachee Parkway. The property is zoned PUD (Governors Square Mall Planned Unit Development) and is located within the MMTD (Multi-Modal Transportation District). This is continued from the October 23, November 13, 2017, January 22, March 12 and the April 9, 2018 meetings.

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001
Tax ID#: 11-32-20-408-0000
Agent: Jones Sign (215) 874-3498

Preliminary Plat:

Canopy – Unit 4 and 5 (TSD180016) is located on 129.30 acres on the south side of the future Welaunee Boulevard east of Arbor Trace at Canopy. The project is the subdivision of the parcel into 430 residential lots. The properties are zoned PUD (Canopy Planned Unit Development). This is continued from the April 9, 2018 meeting.

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001
Tax ID#: 11-14-20-405-0000 and 11-15-20-405-0000
Agent: Greenman-Pedersen, Inc. (850) 297-2922

Preliminary Plat:

Saunders Hunt Poole (TSD180017) is located on 2.53 acres at the southeast corner of Country Club Drive and Limbo Lane and at 2010 Old Fort Drive. The project is the adjustment of the north/south boundary between the parcels and the subdivision of the parcel on Country Club Drive into two lots. The properties are zoned RP-1 (Residential Preservation 1) and are located within the MMTD (Multi-Modal Transportation District) and the Historic Preservation Overlay. This is continued from the April 23, 2018 meeting.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001
Tax ID#: 31-06-70- F-0110 and 31-06-70- F-0112
Agent: Alfred L. Saunders (850) 363-0605

NEW BUSINESS:

Preliminary Plat:

Replat of Canopy – Unit 1, Phase 1 (TSD180019) is located on 1.20 acres on the west side of Sweet Ridge Street at its intersection with Panther Lane. The project is the replat of Canopy Unit 1, Phase 1 open space into six lots. The property is zoned PUD (Canopy Planned Unit Development).

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001
Tax ID#: 11-15-25-000-0001
Agent: Greenman-Pedersen, Inc. (850) 297-2922

Preliminary Plat:

Canopy – Unit 1, Phase 6 (TSD180021) is located on 5.02 acres at the northeast corner of Crestline Road and Sweet Ridge Street. The project is a replat of the previously approved Canopy Unit 1 Plat to convert the alley between Blocks A and B to a public street and to eliminate the street northwest of Block B. The property is zoned PUD (Canopy Planned Unit Development).

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001
Tax ID#: 11-15-20-405-0000
Agent: Greenman-Pedersen, Inc. (850) 297-2922

Type B Site Plan:

124 Jefferson Street (TSP180029) is located on 0.15 acres at 124 West Jefferson Street. The project is the construction of an 11,725 square foot, two-story office building. The applicant is requesting a deviation to the development standards to reduce the required five-foot minimum rear yard building setback to zero feet. The property is zoned CC (Central Core) and is located with the MMTD (Multi-Modal Transportation District), Downtown Overlay, and is in the Downtown Community Redevelopment Area.

PROJECT COORDINATOR: Cindy Smith – Senior Planner (850) 891-7001
Tax ID#: 21-36-25-192-1740
Agent: Moore Bass Consulting, Inc. (850) 222-5678

Planned Unit Development:

NAP Cascades Mixed Use Planned Unit Development (TRZ180007) – The proposed project is a Concept Plan application on approximately 5.31 acres located on the southeast corner of South Calhoun Street and East Gaines Street, bisected by South Gadsden Street. The proposed PUD is a mixed-use development allowing up to 150 dwelling units/acre of residential, office, and commercial uses. The project will also include a historical plaza to honor the significant history of the city; a public plaza/farmers market, and is designed to utilize and enhance the green space and amenities provided by the adjacent Cascades Park.

PROJECT COORDINATOR: Mary Jean Yarbrough - Planning Dept. (850) 891-6400
Tax ID #: 21-36-25-030-1170 and 21-36-25-031-1180
Agent: Cascades Joint Venture, LLC (239) 850-3764

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DEVELOPMENT REVIEW COMMITTEE AGENDA

April 23, 2018

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS:

NEW BUSINESS:

Preliminary Plat:

Saunders Hunt Poole (TSD180017) is located on 1.76 acres on the southeast corner of Country Club Drive and Limbo Lane. The project is the subdivision of the parcel into two lots. The property is zoned RP-1 (Residential Preservation 1) and is located within the MMTD (Multi-Modal Transportation District), and the Historic Preservation Overlay.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001

Tax ID#: 31-06-70- F-0112

Agent: Alfred L. Saunders (850) 363-0605

Preliminary Plat:

Conservation at Killlearn (TSD180018) is located on approximately 37.66 acres on the east side of Shamrock North at its intersection with Tyron Pass. The project is the subdivision of the parcel into 115 single-family detached (clustered) lots on a portion of the property zoned RP-2 (Residential Preservation 2). This project also includes approximately 4.42 acres along the intersection of Kiltaman Drive and Shamrock East to be subdivided into eight single-family detached lots on a portion of the property zoned RP-1 (Residential Preservation 1), with the remainder of the property placed in a conservation easement.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

Tax ID#: 11-03-20-203-0000

Agent: Urban Catalyst Consultants, Inc. (850) 999-4241

Type B Site Plan:

Arive on Gaines (TSP180028) is located on 1.48 acres at 745 West Gaines Street. The project is the construction of a six story, 92-unit multi-family housing development with 294 bedrooms and structured parking. The applicant is requesting three deviations to the development standards: to increase the allowable building height from five stories to six stories; to deviate from the street tree requirement from a six foot wide planting strip to a two foot wide and 18 foot long planting strip with additional planting areas of varying sizes; and to increase the 15 foot maximum side-corner setback to 23 feet. The property is zoned UV (University Urban Village District), which is a design review district, and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay, and is within the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001

Tax ID#: 21-35-51-000-1300

Agent: Poole Engineering and Surveying, Inc. (850) 386-5117

Right-of-Way Abandonment:

Joshua Court Abandonment (TAB180001) is located on the south side of Maclay Commerce Drive, approximately 270 feet west of Thomasville Road. The project is the abandonment of Joshua Court.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

Tax ID#: 00-00-00-ROW-0000

Agent: EMO (850) 222-8001

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DEVELOPMENT REVIEW COMMITTEE AGENDA

April 9, 2018 (Revision 1)

9:00 a.m.

**435 North Macomb Street
Second Floor Conference Room
Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS:

Regional Mall Sign

Governors Square Mall Sign (TMA170102) is located on 16.84 acres at the northwest corner of South Blair Stone Road and Apalachee Pkwy. The project is the replacement of the existing ground sign located at the northwest corner of the intersection of South Blair Stone Road and Apalachee Parkway with a 50 foot tall ground sign. The property is zoned PUD (Governors Square Mall Planned Unit Development) and is located within the MMTD (Multi-Modal Transportation District). This is continued from the October 23, November 13, 2017, January 22, and the March 12, 2018 meetings.

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001
Tax ID#: 11-32-20-408-0000
Agent: Jones Sign (215) 874-3498

NEW BUSINESS:

Type B Site Plan

Tri-Delta Sorority Redevelopment (TSP180020) is located on 1.20 acres at 534 Park Avenue West. The project is the demolition of the existing structure and the construction of a 23,329 square foot 29 bedroom sorority house. The applicant is requesting four deviations to the development standards to: 1. Allow parking to be located in the first layer on Palm Court; 2. Reduce the required front yard setback on Palm Court from 25 feet maximum to 104 feet; 3. Allow the solid waste to be located within the second layer; and 4. Reduce the required transparency requirement on the south elevation (Park Avenue East) from 50% to 24% on the first floor and from 15% to 11% above the first floor and on the north elevation (Palm Court) from 50% to 25% on the first floor. The properties are zoned CC (Central Core) and are located within the Multi-Modal Transportation District (MMTD), Downtown Overlay and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001
Tax ID#: 21-36-50-038-5630, 21-36-50-038-5640, 21-36-50-038-5645 and 21-36-50-039-5660
Agent: Inovia Consulting Group – (950) 298-4213

Preliminary Plat

Red Rapid Carwash (TSD180013) is located on 4 acres on the east side of Capital Circle Northeast approximately 475 feet north of Automotive Way. The project is the subdivision of the property into two lots. The property is zoned CP (Commercial Parkway) and OR-3 (Office Residential 3).

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001
Tax ID#: 11-21-20-406-0000
Agent: Blackhawk Engineering, Inc. (850) 224-4295

Limited Partition

Appleyard Limited Partition (TSD180014) is located on 3.67 acres at 580 Appleyard Drive. The project is the subdivision of the property into two lots. The property is zoned M-1 (Light Industrial).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001
Tax ID#: 21-33-20-604-0000
Agent: Urban Catalyst Consultants, Inc. – (850) 999-4241

Preliminary Plat

St. Francis Preliminary Plat (TSD180015) is located on 0.26 acres at 429 Saint Francis Street. The project is the subdivision of the parcel into two lots. The property is zoned ASN-A (All Saints Neighborhood A) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and is within the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001
Tax ID#: 41-01-80-000-0160
Agent: Urban Catalyst Consultants, Inc. – (850) 999-4241

Preliminary Plat

Canopy – Unit 4 and 5 (TSD180016) is located on 129.30 acres on the south side of the future Welaunee Boulevard east of Arbor Trace at Canopy. The project is the subdivision of the parcel into 430 residential lots. The properties are zoned PUD (Canopy Planned Unit Development).

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001
Tax ID#: 11-14-20-405-0000 and 11-15-20-405-0000
Agent: Greenman-Pedersen, Inc. (850) 297-2922

Type B Site Plan

309 West Tennessee Street (TSP180023) is located on 2.59 acres at 309 West Tennessee Street. The project is the construction of an eight-story, 99,143 square foot student housing facility with 257 units (730 bedrooms) and 4,320 square feet of commercial space. The applicant is requesting a deviation to the development standards to allow a building height of eight stories. The property is zoned CC (Central Core) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and the Downtown Community Redevelopment Area.

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001
Tax ID#: 21-36-40-273-4340
Agent: Genesis Group (850) 224-4400

Stand Alone Deviations

Mitchell Avenue Sidewalk Improvements (TDR180002) is located on the west side of Mitchell Avenue from Betton Road to Anne Street. The deviations are to reduce the minimum sidewalk width from eight feet to seven feet, to eliminate the street tree requirement and to reduce the clear zone from six feet to zero feet because of right-of-way and utility constraints.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001
Tax ID#: Right-of-Way
Agent: City of Tallahassee - Eric Houge – (850) 891-2858

Stand Alone Deviations

Putnam Drive Sidewalk Improvements (TDR180003) is located on Putnam Drive from South Monroe Street to Country Club Drive. The deviations are to reduce the clear zone width from six feet to zero feet and to eliminate the street tree requirement because of right-of-way constraints.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001
Tax ID#: Right-of-Way
Agent: City of Tallahassee - Eric Houge – (850) 891-2858

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DEVELOPMENT REVIEW COMMITTEE AGENDA

March 12, 2018 Revision 1

9:00 a.m.

**435 North Macomb Street
Second Floor Conference Room
Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS:

Regional Mall Sign

Governors Square Mall Sign (TMA170102) is located on 16.84 acres at the northwest corner of South Blair Stone Road and Apalachee Pkwy. The project is the replacement of the existing ground sign located at the northwest corner of the intersection of South Blair Stone Road and Apalachee Parkway with a 50 foot tall ground sign. The property is zoned PUD (Governors Square Mall Planned Unit Development) and is located within the MMTD (Multi-Modal Transportation District). This is continued from the October 23, November 13, 2017 and the January 22, 2018 meetings.

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001

Tax ID#: 11-32-20-408-0000

Agent: Jones Sign (215) 874-3498

NEW BUSINESS:

Preliminary Plat

Canopy Unit 3 (TSD180009) is located on 12.28 acres (a portion of a 154 acre tract) at the intersection of Crestline Road and Fontana Steet. The project is the subdivision of the parcel into 100 single-family residential detached lots, including 57 inclusionary lots, 11 of which are proposed to be relocated from Unit 1. The property is zoned PUD (Canopy Planned Unit Development).

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001

Tax ID#: 11-15-20-405-0000

Agent: Greenman-Pedersen, Inc. (850) 297-2922

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DEVELOPMENT REVIEW COMMITTEE AGENDA

February 26, 2018 (Revision 2)

9:00 a.m.

435 North Macomb Street

Growth Management Conference Room

First Floor/Renaissance Center

PUBLIC PARTICIPATION

OLD BUSINESS

Preliminary Plat

Papillion Place (TSD170030) is located on 4.97 acres at 2440 Papillion Way. The project is the subdivision of the property into seven (7) residential lots (clustered) and the remainder in stormwater and open space. The property is zoned LP (Lake Protection). The application is continued from the November 27, 2017 and January 8, 2018 meetings.

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001

Tax ID#: 11-04-20-202-0000

Agent: Urban Catalyst Consultants, Inc. (850) 999-4241

NEW BUSINESS:

Preliminary Plat

WITHDRAWN

Canopy – Unit 3 (TSD180001) is located on 4.91 acres at the northeast corner of Crestline Road and Fontana Street. The project is subdivision of the parcel into 42 single-family residential detached lots, which includes 21 inclusionary lots. The property is zoned PUD (Canopy Planned Unit Development).

PROJECT COORDINATOR: Bill Pable- Senior Planner (850) 891-7001

Tax ID#: 11-15-20-405-0000

Agent: Greenman-Pedersen, Inc. (850) 297-2922

Type B Site Plan

CHP Clinic and Medical Office Building (TSP180001) are located on 5.12 acres at 1264, 1268, and 1272 Metropolitan Boulevard. The project is the construction of a 72,000 square foot, three story medical office building. The properties are zoned PUD (Thomasville Road and I-10 Planned Unit Development).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

Tax ID#: 11-08-36-000-0090, 11-08-36-000-0100 and 11-08-36-000-0110

Agent: Inovia Consulting Group (850) 298-4213

Limited Partition

Westside Industrial Park (TSD180002) is located on 3.82 acres at 1660 Norman Park Drive. The project is subdivision of the property into two parcels. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001

Tax ID#: 21-32-20-429-0000

Applicant: Matthew Smoot (801) 706-5522

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DEVELOPMENT REVIEW COMMITTEE AGENDA

February 12, 2018 (Revision 1)

9:00 a.m.

435 North Macomb Street

Growth Management Conference Room

First Floor/Renaissance Center

PUBLIC PARTICIPATION

OLD BUSINESS

None

NEW BUSINESS

Stand Alone Deviation:

Mosley Place (TMA180004) is located on 9.76 acres south of Mosley Street along Stearns Street. The applicant is requesting a deviation to the development standards to reduce or relocate the street trees on the Stearns Street right-of-way. The properties are zoned UT (University Transition) and are located within the MMTD (Multi-Modal Transportation District), Downtown Overlay, and Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001

Tax ID#'s: 41-02-20-038-0000, 41-02-20-039-0000, 41-02-20-041-0000, 41-02-20-042-0000, 41-02-20-043-0000, 41-02-20-044-0000, 41-02-20-065-0000, 41-02-51-007-0180, 41-02-51-007-0200, 41-02-51-007-0210, 41-02-51-007-0220, 41-02-51-008-0230, 41-02-51-009-0010, 41-02-51-011-0010, 41-02-51-011-0330, 41-02-51-011-0350, 41-02-51-012-0410, 41-02-51-012-0420, 41-02-51-013-0440, 41-02-51-013-0450, 41-02-51-014-0460, 41-02-51-015-0460, 41-02-51-015-0470, 41-02-51-015-0480, 41-02-51-015-0490, 41-02-51-016-0500, 41-02-51-016-0510, 41-02-51-016-0520, 41-02-51-016-0530 and 41-02-51-016-0540

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

Planned Unit Development Amendment:

Ox Bottom Meadows Planned Unit Development Amendment (PRZ170023). The application proposes to amend the PUD to increase the allowed acreage and square footage of Commercial development from 1.56 acres to 6.95 acres and from 8,600 square feet to a total of 108,600 square feet for the Commercial parcel located approximately 300 feet north of the intersection of Ox Bottom and Thomasville Roads; to reduce the acreage of Open Space/Conservation from 12.26 to 10.81 acres; and to reduce the Detached Single-Family Residential from 13.60 acres to 9.74 acres. Concept plan revisions include a revised map series, and text updates for development, development standards and stormwater permitting. The total PUD site area is 36.36 acres and is located at the northwest corner of Thomasville Road and Ox Bottom Road.

PROJECT COORDINATOR: Susan Poplin - Planning Dept. (850) 891-6400

Tax ID #'s: 14-28-20-401-0000, 14-28-41 B0040, 14-28-41 B0010, 14-28-41 B0030, 14-28-41 B0020, 14-28-42 B0100, 14-28-42 B0110, 14-28-42 B0110, 14-28-42 B0010 and 14-28-40 A0010

Agent: Greenman-Pedersen, Inc. (850) 297-2922

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DEVELOPMENT REVIEW COMMITTEE AGENDA (REVISION 1)

January 22, 2018

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS

Regional Mall Sign

Governors Square Mall Sign (TMA170102) is located on 16.84 acres at the northwest corner of South Blair Stone Road and Apalachee Pkwy. The project is the replacement of the existing ground sign located at the northwest corner of the intersection of South Blair Stone Road and Apalachee Parkway. The property is zoned PUD (Governors Square Mall Planned Unit Development) and is located within the MMTD (Multi-Modal Transportation District). This is continued from the October 23, and November 13, 2017 meetings.

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001

Tax ID#: 11-32-20-408-0000

Agent: Inovia Consulting Group, Inc. (850) 298-4213

NEW BUSINESS

Type C Site Plan

University Ministries Community Church School Type C Site Plan (PSP170003) The project located on 10.40 acres at 2640 Old Bainbridge Road proposes to add a K-12 educational use to the existing University Ministries Planned Unit Development (PUD). The PUD zoning district (PUD 92) concept plan would be revised to include the school as part of the existing 11,874 square-foot church building, and would include a request for minor amendment to the permitted uses and development standards chart to include educational uses.

PROJECT COORDINATOR: Susan Denny - Planning Dept. (891-6400)

Tax ID #: 21-15-20-402-0000

Agent: Spectra Engineering & Research, Inc. (850) 656-9834

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DEVELOPMENT REVIEW COMMITTEE AGENDA

January 8, 2018

9:00 a.m.

**435 North Macomb Street
Growth Management Conference Room
First Floor/Renaissance Center**

PUBLIC PARTICIPATION

OLD BUSINESS

Preliminary Plat

Portland Avenue Townhomes (TSD170013) is located on 10.3 acres on the north side of Portland Avenue approximately 1,200 feet west of Old Bainbridge Road. The project is the subdivision of the parcel into 36 single-family attached lots. The property is zoned R-3 (Single Detached, Attached and Two Family Residential). The project is continued from the July 10, August 14, September 25 and October 23, 2017 meetings.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

Tax ID#: 21-15-20-606-0000

Agent: Florida Environmental and Land Services, Inc. (850) 385-6255

Preliminary Plat

Papillion Place (TSD170030) is located on 4.97 acres at 2440 Papillion Way. The project is the subdivision of the property into seven (7) residential lots (clustered) and the remainder in stormwater and open space. The property is zoned LP (Lake Protection). The application is continued from the November 27, 2017 meeting.

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001

Tax ID#: 11-04-20-202-0000

Agent: Urban Catalyst Consultants, Inc. (850) 999-4241

Right of Way Abandonment

Damon Sub Row Abandonment (TMA160193) is located on the east side of Stearns Street, between Stearns Street and the CSX Railroad, approximately 200 feet south of Mosely Street. The area proposed to be abandoned is approximately 8.65 feet in width and 399 feet in length. This project is continued from the November 28, 2016, the February 27, August 28 and the December 11, 2017 DRC meetings.

PROJECT COORDINATOR: Cindy Smith – Senior Planner (850) 891-7001

Tax I.D. #: 00-00-00-ROW-0000

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

NEW BUSINESS

Limited Partition

Railyard Loft/Hotel Indigo (TSD170032) is located on 1.07 acres on the north side of West Gaines Street, between Lorene Street and South Woodward Avenue. The project is the subdivision of the property into two lots. The applicant is requesting a deviation to the development standards to increase the allowable lot width from 200 feet to a maximum of 375 feet. The property is zoned UV (University Urban Village) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and is located within the Downtown Community Redevelopment Area.

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001

Tax ID#: 21-35-20-428-0000

AGENT: Clifford Lamb & Associates - (850) 385-2800

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