

**CITY OF TALLAHASSEE**

**POST-APPLICATION CONFERENCE MEETING AGENDA**

Growth Management Conference Room

435 North Macomb Street

First Floor/Renaissance Center

January 7, 2019

1:00 p.m.

**No requests were received for Post-Application discussions. The meeting is cancelled.**

## **CITY OF TALLAHASSEE**

### **POST-APPLICATION CONFERENCE MEETING AGENDA (Revision 2)**

Growth Management Conference Room  
435 North Macomb Street  
First Floor/Renaissance Center  
February 4, 2019  
1:00 p.m.

#### **1:00PM – 1:30PM: Hyatt House Type B Site Plan (TSP190007)**

Parcel ID #: 41-01-20-210-0000, 41-01-20-212-0000, 41-01-20-216-0000, 41-01-20-951-0000, 41-01-20-952-0000 and 41-01-40- E-0070

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

AGENT: Moore Bass Consulting (850) 222-5678

The project is located on 2.03 acres on the west side of Railroad Avenue on the north and south sides of McDonnell Drive. The project is the construction of a 6,300 square foot, one-story retail building on the north parcel and a 93,000 square foot, five-story hotel on the south parcel. The applicant is requesting four deviations to the development standards to allow the dumpster to be within the first layer along the FAMU Way ROW and Cascades Trail; to allow parking in the first layer and between the building façade; to increase the maximum building setback from 15 feet to 26 feet along FAMU Way and to reduce transparency on the first floor of the hotel along FAMU Way from 30% to 23%. The properties are zoned UT (University Transition) and are located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and the Frenchtown/Southside Community Redevelopment Area.

#### **1:30PM – 2:00PM: Tallahassee Classical Charter School Type C Site Plan (PSP190001)**

Parcel ID #: 31-17-20-001-0000

PROJECT COORDINATOR: Jiwuan Haley – Planning Dept. (850) 891-6400

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

The property is located approximately .3 miles east of the Paul Russell Road and South Blair Stone Road intersection. The project is a two-phased K-12 charter school. Phase One proposes a 24,214 square foot, two-story building and Phase Two proposes an 8,907 square foot, two-story building. Development of the charter school is only proposed on the +/-12.34-acre portion of the property located within the city limits.

The application also requests a minor amendment to the existing English Property Planned Unit Development (PUD) by clarifying the dimensions of parking between building and ROW; clarifying access to Blair Stone Road via a secondary service access; adding “schools” to the Community Facilities use in the Medium Density Residential District; and replacing Figure E – Concept Utility Plan with current connection points.

**CITY OF TALLAHASSEE**

**POST-APPLICATION CONFERENCE MEETING AGENDA**

Growth Management Conference Room

435 North Macomb Street

First Floor/Renaissance Center

February 18, 2019

1:00 p.m.

**No requests were received for Post-Application discussions. The meeting is cancelled.**

**CITY OF TALLAHASSEE**

**POST-APPLICATION CONFERENCE MEETING AGENDA**

Growth Management Conference Room

435 North Macomb Street

First Floor/Renaissance Center

March 4, 2019

1:00 p.m.

**1:00PM – 1:30PM: Evening Rose Live and Work Units Type B Site Plan  
(TSP190011)**

Parcel ID #: 11-28-20-008-0000

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010

AGENT: Moore Bass Consulting (850) 222-5678

The project is located on 2.3 acres on the southeast corner of Easter Stanley Court and Evening Rose Lane. The project is the construction of a three story, 19,092 square foot mixed use building with the first floor containing seven work units and one residential unit. The remaining two floors will each contain eight residential units. The property is zoned PUD (Evening Rose Village Center PUD).

## **CITY OF TALLAHASSEE**

### **POST-APPLICATION CONFERENCE MEETING AGENDA**

Growth Management Conference Room

435 North Macomb Street

First Floor/Renaissance Center

March 18, 2019

1:00 p.m.

#### **1:00PM – 1:30PM: Olson Partners Limited Partition (TSD190003)**

Parcel ID #: 11-09-20-459-0000

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010

APPLICANT: Clifton Renn (850) 933-8111

The project is located on .97 acres at 2995 Olson Road. The project is the subdivision of the property into two lots. The property is zoned R-5 (Manufactured Home and Single Family Residential).

#### **1:30PM – 2:00PM: GIS Building at Dupree & Jackson Bluff Type B Site Plan (TSP190016)**

Parcel ID #: 21-33-20-801-0000

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176

APPLICANT: Inovia Consulting Group (850) 298-4213

The project is located on .50 acres at the corner of Jackson Bluff Road and Dupree Street. The project is the installation of a 4,000 square foot modular building. The applicant is requesting a deviation to the development standards to reduce the required side-corner setback on Dupree Street from 50 feet to 25 feet. The property is zoned GO-2 (Government Operations 2).

## **CITY OF TALLAHASSEE**

### **POST-APPLICATION CONFERENCE MEETING AGENDA**

Growth Management Conference Room

435 North Macomb Street

First Floor/Renaissance Center

April 1, 2019

1:00 p.m.

#### **1:00PM – 1:30PM: Dick Wilson Apartments Type B Site Plan (TSP190019)**

Parcel ID #: 31-03-25-000-0040

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176

APPLICANT: Urban Catalyst Consultants (850) 999-4241

The project is located on 30.63 acres at the end of Dick Wilson Boulevard approximately 1,050 feet east of Capital Circle Southeast. The project is the construction of 22, two-story apartment buildings with 324 units. The project contains 18, two and three-bedroom apartment buildings, two, one-bedroom apartment buildings, two duplex buildings, clubhouse, pool and maintenance building. The property is zoned MR-1 (Medium Density Residential).

## **CITY OF TALLAHASSEE**

### **POST-APPLICATION CONFERENCE MEETING AGENDA**

Growth Management Conference Room

435 North Macomb Street

First Floor/Renaissance Center

April 15, 2019

1:00 p.m.

#### **1:00PM – 1:30PM: Freightyard Type B Site Plan Major Modification (TSP190025)**

Parcel ID #: 41-01-80-000-0451 and 41-01-80-000-0460

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042

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

The project is located on .64 acres on the southeast corner of Railroad Avenue and Saint Francis Street. The applicant is requesting a major modification to a previous site plan major modification (TSP180061) to increase the number of residential units from 28 to 32 and to revise the phasing plan of the project and add a fourth phase. The property is zoned ASN-C (All Saints Neighborhood C) and is located within the MMTD (Multi-Modal Transportation District) and the Frenchtown/Southside Community Redevelopment Area.

**CITY OF TALLAHASSEE**

**POST-APPLICATION CONFERENCE MEETING AGENDA**

Growth Management Conference Room

435 North Macomb Street

First Floor/Renaissance Center

May 6, 2019

1:00 p.m.

**1:00PM – 1:30PM: Electric Logistics Facility Type B Site Plan**

**(TSP190026)**

Parcel ID #: 41-04-20-010-0000

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042

APPLICANT: Wood Environment and Infrastructure Solutions, Inc. (850) 298-7717

The project is located on 9.39 acres at 2601 Jackson Bluff Road. The project is the construction of a 7,560 square foot building with dining area, kitchen, bathrooms and storage for electric personnel responding to an emergency and are required to be on site. The property is zoned GO-2 (Government Operations 2).



**CITY OF TALLAHASSEE**

**POST-APPLICATION CONFERENCE MEETING AGENDA (Revision 1)**

Growth Management Conference Room

435 North Macomb Street

First Floor/Renaissance Center

June 3, 2019

1:00 p.m.

**1:00PM – 1:30PM: Southwood HHO Preliminary Plat (TSD190007)**

Parcel ID #: 31-22-21- C-0010 and 31-22-16- -0001

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042

APPLICANT: WGI (850) 907-6884

The project is located on 26.66 acres on the southwest corner of Hemingway Boulevard and Biltmore Avenue. The development is the subdivision of the property into 35 single family residential lots, one non-residential lot and includes a replat of approximately .21 acres of open space that is part of Southwood Unit 16 and which will become part of a residential lot. The applicant also requests a minor amendment to the PUD to relocate the Biltmore Avenue secondary trail from its connection point near Hemingway Boulevard to the south near Faulkner Lane. The properties are zoned PUD (Southwood Planned Unit Development) and are located within the HHO (Historic House Overlay).

**CITY OF TALLAHASSEE**

**POST-APPLICATION CONFERENCE MEETING AGENDA**

Growth Management Conference Room  
435 North Macomb Street  
First Floor/Renaissance Center  
June 17, 2019  
1:00 p.m.

**1:00PM – 1:30PM: Chick-Fil-A #04370 – West Tennessee Street and Stadium Drive**  
**(TSP190032)**

Parcel ID #: 21-26-25- A-0340

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010

APPLICANT: Bowman Consulting (954) 314-8468

The project is located on .91 acres at 1650 West Tennessee Street. The project is the demolition of the existing building and development with a 3,446 square foot fast food restaurant. The applicant is requesting two deviations to the development standards to allow parking between the building and Campus Circle and to allow a portion of the parking to encroach into the required buffer on the north side of the property. The property is zoned CU-45 (Central Urban 45) and is located within the MMTD (Multi-Modal Transportation District).

# **CITY OF TALLAHASSEE**

## **POST-APPLICATION CONFERENCE MEETING AGENDA**

Growth Management Conference Room  
435 North Macomb Street  
First Floor/Renaissance Center  
July 15, 2019  
1:00 p.m.

### **1:00PM – 1:30PM: 502 Ocala Rebuild-Limited Partition (TSD190006)**

PARCEL ID #: 21-34-81-000-2420

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176

AGENT: H&H Construction (850) 519-3638

The project is located on 15.29 acres at 502 Ocala Road. The application is subdivision of the property into two parcels. The applicant is requesting a deviation to the development standards to increase the driveway portion of the flag lot from 150 to 1052 feet. The property is zoned UT (University Transition) and is located within the MMTD (Multi-Modal Transportation District).

### **1:30PM- 2:00PM: Freightyard – Type B Major Modification (TSP190048)**

PARCEL ID# 41-01-80-000-0451 & 41-01-80-000-0460

PROJECT COORDINATOR: Kate Daniel (850)891-7042

AGENT: Southeastern Consulting Services LLC (850) 544-6771

The project is located 0.64 acres at 510 All Saints Street. The applicant is seeking to eliminate the requirement of site plan TSP180061 that courtyards remain public and not be fenced or gated. The property is zoned ASN-C (All Saints Zoning District-C) and is located within MMTD (Multi-Modal Transportation District), Downtown Overlay and the Frenchtown/Southside Community Redevelopment Area.

### **2:00PM– 2:30PM: 629 W Pensacola Apartments – Type B Site Plan (TSP190049)**

PARCEL ID# 21-36-80-037-7670, 21-36-80-037-7675, 21-36-80-037-7680, 21-36-038-7700

21-36-80-038-7705 & 21-36-038-7710.

PROJECT COORDINATOR: Kim Cole Sweazy- (850) 891-7010

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

The Project located on 1.45 acres at 629 W. Pensacola Street. The project is the construction of a seven story, 90-unit (376 bed) apartment complex. The applicant is requesting deviations to the development standards to increase the building height from 5 to 7 stories; eliminate the liner building requirement on W. Lafayette Street. and to allow the trash containers to be located in the first layer. The property is zoned UT (University Transition) and is located within MMTD (Multi-Modal Transportation District). Downtown Overlay.

**CITY OF TALLAHASSEE**

**POST-APPLICATION CONFERENCE MEETING AGENDA**

Growth Management Conference Room  
435 North Macomb Street  
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September 3, 2019  
1:00 p.m.

**1:00PM – 1:30PM: Florida Cancer Specialist (TSD190009)**

PARCEL ID#: 11-29-20-031-0000

PROJECT COORDINATOR: Kim Cole Sweazy – Senior Planner (850) 891-7010

AGENT: Moore Bass Consulting (850) 222-5678

The project is located on 4.98 acres at southwest corner of Miccosukee Road and N. Blair Stone Road. The project is to subdivide the parcel into two lots. The property is zoned OR-3 (Office Residential).

## **CITY OF TALLAHASSEE**

### **POST-APPLICATION CONFERENCE MEETING AGENDA**

Growth Management Conference Room

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First Floor/Renaissance Center

Sept 16, 2019

1:00 p.m.

#### **1:00PM – 1:30PM: Tallahassee Classical Charter School- Type C Site Plan**

**(PSP190004)**

Parcel ID #: 31-20-20-002-0010

PROJECT COORDINATOR: Mary Jean Yarbrough – Planning Dept (850) 891-6400

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

The subject property is located on 10 acres, south of Tram Road, at the western boundary of the Southwood PUD, approximately 0.90 miles west of Capital Circle SE. The proposed project is for the construction of a two-story, 24,214 square foot, K-5 charter school. The applicant is requesting one deviation to development standards to decrease the minimum floor area ratio from 0.25 to 0.05 for Phase I and 0.10 for total build out, and to decrease the minimum parking setback from 15 feet to 8 feet. The site is zoned Southwood PUD (PUD 38).

## **CITY OF TALLAHASSEE**

### **POST-APPLICATION CONFERENCE MEETING AGENDA**

Growth Management Conference Room  
435 North Macomb Street  
First Floor/Renaissance Center  
October 7, 2019  
1:00 p.m.

#### **1:00PM – 1:30PM: Cambridge Parc Planned Unit Development (TRZ190011)**

PARCEL ID#: 14-33-20-148-000, 14-33-20-152-0000 and 14-33-20-156-0000

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

AGENT: Magnolia Engineering (850) 385-0203

The proposed project is a Concept Plan application on approximately 7.45 acres at 4680, 4732 and 4738 Thomasville Road, which is located on the west side of Thomasville Road, approximately 2,400 feet south of the intersection of Ox Bottom and Thomasville Roads. The proposed PUD is a 26-unit single-family detached residential development with open space and a neighborhood park.

**CITY OF TALLAHASSEE**

**POST-APPLICATION CONFERENCE MEETING AGENDA  
(Revision 1)**

Growth Management Conference Room  
435 North Macomb Street  
First Floor/Renaissance Center  
October 21, 2019  
1:00 p.m.

**1:00PM – 1:30PM: J & J Marks Foundation Office (TSP190064)**

PARCEL ID#: 41-02-56- D-0240

PROJECT COORDINATOR: John Reddick – Senior Planner (850) 891-7176

AGENT: Magnolia Engineering (850) 385-0203

The project is to create a 1,050 square foot community facility building. The applicant is requesting deviations to the development standards to increase the maximum front building setback from 25 to 30 feet and to reduce the transparency requirement from 60 percent to 20 percent. The property is zoned R-3 (Single Detached, Attached & Two Family Residential) and is located within the MMTD (Multi-Modal Transportation District).

**CITY OF TALLAHASSEE  
POST-APPLICATION CONFERENCE MEETING AGENDA**

Growth Management Conference Room  
435 North Macomb Street  
First Floor/Renaissance Center  
November 18, 2019  
1:00 p.m.

**1:00PM – 1:30PM: Harold Palmer Re-Plat (TSD190020)**

PARCEL ID#: 11-28-65-000-0010 and 11-28-65-000-0030

PROJECT COORDINATOR: John Reddick – Senior Planner (850) 891-7176

AGENT: Urban Catalyst Consultants (850) 999-4241

The project is a replat of Lots 1 and 3 into three parcels. The applicant is also requesting a deviation to the development standards to reduce the side interior building setback from 15 to 10 feet on the proposed Lot 2 and from 15 to 12 feet on the proposed Lot 3. The property is zoned C-2 (General Commercial) and OR-3 (Office Residential).

**1:30PM – 2:00PM: Cambridge Parc Planned Unit Development (TRZ190011)**

PARCEL ID#: 14-33-20-148-000, 14-33-20-152-0000 and 14-33-20- 156-0000

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

AGENT: Magnolia Engineering (850) 385-0203

The proposed project is a Concept Plan application on approximately 7.45 acres at 4680, 4732 and 4738 Thomasville Road, which is located on the west side of Thomasville Road, approximately 2,400 feet south of the intersection of Ox Bottom and Thomasville Roads. The proposed PUD is a 26-unit single-family detached residential development with open space and a neighborhood park.