CITY OF TALLAHASSEE

DEVELOPMENT REVIEW COMMITTEE MEETING

AGENDA: Monday, October 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/gm_meetings. 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/gm_meetings.

OLD BUSINESS

TSP250037 - Taproot Solar and Community Canvas

AGENT: Cheryl Poole, Poole Engineering & Surveying, (850) 386-5117

PROJECT LOCATION: 903 RAILROAD AVE (TAX ID# 4101800000451)

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

ACRES: 0.25 acres

PROJECT DESCRIPTION: The proposed site plan is for a parking area at the corner of Railroad Avenue and Saint Francis Street. The applicant is requesting four deviations: 1. Decrease the rear setback from 5 feet to 1.6 feet; 2. Provide parking in the first layer; 3. Locate a solid waste facility in the first layer; and 4. Reduce the solid waste facility setback from 20 feet to 9 feet from a residential building.

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

This item was continued from the August 25 and September 8, 2025, DRC meetings.

NEW BUSINESS

TSD250013 - 2870 Apalachee LP

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

PROJECT LOCATION: 2870 APALACHEE PKWY (TAX ID# 3104200130000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 1.26 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of the existing lot into 2 lots.

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

TDR250006 - Prayer Temple Church of God

AGENT: Carmen Bourgeois Greene, Magnolia Engineering, (850) 385-0203

PROJECT LOCATION: 1924 SAXON ST (TAX ID# 410127 C0010)

ZONING DISTRICT: RP-2 (Residential Preservation-2)

ACRES: 1.05 acres

PROJECT DESCRIPTION: The stand-alone deviation request is to reduce the minimum front setback of 15 feet outlined in Sec. 10-285, Table 10A, to 0 feet.

PROJECT COORDINATOR: Lily Savage, Senior Planner, Lily.Savage@talgov.com

TSP250044 - Weems Rd Storage

AGENT: Candace Lolley Ryan, (850) 879-0798

PROJECT LOCATION: (TAX ID# 1127202070020)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 1.20 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 94,955 sq. ft. storage facility. The applicant is requesting one deviation to increase the maximum building height from 4 stories to 5 stories.

PROJECT COORDINATOR: Taylor Jones, Senior Planner, Taylor.Jones@talgov.com

Landon Hills Subdivision – Inclusionary Housing Agreement

AGENT: Erin Tilton, (850) 354-7618

PROJECT LOCATION: South East of Bannerman Road and Bull Headly Road (Parcel IDs on file with the Growth Management Department)

ZONING DISTRICT: Lake Protection (LP)

ACRES: 84.94 acres

PROJECT DESCRIPTION: Proposed is a revision to the Inclusionary Housing Agreement for the Landon Hills Subdivision to remove the requirement that inclusionary lots are demarcated on the Final Plat for Unit 1 of Landon Hills.

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