



POST APPLICATION MEETING

AGENDA: Monday, April 6, 2026

MEETING INFORMATION:

MEETING LOCATION: All Post Application meetings are held remotely 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 for Site Plan Reviewers to go over comments for projects being presented at the upcoming Development Review Committee (DRC) meeting. This meeting is held upon request by the applicant and occurs one week prior to the scheduled DRC meeting. Following the meeting, the applicant is provided with written comments from all reviewing departments.

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.

Each project is allotted 30 minutes, please be respectful of everyone's time. If it appears that an extended discussion is needed then please suggest scheduling a separate time to have a follow up meeting.

PUBLIC PARTICIPATION

The public is encouraged to attend and observe this meeting, however there is no public comment period offered during the meeting. Members of the public can instead 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.

MEETING TIME: 1:30 PM – 2:00 PM

TDR260002 - The Heights on Orange Avenue

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

PROJECT LOCATION: 2210 ORANGE AVE E (TAX ID# 3109206430020)

ZONING DISTRICT: MR-1 (Medium Density Residential)

ACRES: 8.31 acres

PROJECT DESCRIPTION: The proposed stand-alone deviation is to reduce the transparency requirement of 30% along public right of way to 0% for two out of five buildings.

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

MEETING TIME: 2:00 PM – 2:30 PM

TSD260007 - Southwood MDR-20

AGENT: Reid Thomas, Kimley-Horn, (850) 553-3502

PROJECT LOCATION: (TAX ID# 3120200020010)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

ACRES: 124.58 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of one parcel into 337 lots for single family detached homes.

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

MEETING TIME: 2:30 PM – 3:00 PM

TSD260008 - Wallis Street Housing Project

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

PROJECT LOCATION: 2308 S MERIDIAN ST (TAX ID# 411250 A0010 & 411250 A0011)

ZONING DISTRICT: CU-45 (Central Urban - 45) and within the Multi-Modal Transportation District

ACRES: 0.67 acres

PROJECT DESCRIPTION: This project proposes the subdivision of two existing parcels into three residential lots

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

MEETING TIME: 3:00 PM – 3:30 PM

TRZ260002 - LOTD Planned Unit Development

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

PROJECT LOCATION: Located approximately 1,878 feet east of the intersection of Woodville Highway and Capital Circle SE. (TAX ID# On file in the Planning Department)

ACRES: 477 acres

PROJECT DESCRIPTION: The project proposes a Planned Unit Development Concept Plan within the Southeast Sector Plan (SESP) with four zoning districts: Low Density Residential (LDR), Medium Density Residential (MDR), Mixed Use Office/Commercial (MUOC), and Open Space/Greenways (OS).

PROJECT COORDINATOR: Chris Ibarra - Planning Dept. (891-6400)