



POST APPLICATION MEETING

AGENDA: Monday, August 3, 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

TSP260037 - 908 Cigar Factory

AGENT: Moore Bass Consulting, Inc., 8502225678

PROJECT LOCATION: 449 SAINT FRANCIS ST (TAX ID# 410121 0001, 4101210000010, 4101210000020, 4101800000230, 4101800000240, 4101800000251, 4101800000260, 4101800000310, 4101800000320, 4101800000330)

ZONING DISTRICT: ASN-B (All Saints Zoning District-B) and is located within the Multi-Modal Transportation District (MMTD)

ACRES: 1.62 acres

PROJECT DESCRIPTION: The project proposes the redevelopment of the site with a 73-unit multi-family residential development and associated parking garage. The applicant is requesting a deviation to decrease the minimum setback from 5 ft to 3.7 ft on the northern property line and increase the maximum setback from 15 ft to 21.8 ft on the western property line.

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