



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, October 1, 2026

MEETING INFORMATION:

MEETING LOCATION: All Type A & Pre-Submittal 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 held to review contemplated and proposed development projects. The Site Plan Reviewers meet to review applications received. Following the meeting, the applicant is provided with written comments or conditions of approval 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 45 minutes, please be respectful of the limited time for each project review. If applicants or staff feel that an extended discussion is warranted, then it may be appropriate to schedule a separate meeting at a later date.

For more information on Type A Site Plans and Pre-submittals please visit: <https://www.talgov.com/growth/growth-apps-landuse>

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 visit:

https://www.talgov.com/growth/gm_meetings

Type A Site Plan

TSP260038 - Northside Shoppes Phase-II

MEETING TIME: 8:30 AM

AGENT: Daniel Simone, 8509994241

PROJECT LOCATION: (TAX ID# 142725 0005, 142725 0010)

ZONING DISTRICT: PUD (Northhampton PUD)

ACRES: 2.59 acres

PROJECT DESCRIPTION: The proposed project is for the development of a 1,000 square foot restaurant and a 5,600 square foot tire and oil change auto service station.

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

TSP260048 - Florida State Guard Tallahassee Aviation Hangar

MEETING TIME: 9:00 AM

AGENT: Katie Horrn timer, 8509669291

PROJECT LOCATION: 3220 CAPITAL CIR SW (TAX ID# 4107208010000)

ZONING DISTRICT: GO-2 (Government Operation - 2)

ACRES: 2.56 acres

PROJECT DESCRIPTION: This project proposes the construction of a 14,976 square foot hangar, a temporary 1,344 square foot office trailer, and a secured parking area.

PROJECT COORDINATOR: Sabrina Greer, Planner, Sabrina.Greer@talgov.com

Pre-Submittal

TPA260079 - The Heel - Multi-Family Residential

MEETING TIME: 9:30 AM

AGENT: Moore Bass Consulting, 850-222-5678

PROJECT LOCATION: (TAX ID# 1208206030030, 1208206030090)

ZONING DISTRICT: PUD (Welaunee Heel PUD)

ACRES: 20.62 acres

PROJECT DESCRIPTION: The proposed project is for the development of 266 units for an apartment complex.

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

TPA260080 - Phillips Road Multi-Family

MEETING TIME: 10:15 AM

AGENT: Moore Bass Consulting, Inc., 8502225678

PROJECT LOCATION: 1661 PHILLIPS RD (TAX ID# 1128202020000, 1128202070000, 1128202090000)

ZONING DISTRICT: OR-3 (Office Residential)

ACRES: 7.13 acres

PROJECT DESCRIPTION: This project proposes the construction of a 112-unit multi-family residential development.

PROJECT COORDINATOR: Sabrina Greer, Planner, Sabrina.Greer@talgov.com

TPA260078 - Independence Landing Phase 2

MEETING TIME: 11:00 AM

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

PROJECT LOCATION: 3025 SCHOOLHOUSE RD (TAX ID# 3122208010000)

ZONING DISTRICT: PUD (Southwood PUD)

ACRES: 10.22 acres

PROJECT DESCRIPTION: This project proposes adding 42 new dwelling units to the existing multi-family residential facility.

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

TPA260075 - Jaycee Tallahassee

MEETING TIME: 11:45 AM

AGENT: randy pimsler, 4048751517

PROJECT LOCATION: 511 KISSIMMEE ST (TAX ID# 410156 D0010)

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

ACRES: acres

PROJECT DESCRIPTION: This project proposes the construction of a 128-unit multi-family residential development.

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