



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, October 15, 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

TSP260050 - Southwood Chipotle

MEETING TIME: 8:30 AM

AGENT: Edward Bass III, 8507655159

PROJECT LOCATION: 1950 GAINSBOROUGH DR (TAX ID# 311627 A0110)

ZONING DISTRICT: PUD (Southwood PUD)

ACRES: 1.56 acres

PROJECT DESCRIPTION: The project proposes the development of the site with two restaurants with drive-throughs, totaling 4,420 square feet.

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

Pre-Submittal

TPA260084 - New Construction W. Brevard Site Assistances

MEETING TIME: 9:15 AM

AGENT: HILLARD GOLDSMITH III, 8506922647

PROJECT LOCATION: (TAX ID# 2125280000190)

ZONING DISTRICT: CU-18 (Central Urban - 18) and within the Multi-Modal Transportation District (MMTD)

ACRES: 0.32 acres

PROJECT DESCRIPTION: This project proposes the construction of a two-story, mixed-use structure featuring 2,304 square feet of office and commercial space on the first floor and two residential dwelling units on the second floor.

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

TPA260086 - 2900 N Monroe Self Storage

MEETING TIME: 10:00 AM

AGENT: Daniel Simone, 8509994241

PROJECT LOCATION: 2900 N MONROE ST (TAX ID# 2114510000330)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 12.87 acres

PROJECT DESCRIPTION: Proposed is the construction of a 100,100 square foot self-storage facility.

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

TPA260077 - Circle K - W Pensacola St & Ausley Rd

MEETING TIME: 10:30 AM

AGENT: Dylan Johnson, 8505533525

PROJECT LOCATION: 2065 W PENSACOLA ST (TAX ID# 2134510001150)

ZONING DISTRICT: UT (University Transition) and within the Multi-Modal Transportation District (MMTD)

ACRES: 1.35 acres

PROJECT DESCRIPTION: This project proposes the construction of a 5,200 square foot convenience store with fuel sales.

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