



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, December 7, 2023

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.tal.gov.com/growth/growth-meetagenda>. 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.tal.gov.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.tal.gov.com/growth/growth-comm-meetings>

Type A Site Plan

TSP230091 - Fazoli's on Mahan

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: 3122 MAHAN DR (TAX ID# 1121204390000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 0.31 acres

PROJECT DESCRIPTION: The proposed project is for a 3,070 square foot restaurant with outdoor seating and associated drive-thru.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@talgov.com

TSP230089 - Circle K - Dempsey Mayo

MEETING TIME: 9:15 AM

AGENT: Bob Johnson, (517) 285-1581

PROJECT LOCATION: Southwest corner of Welaunee Blvd and Dempsey Mayo Rd (TAX ID# 11153700A0010)

ZONING DISTRICT: Planned Unit Development (Canopy PUD)

ACRES: 1.93 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 5,200 square foot convenience store and 8 double-sided gas pumps under a 3,936 square foot canopy.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com

Pre-Submittal

TPA230154 - Wallis Street TLC/CLT Project

MEETING TIME: 10:00 AM

AGENT: Tallahassee Lenders' Consortium, Bobby Tedder, (850) 222-6609

PROJECT LOCATION: 411 WALLIS ST (TAX ID# 411250 A0010, 411250 A0011, 411250 A0050, 411250 H0010, 411250 H0030, 411250 H0050, & 411250 H0060)

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

ACRES: 2.03 acres

PROJECT DESCRIPTION: The proposed project is for the development of 17 single-family detached-style and duplex-style dwelling units on ten existing lots.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com

TPA230158 - 3160 Mission Road

MEETING TIME: 10:45 AM

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

PROJECT LOCATION: 3160 MISSION RD (TAX ID# 2120519381070)

ZONING DISTRICT: MR-1 (Medium Density Residential)

ACRES: 1.26 acres

PROJECT DESCRIPTION: The proposed project is for the development of up to 14 duplex units.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@talgov.com

TPA230156 - Sun Stop at University Village

MEETING TIME: 1:30 PM

AGENT: Southeastern Consulting Service, LLC, Edward Bass III, (850) 765-5159

PROJECT LOCATION: 2008 W PENSACOLA ST (TAX ID# 2134510001140)

ZONING DISTRICT: Planned Unit Development (University Village PUD) and within the Multi-Modal Transportation District (MMTD)

ACRES: 0.89 acres

PROJECT DESCRIPTION: Proposed is the development of a 4,057 square foot convenience store and fueling station.

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

TPA230155 - The Gates

MEETING TIME: 2:15 PM

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

PROJECT LOCATION: 2402 RADFORD FARM RD (TAX ID# 1104202160000)

ZONING DISTRICT: LP (Lake Protection)

ACRES: 4.56 acres

PROJECT DESCRIPTION: The proposed project is to subdivide the existing parcel into four residential lots.

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

TPA230157 - Purposeful Beginnings Learning Center

MEETING TIME: 3:00 PM

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

PROJECT LOCATION: 1932 MICCOSUKEE RD (TAX ID# 1120500000250)

ZONING DISTRICT: OR-2 (Office Residential, Medium Density) and RP-2 (Residential Preservation-2)

ACRES: 0.93 acres

PROJECT DESCRIPTION: The proposed project is for the redevelopment of an existing structure and the construction of an additional one-story structure to be used as a pre-school learning center.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@talgov.com