



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, March 12, 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

TSP260010 - Tallahassee Senior Living Community

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: 2695 WELAUNEE BLVD (TAX ID# 111529 A0020)

ZONING DISTRICT: PUD (Canopy Planned Unit Development)

ACRES: 8.00 acres

PROJECT DESCRIPTION: The proposed project is for a 221,976 square foot senior living facility.

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

This item was continued from the March 5, 2026, meeting.

TSP260014 - 309 W. Tennessee Street

MEETING TIME: 9:00 AM

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

PROJECT LOCATION: (TAX ID# 2136402734340)

ZONING DISTRICT: CC (Central Core) and within the Multi-Modal Transportation District's Downtown Overlay

ACRES: 2.59 acres

PROJECT DESCRIPTION: The proposed project is for the development of a seven-story mixed use facility with 360 dwelling units and 4,128 square feet of retail commercial space.

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

Pre-Submittal

TPA260019 - Arbor Crossing Phase II

MEETING TIME: 9:30 AM

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

PROJECT LOCATION: 3713 MAHAN DR (TAX ID# 112251 G2110 & 112251 H2220)

ZONING DISTRICT: R-3 (Single Detached, Attached and Two Family Residential)

ACRES: 2.68 acres

PROJECT DESCRIPTION: The proposed project is for the development of 30 multi-family apartments.

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