



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, March 5, 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

Pre-Submittal

TPA260017 - 233-241-243 South Lipona

MEETING TIME: 9:15 AM

AGENT: Rob Davis, Plainsman Engineering, (904) 382-2286

PROJECT LOCATION: 233 S LIPONA RD (TAX ID# 213450 B0010, 213450 B0020, & 213450 B0030)

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

ACRES: 0.88 acres

PROJECT DESCRIPTION: This project proposes the construction of three triplexes on three separate lots for a total of nine dwelling units.

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

TPA260004 - Large Retail Building

MEETING TIME: 9:45 AM

AGENT: Abdul Saleh, (901) 826-7366

PROJECT LOCATION: 2439 GREER RD (TAX ID# 1116204500000 & 1116204520000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 2.30 acres

PROJECT DESCRIPTION: The proposed project is for the development of a 35,000 square foot auto-parts facility.

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

TPA260016 - I AM Prep Elementary School Campus

MEETING TIME: 10:15 AM

AGENT: Darrell Wills, (850) 656-0162

PROJECT LOCATION: 1917 COMMONWEALTH LN (TAX ID# 2120320000200)

ZONING DISTRICT: PUD (Commonwealth Office Park Planned Unit Development)

ACRES: 0.65 acres

PROJECT DESCRIPTION: The project proposes the renovation of the existing one-story office building for use as an elementary school.

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