



# TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, April 23, 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](mailto: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](mailto: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](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](mailto: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](https://www.talgov.com/growth/gm_meetings)

## **Pre-Submittal**

### **TPA260029 - Laundry Mat + Tenant Spaces**

MEETING TIME: 8:30 AM

AGENT: Daniel Lindsey, (850) 251-2906

PROJECT LOCATION: 1710 W THARPE ST (TAX ID# 212230 L0121)

ZONING DISTRICT: C-2 (General Commercial)

ACRES: 0.41 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 5,996 sq. ft. laundry mat and commercial tenant spaces.

PROJECT COORDINATOR: Lily Savage, Senior Planner, [Lily.Savage@talgov.com](mailto:Lily.Savage@talgov.com)

### **TPA260031 - HLT - Orange at Bradfordville Overlook**

MEETING TIME: 9:00 AM

AGENT: Rod Woodfaulk, (678) 536-8819

PROJECT LOCATION: (TAX ID# 4109202150000)

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

ACRES: 2.47 acres

PROJECT DESCRIPTION: The project proposes a multi-family residential development comprised of 18 units.

PROJECT COORDINATOR: Taylor Jones, Senior Planner, [Taylor.Jones@talgov.com](mailto:Taylor.Jones@talgov.com)

### **TPA260030 - Open Air Flea Market**

MEETING TIME: 9:15 AM

AGENT: Michael Kane, Blackhawk Engineering, (850) 224-4295

PROJECT LOCATION: 2801 N MONROE ST (TAX ID# 2114510000080)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 9.93 acres

PROJECT DESCRIPTION: Proposed is a 20,000 square-foot flea market facility.

PROJECT COORDINATOR: Lance Jacobson, Principal Planner, [Lance.Jacobson@talgov.com](mailto:Lance.Jacobson@talgov.com)

### **TPA260032 - Magnolia Family Phase 3**

MEETING TIME: 10:00 AM

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

PROJECT LOCATION: 910 SEBRING CT (TAX ID# 3107209810000, 3107200440000, 3107200450000)

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

ACRES: 9.45 acres

PROJECT DESCRIPTION: Proposed is the construction of a 120-unit multi-family residential facility.

PROJECT COORDINATOR: Lance Jacobson, Principal Planner, [Lance.Jacobson@talgov.com](mailto:Lance.Jacobson@talgov.com)