



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, April 9, 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

TSP260017 - Northside Shoppes

MEETING TIME: 8:30 AM

AGENT: Daniel Simone, Urban Catalyst Consultants, (850) 999-4241

PROJECT LOCATION: (TAX ID# 142725 0010, 1428204260000)

ZONING DISTRICT: PUD (Northhampton Planned Unit Development)

ACRES: 5.85 acres

PROJECT DESCRIPTION: The proposed site plan is a major modification to the approved site plan TSP250039. The modifications include dividing one of the buildings from 1 into 2 for a net decrease of 1,180 sf, a 15' buffer has been added along the Southern Property line, and parking and circulation have been adjusted from the original layout.

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

Pre-Submittal

TPA260026 - Magnolia Family Phase 3

MEETING TIME: 9:00 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)

ACRES: 9.45 acres

PROJECT DESCRIPTION: Proposed is the abandonment of the entire length of Sebring Court.

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

TPA260018 - VOW NOW ACADEMY

MEETING TIME: 9:45 AM

AGENT: Marah Hudson, (407) 389-9317

PROJECT LOCATION: 1230 APALACHEE PKWY (TAX ID# 1131204050000)

ZONING DISTRICT: AC (Activity Center)

ACRES: 1.64 acres

PROJECT DESCRIPTION: The project proposes the renovation of the existing building for use as a private school teaching kindergarten through 12th grade.

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