



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, June 4, 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

TSP260019 - Chase Tallahassee Mahan

MEETING TIME: 8:30 AM

AGENT: Mitch Lal, (813) 812-4100

PROJECT LOCATION: 3111 I MAHAN DR (TAX ID# 1127150000020)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 0.49 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 3,319 square foot bank with drive through.

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

This item was continued from the May 7, 2026, meetings.

TSP260023 - Ascend at Southwood

MEETING TIME: 8:45 AM

AGENT: Reid Thomas, Kimley-Horn, (850) 553-3502

PROJECT LOCATION: (TAX ID# 3121200060000)

ZONING DISTRICT: PUD (Southwood PUD)

ACRES: 12.12 acres

PROJECT DESCRIPTION: The proposed project is for the development of a multifamily complex with 228 units with associated clubhouse, stormwater, and parking.

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

TSP260024 - Magnolia Family Phase 3

MEETING TIME: 9:30 AM

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

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

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

ACRES: 9.45 acres

PROJECT DESCRIPTION: The project proposes the redevelopment of the existing parcels with a 120-unit senior independent living facility and associated infrastructure.

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

Pre-Submittal

TPA260047 - Zeta Tau Alpha Sorority House

MEETING TIME: 10:15 AM

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

PROJECT LOCATION: 514 W COLLEGE AVE (TAX ID# 2136800257425)

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

ACRES: 0.57 acres

PROJECT DESCRIPTION: This project proposes the redevelopment of the site with a 3-story sorority house totaling 26,895 square feet.

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