



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, August 6, 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

TSP260031 - Sono Bello

MEETING TIME: 8:30 AM

AGENT: Daniel Simone, 8509994241

PROJECT LOCATION: 2760 WELAUNEE BLVD (TAX ID# 1115204100000)

ZONING DISTRICT: PUD (Canopy PUD)

ACRES: 1.01 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 10,010 SF medical office.

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

Pre-Submittal

TPA260056 - MillerWorks

MEETING TIME: 9:00 AM

AGENT: Jack Trafton, 8503865117

PROJECT LOCATION: 1845 SUMMIT LAKE DR (TAX ID# 121727 D0020)

ZONING DISTRICT: IC (Interchange Commercial)

ACRES: 4.23 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 30,000 square foot warehouse.

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

TPA260058 - Immanuel Baptist Phase 1B and Phase 1C

MEETING TIME: 9:30 AM

AGENT: Shannon Hufty, 8505210344

PROJECT LOCATION: 908 CONCORD RD (TAX ID# 1128206160000)

ZONING DISTRICT: PUD (Immanuel Baptist Church PUD)

ACRES: 12.32 acres

PROJECT DESCRIPTION: The project proposes a 4,800 sf addition to the existing church, as well as a new 5,700 sf office building on the existing campus.

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

TPA260059 - Mountain Shore Hotel

MEETING TIME: 10:00 AM

AGENT: Moore Bass Consulting, Inc., 8502225678

PROJECT LOCATION: 725 S BRONOUGH ST (TAX ID# 2136252471790)

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

ACRES: 2.65 acres

PROJECT DESCRIPTION: The project proposes the construction of a 153-room hotel with a 4,753 sf restaurant and associated parking garage.

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

