



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, September 17, 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

TSP260047 - MillerWorks

MEETING TIME: 8:30 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 SF warehouse, gravel laydown yard, and associated parking.

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

Pre-Submittal

TPA260068 - Electrical Sourcing II

MEETING TIME: 9:00 AM

AGENT: Miguel Mendoza, 8508797474

PROJECT LOCATION: 1417 S MONROE ST (TAX ID# 4101200280000)

ZONING DISTRICT: CU-45 (Central Urban - 45) and within the Multi-Modal Transportation District (MMTD)

ACRES:

PROJECT DESCRIPTION: The proposed project is for utility connections for a permanent food truck.

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

TPA260070 - Land Outside the DRI - Phase I

MEETING TIME: 9:30 AM

AGENT: Moore Bass Consulting, Inc., 8502225678

PROJECT LOCATION: (TAX ID# 3120200010000)

ZONING DISTRICT: CPA (Critical Planning Area)

ACRES: 320.00 acres

PROJECT DESCRIPTION: The proposed development is for the subdivision of 164 residential lots.

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

TPA260072 - Holiday Inn Truck Parking Facility

MEETING TIME: 10:15 AM

AGENT: Edward Bass III, 8507655159

PROJECT LOCATION: 2714 GRAVES RD (TAX ID# 2115204090000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 8.84 acres

PROJECT DESCRIPTION: The project proposes the addition of a truck parking facility at the existing hotel.

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

TPA260071 - Brighton Cottage Development

MEETING TIME: 11:00 AM

AGENT: Lawrence Jackson, 6784641277

PROJECT LOCATION: 2206 BRIGHTON RD (TAX ID# 3107203520000)

ZONING DISTRICT: CU-26 (Central Urban - 26) and within the Multi-Modal Transportation District (MMTD)

ACRES: 1.34 acres

PROJECT DESCRIPTION: The project proposes the redevelopment of the site with a 21-unit multi-family residential development.

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

TPA260069 - 3434 S. Monroe St

MEETING TIME: 11:30 AM

AGENT: Nellie Beckner, 239-610-3256

PROJECT LOCATION: 3434 S MONROE ST (TAX ID# 4113200070000)

ZONING DISTRICT: M-1 (Light Industrial) and within the Multi-Modal Transportation District (MMTD)

ACRES: 2.11 acres

PROJECT DESCRIPTION: The project proposes the redevelopment of the site with a 3-story 105,600 square foot self-storage facility.

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