



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, July 16, 2026 (Revised 7/10/2026)

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

TSP260034 - Murphy Oil - Orange & Monroe

MEETING TIME: 8:30 AM

AGENT: Amber Rebert, 4073226841

PROJECT LOCATION: 2785 S MONROE ST (TAX ID# 411230 D0011)

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

ACRES: 0.88 acres

PROJECT DESCRIPTION: The proposed project is for the redevelopment of the parcel for a 3,184 SF convenience store and fuel canopy.

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

TSP260031 – Sono Bello

MEETING TIME: 9:15 AM

AGENT: Daniel Simone, 8509994241

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

ZONING DISTRICT: PUD (Canopy Planned Unit Development)

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

TPA260053 - Mossy Head Commercial Park

MEETING TIME: 9:45 AM

AGENT: Candace Lolly Ryan, (850) 879-0798

PROJECT LOCATION: 2229 TRAM RD (TAX ID# 3121206010000, 3121206070000, 3121206110000)

ZONING DISTRICT: C-2 (General Commercial)

ACRES: 18.58 acres

PROJECT DESCRIPTION: The proposed project is for the construction of two buildings totaling 10,300 SF, including a car wash and gas station.

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

TPA260054 - Forest Fern Trail Auto Repair

MEETING TIME: 10:30 AM

AGENT: Jason Bullard, 407-743-0104

PROJECT LOCATION: (TAX ID# 11153700A0020)

ZONING DISTRICT: PUD (Canopy PUD)

ACRES: 0.98 acres

PROJECT DESCRIPTION: The project proposes the construction of a 5,900 sf automotive repair facility.

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

TPA260049 - Dutch Bros Coffee

MEETING TIME: 11:00 AM

AGENT: Cameron Mullins, 3037708884

PROJECT LOCATION: (TAX ID# 3105200020000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 2.73 acres

PROJECT DESCRIPTION: The project proposes the construction of a 986 sf drive-thru coffee shop.

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