

Weekly Concurrency Report

For the Period: 8/24/2026 to 8/30/2026



TCM260048 TopBridge Academy - (Group B Instruction 1313 N GADSDEN ST

APPLICANT: Keshawin Gilley
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PARCEL(S):
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OWNER: CONRADI CAPITAL LLC
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NARRATIVE: TopBridge Academy is establishing an administrative office and small-group instructional/tutoring space at 1313 N. Gadsden Street, Tallahassee, FL. This initial operational phase consists of an administrative headquarters supporting a phased, capped enrollment of 3 proposed students receiving small-group tutoring/instructional support. This use is consistent with FBC Section 304.1 (Group B - Business), which classifies training and skill development not in a school or academic program (including tutoring centers regardless of ages served) as Group B occupancy. Operations are also consistent with micro-enrollment tutoring provisions referenced under Florida Statutes Section 1002.42 for small-scale private instructional programs operating in commercial space with a valid Certificate of Occupancy. No change of use or structural conversion is requested at this stage; the space continues to function under its existing commercial/office Certificate of Occupancy, supplemented by tutoring activity limited to 3 students. Confirmed via correspondence with City Concurrency Staff (Kate Daniel).