

**CITY OF TALLAHASSEE**  
**POST-APPLICATION CONFERENCE MEETING AGENDA**  
**June 5, 2023**  
**1:00 P.M.**

**Until further notice, all Post-Application meetings will be held remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request a special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact [Zoning@Talgov.com](mailto:Zoning@Talgov.com).**

**1:00PM – 1:30PM:**

**Solana-Mendoza Parcels (TSD230008)** is located on 1.10 acres at 1105 Solana Ave. The proposed project is to rotate the existing property line so that each home is located on its own parcel. The property is zoned RP-1 (Residential Preservation-1) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Joel Allbritton, Senior Planner, [Joel.Allbritton@Talgov.com](mailto:Joel.Allbritton@Talgov.com)  
Tax ID#: 212745 A0020 & 212745 A0100  
Agent: Magnolia Engineering LLC, Carmen Bourgeois Greene, (850) 385-0203

**1:30PM – 2:00PM:**

**Tesla Tallahassee (TSP230028)** is located on 6.21 acres at 2412 W Tennessee St. The project proposes the redevelopment of the site for construction of two buildings equaling a total of 39,037 sq. ft. for a car dealership. The applicant is requesting three deviations: (1) to increase the side setback along Dixie Drive from the 20 feet maximum to 104 feet; (2) to locate parking in the first layer as it relates to Dixie Drive; (3) to remove transparency requirements along the Dixie Drive frontage. The property is zoned CP (Commercial Parkway) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Lance Jacobson, Senior Planner, [Lance.Jacobson@Talgov.com](mailto:Lance.Jacobson@Talgov.com)  
Tax ID#: 212750 B0010  
Agent: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678

**2:00PM – 2:30PM:**

**South Side Transit Center (TSP230031)** is located on 1.39 acres at 326 Orange Ave E. The proposed project consists of a new bus transit center servicing the south side of Tallahassee. It will include 29,373 sq. ft. of vehicular use areas for the bus bays, drive aisles, and employee/visitor parking, a 625 sq. ft. maintenance building, and a 9,164 sq. ft. 2-story main building. The applicant is requesting four deviations; (1) to increase the front setback from the 15 feet maximum to 26 feet and the side corner setback from the 15 feet maximum to 26 feet; (2) to locate parking in the first layer as it relates to Orange Ave E; (3) to increase the maximum drive aisle width from 24 feet to 36 feet; (4) to locate the dumpster in the first layer as it relates to Polk Drive. The property is zoned CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Lance Jacobson, Senior Planner, [Lance.Jacobson@Talgov.com](mailto:Lance.Jacobson@Talgov.com)  
Tax ID#: 411230 D0080, 411230 D0090, & 411230 D0091  
Agent: George & Associates Consulting, Kyle Mann, (850) 521-0344

**2:30PM – 3:00PM:**

**TLH Aero Center Fuel System (TSP230030)** is located on 2,151 acres at 5800 Springhill Rd. The proposed improvements include the construction of an above ground fuel system consisting of two (2) 20,000-gallon Jet-A tanks, one (1) 10,000-gallon AVGAS tank, two (2) 500-gallon tanks for diesel, and unleaded fuel. The project also includes construction of a concrete pad for the fuel system, as well as asphalt pavement removal, milling, and new pavement to provide circulation. The property is zoned GO-2 (Government Operation - 2).

Project Coordinator: Kate Daniel, Principal Planner, [Kate.Daniel@Talgov.com](mailto:Kate.Daniel@Talgov.com)

Tax ID#: 4107208010000

Agent: Kimley-Horn, Connor Chambliss, (850) 553-3523