



# TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, January 18, 2024

## 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](mailto: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](mailto: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.tal.gov.com/growth/growth-meetagenda>. 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.tal.gov.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](mailto: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.tal.gov.com/growth/growth-comm-meetings>

## **Type A Site Plan**

### **TSP230098 - FSU TMH Medical Facility**

MEETING TIME: 8:30 AM

AGENT: Moore Bass Consulting, Inc, (850) 222-5678

PROJECT LOCATION: 1645 PHYSICIANS DR (TAX ID# 112929 B0020)

ZONING DISTRICT: CM (Medical Arts Commercial)

ACRES: 32.59 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 110,000 square foot medical facility with research labs and conference center space, to house the Family Medicine Residency Program and the Institute on Digital Health and Innovation.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, [Kate.Daniel@talgov.com](mailto:Kate.Daniel@talgov.com)

*This item was continued from the December 28, 2023 meeting.*

### **TSP240004 - Koger Restaurant**

MEETING TIME: 8:45 AM

AGENT: Kimley Horn, Spencer Brennalt, (850) 739-3742

PROJECT LOCATION: 1311 EXECUTIVE CENTER DR (TAX ID# 310440 B0010)

ZONING DISTRICT: AC (Activity Center)

ACRES: 2.58 acres

PROJECT DESCRIPTION: The proposed project is a major modification to the Type A Site Plan for the construction of a 6,069 sq. ft. restaurant with drive-thru.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, [Kate.Daniel@talgov.com](mailto:Kate.Daniel@talgov.com)

## **Pre-Submittal**

### **TPA240002 - Willis Buildings - Tallahassee, FL**

MEETING TIME: 9:30 AM

AGENT: Dylan Willis, (229) 319-6690

PROJECT LOCATION: Southeast corner of W Pensacola St and Capital Circle SW (TAX ID# 2132204260000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 1.48 acres

PROJECT DESCRIPTION: The proposed project is for a portable/metal building dealership consisting of 392 sq. ft. of office space, 800 sq. ft. of metal building displays, and 4,000 sq. ft. of portable building units.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, [Joel.Allbritton@talgov.com](mailto:Joel.Allbritton@talgov.com)

### **TPA240001 - Pemberton Place**

MEETING TIME: 10:15 AM

AGENT: Cliff Lamb & Associates, Matt Dana, (850) 385-2800

PROJECT LOCATION: Northeast corner of Pemberton Rd and Centerville Rd (TAX ID# 1111206850000)

ZONING DISTRICT: R-3 (Single Detached, Attached and Two Family Residential)

ACRES: 10.86 acres

PROJECT DESCRIPTION: The proposed project is for a single family or two-family subdivision. Two alternatives are proposed: one for a single-family detached subdivision with 46 units and one for a two-family subdivision with 80 units.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, [Tyler.Maldonado@talgov.com](mailto:Tyler.Maldonado@talgov.com)