



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, February 15, 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.

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.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 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>

Pre-Submittal

TPA240016 - Claret Southwood Development

MEETING TIME: 8:30 AM

AGENT: Urban Catalyst Consultants, William Colbert, (850) 999-4241

PROJECT LOCATION: 1598 SOUTHWOOD PLANTATION RD (TAX ID# 3103204040000, 3110200010001, & 3110200150000)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

ACRES: 171 acres

PROJECT DESCRIPTION: The proposed project is for a 428 lot subdivision, which includes 328 single-family attached lots and 100 single family detached residential lots, and a clubhouse with a fitness center and pool.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@talgov.com

TPA240014 - Lake Bradford Apartments

MEETING TIME: 9:15 AM

AGENT: Kimley Horn, Danielle Foulk, (850) 328-2920

PROJECT LOCATION: 2117 LAKE BRADFORD RD, APT 1 (TAX ID# 4102204470000, 4102204480000)

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

ACRES: 4.75 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 157-unit multi-family residential development.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@talgov.com

TPA240017 - Midyette Palms Condominium Expansion

MEETING TIME: 10:00 AM

AGENT: Poole Engineering & Surveying, Jack Trafton, (850) 386-5117

PROJECT LOCATION: 1974 MIDYETTE RD (TAX ID# 3104080021103 & 3104080021207)

ZONING DISTRICT: AC (Activity Center)

ACRES: 0.08 acres

PROJECT DESCRIPTION: The proposed project is for the development of a pair of two-story duplexes on two parcels in an existing condominium complex.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@talgov.com

TPA240010 - The Charlie Ward Champions Ranch

MEETING TIME: 10:45 AM

AGENT: Tonja Ward, (850) 764-6441

PROJECT LOCATION: (TAX ID# 3129200040000)

ZONING DISTRICT: CPA (Critical Planning Area)

ACRES: 114 acres

PROJECT DESCRIPTION: The proposed project is for the development of a sports complex with components including training, fitness, wellness, recovery, a community center, a retreat center, and an event venue.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@talgov.com

TPA240011 - 2008 West Pensacola Gas Station/Convenience Store

MEETING TIME: 1:30 PM

AGENT: Erieda Coney, (305) 274-4805

PROJECT LOCATION: 2008 W PENSACOLA ST (TAX ID# 2134510001140)

ZONING DISTRICT: PUD (University Village Planned Unit Development) and within the Multi-Modal Transportation District (MMTD)

ACRES: 0.89 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 2,824 square foot convenient store and fuel canopy with 16 fueling positions.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@talgov.com