



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Wednesday, June 19, 2024, and Thursday, June 20, 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>

WEDNESDAY, JUNE 19, 2024

Pre-Submittal

TPA240056 - Sunset Ridge

MEETING TIME: 2:00 PM

AGENT: National CORE, Shaun Mosheim, (786) 208-2244

PROJECT LOCATION: 2818 LAKESHORE DR (TAX ID# 2114204180000)

ZONING DISTRICT: OR-3 (Office Residential)

ACRES: 2.22 acres

PROJECT DESCRIPTION: The proposed project is for a 6 story multi-family development consisting of 84 units.

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

TPA240057 - Autumn Breeze

MEETING TIME: 2:45 PM

AGENT: National CORE, Shaun Mosheim, (786) 208-2244

PROJECT LOCATION: 238 DIXIE DR (TAX ID# 212750 C0080)

ZONING DISTRICT: UT (University Transition) and within the Multi-Modal Transportation District (MMTD)

ACRES: 2.16 acres

PROJECT DESCRIPTION: The proposed project is for a 5 story multi-family development consisting of 110 units.

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

THURSDAY, JUNE 20, 2024

Pre-Submittal

TPA240059 - Sun Stop #595

MEETING TIME: 8:30 AM

AGENT: Southeastern Consulting, LLC., Edward Bass III, (850) 765-5159

PROJECT LOCATION: Northwest Corner of Ox Bottom Rd and Thomasville Rd (TAX ID# 142842 B0120)

ZONING DISTRICT: PUD (Ox Bottom Meadows PUD)

ACRES: 2.06 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 5,577 square foot convenience store and gas station.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@talgov.com

TPA240060 - Red Rapid Car Wash

MEETING TIME: 9:15 AM

AGENT: Southeastern Consulting, LLC., Edward Bass III, (850) 765-5159

PROJECT LOCATION: Northwest Corner of Ox Bottom Rd and Thomasville Rd (TAX ID# 142842 B0010)

ZONING DISTRICT: PUD (Ox Bottom Meadows PUD)

ACRES: 1.07 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 4,284 square foot car wash.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@talgov.com

TPA240061 - Starbucks- Thomasville Road and Velda Dairy Road

MEETING TIME: 10:00 AM

AGENT: Southeastern Consulting, LLC., Edward Bass III, (850) 765-5159

PROJECT LOCATION: Northwest Corner of Ox Bottom Rd and Thomasville Rd (TAX ID# 142842 B0010)

ZONING DISTRICT: PUD (Ox Bottom Meadows PUD)

ACRES: 1.06 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 2,446 square foot restaurant with a drive-thru.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@talgov.com

TPA240063 - Summit East Hotel

MEETING TIME: 10:45 AM

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

PROJECT LOCATION: 1592 SUMMIT LAKE DR (TAX ID# 121725 B0030)

ZONING DISTRICT: IC (Interchange Commercial)

ACRES: 2.36 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 57,971 square foot hotel.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@talgov.com

TPA240055 - 2000 Apalachee Pkwy Gas Station

MEETING TIME: 1:30 PM

AGENT: Atwell Group, Nicolas Tellez, (954) 849-3456

PROJECT LOCATION: 2000 APALACHEE PKWY (TAX ID# 3105200050000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 1.01 acres

PROJECT DESCRIPTION: The proposed project is for a 2,824 square foot gas station with 6 fueling pumps.

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

TPA240058 - Hudson Lakes

MEETING TIME: 2:15 PM

AGENT: Spectra Engineering, Peter Okonkwo, (805) 656-9834

PROJECT LOCATION: (TAX ID# 2115206060000)

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

ACRES: 10.30 acres

PROJECT DESCRIPTION: The proposed project is for a 252-unit multi-family development.

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