



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, June 27, 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

TPA240062 - Days Inn & Suites North Monroe

MEETING TIME: 8:30 AM

AGENT: Dipesh Chauhan, (850) 727-5541

PROJECT LOCATION: 2900 N MONROE ST (TAX ID# 2114510000330)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 12.64 acres

PROJECT DESCRIPTION: The proposed project is for a subdivision of the existing lot into 2 lots.

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

TPA240065 - Bethel Tharpe

MEETING TIME: 9:15 AM

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

PROJECT LOCATION: 835 W THARPE ST (TAX ID# 2126200280000)

ZONING DISTRICT: UP-1 (Urban Pedestrian 1) and within the Multi-Modal Transportation District (MMTD)

ACRES: 5.88 acres

PROJECT DESCRIPTION: The proposed project is for the development of a subdivision consisting of 34-45 townhouses, 13 single family detached units, and 6,500-8,000 sq. ft. of commercial space.

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

TPA240066 - Growler Country Beer Garden

MEETING TIME: 10:00 AM

AGENT: Urban Catalyst Consultants, Sean Marston, (850) 999-4241

PROJECT LOCATION: 3374 LONNBLADH RD (TAX ID# 1108204320000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 0.44 acres

PROJECT DESCRIPTION: The proposed project is to create a Bavarian Beer Garden with a small gather building with outdoor seating, a food truck location, and a permanent beer sales facility.

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

TPA240064 - Magnolia Senior

MEETING TIME: 10:45 AM

AGENT: Joe Earp, (850) 509-1653

PROJECT LOCATION: 910 SEBRING CT (TAX ID# 3107200440000, 3107200450000, & 3107209810000)

ZONING DISTRICT: CU-18 (Central Urban - 18) and within the Multi-Modal Transportation District (MMTD)

ACRES: 8.98 acres

PROJECT DESCRIPTION: The proposed project is for a 100-unit multi-family residential facility.

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

TPA240067 - Gibbs Lonnbladh

MEETING TIME: 1:30 PM

AGENT: Jim Stidham and Associates, Anthony Holley, (850) 222-3975

PROJECT LOCATION: 2660 LONNBLADH RD (TAX ID# 1116200100000)

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

ACRES: 0.90 acres

PROJECT DESCRIPTION: This project proposes the subdivision of one lot into two lots for the construction of two duplexes.

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

TPA240068 - Starling Place

MEETING TIME: 2:15 PM

AGENT: Birdsong Housing Partners, Melanie Greenwood, (404) 596-1276

PROJECT LOCATION: 3501 OLD BAINBRIDGE RD (TAX ID# 2109200010000)

ZONING DISTRICT: R-4 (Urban Residential District) and RP-2 (Residential Preservation-2)

ACRES: 20.00 acres

PROJECT DESCRIPTION: The proposed project is for a 96-unit multi-family residential facility.

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