



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, July 25, 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>

Type A Site Plan

TSP240038 - Laketown TLH

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: 1401 LAKE BRADFORD RD (TAX ID# 4102200760000)

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

ACRES: 2.13 acres

PROJECT DESCRIPTION: The project proposes the construction of 16,000 GSF of Retail / Mixed Use Commercial buildings, an Event Venue Space containing 4,400 SF of building area, and an outside venue area with a stage.

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

This item was continued from the July 11, 2024, meeting.

TSP240043 - Mike Patel Commercial-Residential

MEETING TIME: 9:15 AM

AGENT: Matt Swain, Blackhawk Engineering, (850) 224-4295

PROJECT LOCATION: 2230 W PENSACOLA ST (TAX ID# 2134206130000)

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

ACRES: 0.87 acres

PROJECT DESCRIPTION: The proposed project is the development of a 2-story mixed use structure containing 5,880 SF of retail space and 9 residential units.

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

Pre-Submittal

TPA240076 - Lexus Dealership

MEETING TIME: 10:00 AM

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

PROJECT LOCATION: 3800 W TENNESSEE ST (TAX ID# 2129202180000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 25.43 acres

PROJECT DESCRIPTION: The proposed project is the subdivision of an existing lot through the limited partition process and the redevelopment of the new site into a 2 story, 43,362 GSF Lexus dealership.

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