



# TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, September 12, 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**

### **TSP240044 - Solitude Apartments**

MEETING TIME: 8:30 AM

AGENT: Michael Giglio, Urban Catalyst Consultants, (850) 999-4241

PROJECT LOCATION: (TAX ID# 3120200030000)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

ACRES: 29.58 acres

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

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, [Lance.Jacobson@talgov.com](mailto:Lance.Jacobson@talgov.com)

*This item was continued from the August 1, and August 8, 2024, meeting.*

### **TSP240052 - Capital Hill Plaza**

MEETING TIME: 9:00 AM

AGENT: Daniel Simone, Urban Catalyst Consultants, (850) 999-4241

PROJECT LOCATION: 2314 CAPITAL CIR NE (TAX ID# 1116206510000, 1116206580000, 1116206200000, 1116206460000, & 1116206040000)

ZONING DISTRICT: PUD (Capital Hill Plaza Planned Unit Development)

ACRES: 8.83 acres

PROJECT DESCRIPTION: The proposed project is a major modification to TSP220026. The modification proposes increasing the square footage for building 4 to 4,124 sq. ft., reducing the height to 1 story, and changing the proposed use to retail.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, [Lance.Jacobson@talgov.com](mailto:Lance.Jacobson@talgov.com)

## **Pre-Submittal**

### **TPA240089 - 1520 & 1526 Live Oak Drive**

MEETING TIME: 9:30 AM

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

PROJECT LOCATION: 1520 LIVE OAK DR (TAX ID# 3104206500000 & 3104206510000)

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

ACRES: 1.17 acres

PROJECT DESCRIPTION: The proposed project is the subdivision of the existing 2 lots into 7 lots with a single-family detached unit and accessory dwelling unit on each of the new lots.

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

### **TPA240090 - Smalls Sliders**

MEETING TIME: 10:00 AM

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

PROJECT LOCATION: (TAX ID# 2134510000062)

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

ACRES: 0.59 acres

PROJECT DESCRIPTION: The proposed project consists of the construction of an 800 sq. ft. restaurant with drive-thru lanes.

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

**TPA240091 - 1836 Westminster Drive**

MEETING TIME: 10:45 AM

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

PROJECT LOCATION: 1836 WESTMINSTER DR (TAX ID# 2134810002480)

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

ACRES: 0.75 acres

PROJECT DESCRIPTION: The proposed project is a 4-story mixed use development consisting of 8,500 sq. ft. of commercial use and 34 residential units.

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