



# TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, January 23, 2025

## 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**

### **TSP240085 - Healthy Women's Clinic**

MEETING TIME: 8:30 AM

AGENT: Cheryl Poole, Poole Engineering and Surveying, (850) 386-5117

PROJECT LOCATION: 2560 W TENNESSEE ST (TAX ID# 2128204320010)

ZONING DISTRICT: CP (Commercial Parkway) and within the Multi-Modal Transportation District (MMTD)

ACRES: 1.24 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 3,610 sq. ft. medical clinic and expansion of an existing parking lot.

PROJECT COORDINATOR: Taylor Jones, Senior Planner, [Taylor.Jones@talgov.com](mailto:Taylor.Jones@talgov.com)

## **Pre-Submittal**

### **TPA250005 - North Florida Orthopedic**

MEETING TIME: 9:00 AM

AGENT: Gerald Pionessa Jr, (229) 516-0977

PROJECT LOCATION: (TAX ID# 1129200060000)

ZONING DISTRICT: OR-2 (Office Residential, Medium Density)

ACRES: 1.40 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 12,000 sq. ft. medical office building.

PROJECT COORDINATOR: Taylor Jones, Senior Planner, [Taylor.Jones@talgov.com](mailto:Taylor.Jones@talgov.com)

### **TPA250001 - 7 Brew Drive Thru Coffee**

MEETING TIME: 9:45 AM

AGENT: Shannon Simons, (479) 429-8114

PROJECT LOCATION: 2233 CAPITAL CIR NE (TAX ID# 1116206750000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 0.42 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 510 sq. ft. coffee shop with drive-thru.

PROJECT COORDINATOR: Leidy Carter, Senior Planner, [Leidy.Carter@talgov.com](mailto:Leidy.Carter@talgov.com)

### **TPA250006 - UUPI Pit Site**

MEETING TIME: 10:15 AM

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

PROJECT LOCATION: 4100 ORANGE AVE W (TAX ID# 4105204030000 & 4108208010000)

ZONING DISTRICT: M-1 (Light Industrial)

ACRES: 95.40 acres

PROJECT DESCRIPTION: This project proposes a 38,000 square foot office and shop facility for the City of Tallahassee Department of Underground Utilities and Public Infrastructure. The project also includes the construction of storage areas, a truck wash, and a fuel canopy.

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