



# TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, February 20, 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**

### **TSP250010 - City Church Tallahassee Building Expansion**

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: 3211 SESSIONS RD (TAX ID# 2115240000010)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 11.02 acres

PROJECT DESCRIPTION: The proposed project is a major modification to TSP240011 for a 19,844 square foot addition to an existing religious facility.

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

### **TSP250009 - Commonwealth Boulevard Warehouse**

MEETING TIME: 9:00 AM

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

PROJECT LOCATION: (TAX ID# 211930 B0010)

ZONING DISTRICT: M-1 (Light Industrial)

ACRES: 10.02 acres

PROJECT DESCRIPTION: The proposed project is for the construction of three mixed-use office/warehouse buildings totaling 70,000 sq. ft.

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

## **Pre-Submittal**

### **TPA250015 - Oakcrest**

MEETING TIME: 9:30 AM

AGENT: M Sami ElBehiri, (407) 877-7070

PROJECT LOCATION: (TAX ID# 4114205510000)

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

ACRES: 20.00 acres

PROJECT DESCRIPTION: The proposed project is an 85-lot subdivision for the construction of 85 single-family homes.

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

### **TPA250014 - Bass Street Project Revisited**

MEETING TIME: 10:15 AM

AGENT: Don Tolliver, (850) 339-9311

PROJECT LOCATION: (TAX ID# 4112204340000, 4112204350000, & 4112204360000)

ZONING DISTRICT: MR-1 (Medium Density Residential) and within the Multi-Modal Transportation District (MMTD)

ACRES: 2.34 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 26-unit multi-family residential complex.

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