



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, February 27, 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.

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

TSP240075 - Islamic Society of Tallahassee Building

MEETING TIME: 8:30 AM

AGENT: Peter Okonkwo, Spectra Engineering, (850) 656-9834

PROJECT LOCATION: 2620 NORTH POINT BLVD (TAX ID# 1116150040010)

ZONING DISTRICT: MR-1 (Medium Density Residential)

ACRES: 1.84 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a religious facility consisting of 2 buildings totaling 9,000 sf.

PROJECT COORDINATOR: Taylor Jones, Senior Planner, Taylor.Jones@talgov.com

This item was continued from the January 2, January 9, January 16, and January 30, 2025, meetings.

Pre-Submittal

TPA250016 - Southern Vista at Fleischmann Townhome Dev

MEETING TIME: 9:15 AM

AGENT: Dennis Nielsen, (850) 509-4836

PROJECT LOCATION: (TAX ID# 1116204080000 & 1116204420000)

ZONING DISTRICT: R-4 (Urban Residential District)

ACRES: 4.25 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of the property into 25 lots for the development of single family attached dwelling units.

PROJECT COORDINATOR: Leidy Carter, Senior Planner, Leidy.Carter@talgov.com

TPA250017 - The Loft On Gaines Street

MEETING TIME: 10:00 AM

AGENT: Chad Scarbor, (229) 328-6179

PROJECT LOCATION: 833 W GAINES ST, APT 207 (TAX ID# 2135210002060, 2135210002070, 2135210002080, 2135210003060, 2135210003070, 2135210003080, 2135210004060, 2135210004070, 2135210004080, 213521 0001, 2135210001060, & 2135210001070)

ZONING DISTRICT: UV (University Urban Village) and within the Multi-Modal Transportation District's (MMTD) Downtown Overlay

ACRES: 0.67 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 3-story, 24-unit multi-family building.

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