



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, March 6, 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>

Pre-Submittal

TPA250019 - The Reserve at Haynes Crossing

MEETING TIME: 8:30 AM

AGENT: Dennis Nielsen, (850) 509-4836

PROJECT LOCATION: 2993 RAYMOND DIEHL RD (TAX ID# 1109200110000, 1109200140000, 1109200150000, 1109200190000, & 1109200510000)

ZONING DISTRICT: R-5 (Manufactured Home and Single Family Residential)

ACRES: 10.00 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of 5 parcels into 48 lots for the development of detached single-family houses.

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

TPA250020 - Highlands Commercial Lots 5-7

MEETING TIME: 9:15 AM

AGENT: Sean Marston, Urban Catalyst Consultants, (850) 999-4241

PROJECT LOCATION: (TAX ID# 1133390000050)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 1.78 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 15,300 square foot community center.

PROJECT COORDINATOR: Lily Savage, Senior Planner, Lily.Savage@talgov.com

TPA250021 - Bonds Men's Comprehensive Health Center

MEETING TIME: 9:45 AM

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

PROJECT LOCATION: (TAX ID# 4101204770000)

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

ACRES: 2.03 acres

PROJECT DESCRIPTION: The proposed project is for the construction of one healthcare building and one amenity building, with a combined footprint area of approximately 16,500 sq. ft.

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