



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, March 13, 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

TSP250011 - Floors, Inc

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: 1650 COMMONWEALTH BUSINESS DR (TAX ID# 2120310000010, 2120310000020, & 2120310000030)

ZONING DISTRICT: PUD (Commonwealth Business Center Planned Unit Development)

ACRES: 2.76 acres

PROJECT DESCRIPTION: The proposed project is a multi-phase construction of a 24,000 sq. ft. commercial building and associated infrastructure.

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

Pre-Submittal

TPA250023 - Dutch Bros Tallahassee, FL (N. Monroe)

MEETING TIME: 9:00 AM

AGENT: Kori Broussard, (225) 454-2629

PROJECT LOCATION: 1830 N MONROE ST (TAX ID# 2124204630000)

ZONING DISTRICT: AC (Activity Center) and within the Multi-Modal Transportation District (MMTD)

ACRES: 0.67 acres

PROJECT DESCRIPTION: The proposed project is for an 1,800 square foot drive thru coffee facility.

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

TPA250024 - Bainbridge Communities

MEETING TIME: 9:45 AM

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

PROJECT LOCATION: 1819 W PENSACOLA ST (TAX ID# 2134510001370, 2134300000010, 2134300000020, 2134300000030, 2134300000040, 2134300000050, 2134300000060, 213424 A0010, 213424 A0020, 213424 A0030, 213424 A0040, & 213424 A0050)

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

ACRES: 4.19 acres

PROJECT DESCRIPTION: The proposed project is for the abandonment of the Gables Ct. right-of-way and the construction of a 228-unit student housing complex.

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

TPA250025 - Koger Center Redevelopment

MEETING TIME: 10:15 AM

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

PROJECT LOCATION: 2670 EXECUTIVE CENTER CIR S (TAX ID# 310440 C0010, 310440 C0020, 310440 C0030, 310440 D0010, 310440 D0020, 310440 A0020, 310440 A0022, 310440 A0023, 310440 A0024, 310440 B0030, & 310440 B0040)

ZONING DISTRICT: AC (Activity Center)

ACRES: 26.00 acres

PROJECT DESCRIPTION: The proposed project is for the redevelopment of a portion of the existing office park to include a new 360-unit multi-family residential facility.

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