



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, March 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.

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

TSP250009 - Commonwealth Boulevard Warehouse

MEETING TIME: 8:30 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

TSP250013 - Arbor Terrace at Bull Run

MEETING TIME: 8:45 AM

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

PROJECT LOCATION: 2560 COLD HARBOR DR (TAX ID# 1428204010000, 1428204120000, & 1428204120001)

ZONING DISTRICT: PUD (Ox Bottom Meadows Planned Unit Development)

ACRES: 23.10 acres

PROJECT DESCRIPTION: The proposed project is for the development of a multi-family apartment site comprised of 18 buildings, containing 288 apartment units, a leasing/amenity area with pool, and associated parking.

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

Pre-Submittal

TPA250022 - Hilltop - Dantzler

MEETING TIME: 9:30 AM

AGENT: Rod Woodfaulk, (678) 536-8819

PROJECT LOCATION: (TAX ID# 310765 B0090)

ZONING DISTRICT: CU-26 (Central Urban - 26) and with the Multi-Modal Transportation District (MMTD)

ACRES: 1.21 acres

PROJECT DESCRIPTION: The proposed project is for a right-of-way abandonment of Kilpatrick Ct. for a proposed reconfiguration of seven lots.

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

TPA250028 - J Vest Industrial Building

MEETING TIME: 9:45 AM

AGENT: Matt Dana, Cliff Lamb & Associates, (850) 385-2800

PROJECT LOCATION: (TAX ID# 2120310000110)

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

ACRES: 1.44 acres

PROJECT DESCRIPTION: The proposed project is for the construction of an 8,400 square foot facility containing 4,500 square feet of office space and 3,900 square feet of warehouse space.

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