



# TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, April 17, 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**

### **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](mailto:Taylor.Jones@talgov.com)

*This item was continued from the March 20 and April 3, 2025, meetings.*

## **Pre-Submittal**

### **TPA250040 - Florida Sheriffs Association Expansion**

MEETING TIME: 8:45 AM

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

PROJECT LOCATION: 2521 MAHAN DR (TAX ID# 112870 N0010 & 112870 N0020)

ZONING DISTRICT: OR-3 (Office Residential)

ACRES: 5.20 acres

PROJECT DESCRIPTION: The proposed project is for the redevelopment of the site into a campus comprised of a two-story educational facility and a two-story office building totaling 17,102 square feet and expansion of the existing memorial garden.

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

### **TPA250038 - Growler Country Beer Garden**

MEETING TIME: 9:00 AM

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

PROJECT LOCATION: 3374 LONNBLADH RD (TAX ID# 1108204320000 & 1108204320000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 0.46 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a beer garden with a 2,480 sq. ft associated structure.

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

### **TPA250041 – B-rooks Coffee and Beer**

MEETING TIME: 9:15 AM

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

PROJECT LOCATION: (TAX ID# 4101800000170)

ZONING DISTRICT: ASN-A (All Saints Zoning District-A) and within the Multi-Modal Transportation District's (MMTD) Downtown Overlay

ACRES: 0.32 acres

PROJECT DESCRIPTION: The proposed project consists of the construction of a 4,300 square foot mixed-use commercial and residential building and associated parking.

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

**TPA250037 - Uptown Cottages - Voncile**

MEETING TIME: 9:30 AM

AGENT: Gerald Pionessa Jr, (229) 516-0977

PROJECT LOCATION: (TAX ID# 2123204170000)

ZONING DISTRICT: R-4 (Urban Residential District)

ACRES: 13.88 acres

PROJECT DESCRIPTION: The proposed project is for the development of 65 zero lot line single family homes.

PROJECT COORDINATOR: Lily Savage, Senior Planner, [Lily.Savage@talgov.com](mailto:Lily.Savage@talgov.com)