



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, September 25, 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.talgov.com/growth/gm_meetings

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.talgov.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.talgov.com/growth/gm_meetings

Type A Site Plan

TSP250055 - Airport Commerce Center Lot 4 Block A

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: (TAX ID# 411625 A0040)

ZONING DISTRICT: PUD (Airport Commerce Center Planned Unit Development)

ACRES: 16.94 acres

PROJECT DESCRIPTION: The proposed project is for the development of 107,360 sf of manufacturing and office space.

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

Pre-Submittal

TPA250087 - Hartsfield

MEETING TIME: 9:15 AM

AGENT: Charl Stander, (404) 372-9642

PROJECT LOCATION: (TAX ID# 2121510833000)

ZONING DISTRICT: R-1 (Single Family Detached R-1)

ACRES: 6.00 acres

PROJECT DESCRIPTION: The proposed project is for the development of a cluster subdivision for 20 single family homes.

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

TPA250081 - Southwood-MDR-20

MEETING TIME: 9:45 AM

AGENT: John Murrah, Kimley-Horn, (850) 553-3500

PROJECT LOCATION: (TAX ID# 3121200040000)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

ACRES: 47.81 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of the existing parcel into 148 single family lots.

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

TPA250082 - Southwood-MDR-21

MEETING TIME: 10:15 AM

AGENT: John Murrah, Kimley-Horn, (850) 553-3500

PROJECT LOCATION: (TAX ID# 3120200020010)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

ACRES: 119.34 acres

PROJECT DESCRIPTION: The proposed project is to subdivide the existing parcel into 282 single family lots.

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

TPA250085 - Rosabelle Estate at Mahan

MEETING TIME: 10:45 AM

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

PROJECT LOCATION: 3667 MAHAN DR (TAX ID# 112251 G2110 & 112251 H2220)

ZONING DISTRICT: R-3 (Single Detached, Attached and Two Family Residential)

ACRES: 2.70 acres

PROJECT DESCRIPTION: The proposed project is for the development of a two, 1-story 10,000 sq. ft. buildings for an assisted living facility.

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

TPA250083 - Park

MEETING TIME: 1:30 PM

AGENT: Wallisa Cobb, (850) 321-1008

PROJECT LOCATION: 2881 PARK AVE E (TAX ID# 1133204130000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 0.71 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 2,500 sq ft salon suite facility.

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

TPA250084 - LSF 11 SOUTHWOOD

MEETING TIME: 2:00 PM

AGENT: Kimberly Bottomy, DHI Engineering, (850) 541-6222

PROJECT LOCATION: (TAX ID# 3122200230000)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

ACRES: 44.37 acres

PROJECT DESCRIPTION: This project proposes the subdivision of the existing parcel into 39 residential lots.

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