



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, December 18, 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

TSP250070 - Maclay Indoor Practice Facility

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: 3737 N MERIDIAN RD (TAX ID# 1431206060000)

ZONING DISTRICT: LP (Lake Protection)

ACRES: 101.71 acres

PROJECT DESCRIPTION: Proposed is a 19,120 sq. ft. indoor practice facility at an existing school.

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

Pre-Submittal

TPA250109 - Tallahassee Highlands Road Abandonment

MEETING TIME: 9:15 AM

AGENT: John Grant, (850) 702-9400

PROJECT LOCATION: 2663 EDDIE RD (TAX ID# 111680 B0080)

ZONING DISTRICT: RP-1 (Residential Preservation-1)

ACRES: 0.28 acres

PROJECT DESCRIPTION: The proposed project is for the abandonment of an unimproved portion of Baltic Avenue.

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

TPA250112 - 1755 Capital Circle NE

MEETING TIME: 9:45 AM

AGENT: Sarah Neuland, (850) 582-6783

PROJECT LOCATION: 1755 CAPITAL CIR NE (TAX ID# 1121204160000, 1121204160001, 1121204470000)

ZONING DISTRICT: OR-3 (Office Residential)

ACRES: 1.37 acres

PROJECT DESCRIPTION: The proposed project is for the construction of either a 2,440 restaurant with pick up window or a 945 sq. ft. drive through restaurant.

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

TPA250113 - Ellianos

MEETING TIME: 10:15 AM

AGENT: Edward Bass III, (850) 765-5159

PROJECT LOCATION: 1801 APALACHEE PKWY (TAX ID# 3105200420000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 3.41 acres

PROJECT DESCRIPTION: The proposed project is for the construction of an 895 sq. ft. drive-thru coffee shop.

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