



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, January 8, 2026

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

TSP250071 - Park at Southwood

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: (TAX ID# 3116360000020)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

ACRES: 6.05 acres

PROJECT DESCRIPTION: The proposed project is for the development of 72-unit multi-family housing.

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

Pre-Submittal

TPA250117 - Prospect Row Central

MEETING TIME: 9:15 AM

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

PROJECT LOCATION: 1200 STEARNS ST, BLDG B APT 6 (TAX ID# 410245 0001, 410245 A0010, 410245 A0020, 410245 A0030, 410245 A0040, 410245 A0050, 410245 A0060, 410245 A0070, 410245 A0080, 410245 B0010, 410245 B0020, 410245 B0030, 410245 B0040, 410245 B0050, 410245 B0060, 410245 B0070, 410245 B0080, 410245 B0090, 410245 B0100, 410245 B0110, 410245 B0120, 410245 C0010, 410245 C0020, 410245 C0030, 410245 C0040, 410245 D0010, 410245 D0020, 410245 D0030, 410245 D0040, & 4102450000001)

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

ACRES: 1.31 acres

PROJECT DESCRIPTION: The project proposes the redevelopment of the site into a multi-family residential development consisting of 3 buildings with 16 total units.

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

TPA250116 - 908 Cigar Factory

MEETING TIME: 10:00 AM

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

PROJECT LOCATION: 469 SAINT FRANCIS ST (TAX ID# 4101800000230, 4101800000240, & 4101800000330)

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

ACRES: 1.62 acres

PROJECT DESCRIPTION: Proposed is the construction of a multi-family residential building with 75 dwelling units.

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