

**CITY OF TALLAHASSEE**  
**POST-APPLICATION CONFERENCE MEETING AGENDA**

January 19, 2021

1:00 P.M.

**Until further notice, all Post-Application meetings will be held remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request a special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact [Zoning@Talgov.com](mailto:Zoning@Talgov.com).**

**1:00PM – 1:30PM: Tallahassee International Airport Quick-Turnaround Facility (TSP200053)**

Parcel ID #: 41-07-20-801-0000; 41-17-20-802-0000; 41-17-20-803-0000

PROJECT COORDINATOR: Kate Daniel, Senior Planner, [Kate.Daniel@Talgov.com](mailto:Kate.Daniel@Talgov.com)

APPLICANT: Kimley-Horn, Connor Chambliss, (850) 553-3523

The property is located on 15+/- acres approximately 350 feet east of Lake Bradford Road on the southside of Capital Circle SW, while the remainder of the site is located approximately 2,200 feet northwest of the main airport entrance, on the north side of Capital Circle SW. The proposed project is for the construction of three single-story maintenance buildings, covered fueling areas, and parking areas. The property is zoned GO-2 (Government Operations - 2).

**1:30PM – 2:00PM: Nole Quarters Student Housing (TSP200054)**

Parcel ID #: 21-35-40- E-0020; 21-35-40- E-0030; 21-35-40- E-0040; 21-35-40- E-0050;  
21-35-40- E-0080; 21-35-40- E-0081

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, [Kim.Cole-Sweazy@Talgov.com](mailto:Kim.Cole-Sweazy@Talgov.com)

APPLICANT: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678

The property is located on 1.51 acres at the southwest corner of W. St. Augustine Street and Lorene Street. The proposed project is the construction of multi-family housing to include 84 units with a total of 345 bedrooms and a parking structure with access from W. St. Augustine Street. The applicant is requesting four deviations with the project: (1) Increase the building setback along Lorene St from 15 ft maximum to 36.5 ft; (2) Remove the requirement for a liner building along St. Augustine and Lorene Streets; (3) Allow trash containment devices to be placed in the first layer along Lorene St; (4) Increase the building height from a maximum of five stories to six stories. This project is located within the MMTD (Multi-Modal Transportation District) overlay and is zoned UT (University Transition).

**CITY OF TALLAHASSEE**  
**POST-APPLICATION CONFERENCE MEETING AGENDA**  
**March 1, 2021**  
**1:00 P.M.**

Until further notice, all Post-Application meetings will be held remotely through the WebEx meeting service. The Webex meeting can be accessed via internet or phone at the information below:

Meeting link: <https://talgov.webex.com/talgov/j.php?MTID=m55a89fd2a60e65effebc9c20835368b8>

Call-in number: 1 (408) 418-9388

Meeting access code: 179 506 5044

If you would like to request documents associated with any agenda item or have any questions about attending, please contact the Project Coordinator listed for that specific agenda item.

**1:00PM – 1:30PM: Major Modification to Preliminary Plat for Canopy Units 4 & 5 (TSD210002)**

The property is located on 133.95 acres at the south side of Welaunee Boulevard east of Arbor Trace at Canopy. The project is the modification of the existing plat to separate Units 4 & 5 into two distinct units and will add 10.73 acres to Unit 4 to allow for a site to be used for a future Senior Center in Unit 4. The property is zoned PUD (Canopy Planned Unit Development).

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, [Kim.Cole-Sweazy@Talgov.com](mailto:Kim.Cole-Sweazy@Talgov.com)

Parcel ID #: 11-15-20-402-0000 & 11-14-20-402-0000

APPLICANT: Halff Associates, Inc., Carolyn Bibler, (850) 848-9428

**1:30PM – 2:00PM: City Walk (TSP210007)**

The property is located on 2.27 acres at 1709 Mahan Drive. This Type B Site Plan application is for the proposed establishment of a permanent Transition Residential Facility, allowing for the housing of up to 64 transitional residents, in accordance with the requirements of Section 10-417 of the Tallahassee Land Development Code. The property is zoned OR-2 (Office Residential).

PROJECT COORDINATOR: Elise Fisher, Senior Planner, [Elise.Fisher@Talgov.com](mailto:Elise.Fisher@Talgov.com)

Parcel ID #: 11-29-20-620-0000

APPLICANT: City Walk Urban Mission, Renee Miller, (850) 528-3909, [renee@citywalkmission.com](mailto:renee@citywalkmission.com)

**CITY OF TALLAHASSEE**  
**POST-APPLICATION CONFERENCE MEETING AGENDA**  
**April 5, 2021**  
**1:00 P.M.**

Until further notice, all Post-Application meetings will be held remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request a special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact [Zoning@Talgov.com](mailto:Zoning@Talgov.com).

**1:00PM – 1:30PM: 921 Yuma Road Limited Partition (TSD210003)**

**921 Yuma Road Limited Partition (TSD210003)** is located on 0.22 acres at 921 Yuma Road. The proposed project is to subdivide the parcel into two 0.11-acre lots in order to construct a single family residence on each lot. The property is zoned CU-18 (Central Urban-18) and is located within the MMTD (Multi-Modal Transportation District) and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Elise Fisher, Senior Planner, [Elise.Fisher@Talgov.com](mailto:Elise.Fisher@Talgov.com)  
Parcel ID #: 31-07-20-011-0000  
APPLICANT: Big Bend Habitat for Humanity, Antoine Wright, (850) 574-2288

**CITY OF TALLAHASSEE**  
**POST-APPLICATION CONFERENCE MEETING AGENDA**  
**May 17, 2021**  
**1:00 P.M.**

**Until further notice, all Post-Application meetings will be held remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request a special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact [Zoning@Talgov.com](mailto:Zoning@Talgov.com).**

**1:00PM – 1:30PM:**

**Enclave Mixed Use -Type-B Site Plan (TSD210019)** is located on 8.98 acres located at 745 W Gaines St. The proposed project is comprised of 19 parcels for the development of mixed use facilities, which will include a 162 room hotel, townhomes of (7-10) units; (3) separate multi-family structures; two will include first floor retail, restaurant and office space, all with associated parking. The applicant is requesting three deviations: (1) to increase from 3 stories to 5 for buildings A,B & C; (2) relief from the requirement of 50 percent of the ground level parking garages wrapped with retail, office and other active uses; (3) allowing the accessory building in the in the first layer. The property is zoned UV (University Urban Village) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Elise Fisher, Senior Planner, [Elise.Fisher@Talgov.com](mailto:Elise.Fisher@Talgov.com)  
Tax ID#: 21-35-51-000-1300, 21-35-51-000-1140, 41-02-51-002-0030, 41-02-51-003-0050,  
41-02-51-003-0060, 41-02-51-003-0040, 41-02-51-003-0070, 41-02-51-003-0030, 41-02-51-004-0100,  
41-02-51-004-0110, 41-02-51-004-0120, 41-02-20-082-0000, 21-35-51-000-1230, 41-02-20-078-0000,  
41-02-51-016-0540, 41-02-51-010-0310, 41-02-51-010-0300, 41-02-51-010-0290, 41-02-51-009-0270  
Agent: Moore Bass Consulting, Inc, Richard Darabi, (850) 222-5678

**1:30PM – 2:00PM:**

**Aspen Dental (TSP210014)** is located on .65 acres at 3434 Thomasville Road. The proposed project is for the redevelopment of the existing site which includes the demolition of the current structure and removal of the underground gas tanks in order to construct a 3,750 SF dental office with associated parking. Applicant is requesting a deviation from the front building setbacks of 20' to be reduced to 8'. The property is zoned AC (Activity Center).

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, [Kim.Cole-Sweazy@Talgov.com](mailto:Kim.Cole-Sweazy@Talgov.com)  
Tax ID#: 11-08-51-007-0700  
Agent: Southeastern Consulting Services, Eddie Bass, (850) 544-6771

**CITY OF TALLAHASSEE  
POST-APPLICATION CONFERENCE MEETING AGENDA**

**June 7, 2021**

**1:00 P.M.**

**Until further notice, all Post-Application meetings will be held remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request a special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact [Zoning@Talgov.com](mailto:Zoning@Talgov.com).**

**1:00PM – 1:30PM:**

**Bermuda Road Subdivision (TSD210012)** is located on 1.67 acres located at 296 & 302 Bermuda Road. The proposed project is to subdivide the two parcels into four residential lots. The applicant is requesting a deviation to decrease the stormwater facility setback from minimum of 30' to 7.5'. The property is zoned RP-1 (Residential Preservation-1).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, [Lance.Jacobson@Talgov.com](mailto:Lance.Jacobson@Talgov.com)

Tax ID#: 21-13-20-002-0000, 21-13-20-034-0000

Agent: Magnolia Engineering, LLC, Carmen Bourgeois Greene, (850) 385-0203

**CITY OF TALLAHASSEE  
POST-APPLICATION CONFERENCE MEETING AGENDA**

**June 21, 2021**

**1:00 P.M.**

**Until further notice, all Post-Application meetings will be held remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request a special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact [Zoning@Talgov.com](mailto:Zoning@Talgov.com).**

**1:00PM – 1:30PM:**

**Capital City Bank on W Tennessee Street (TSP210022)** is located on 1.14 acres at the northeast corner of W. Tennessee St & High Rd. The proposed project is to demolish the existing facility and construct a 3,680 SF drive-thru facility consisting of 3 lanes and parking. The applicant is requesting two deviations that will reduce the number of trees required along the street frontage of W. Tennessee Street and the location of the parking from the third layer to the second layer. The property is zoned CP (Commercial Parkway) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, [Lance.Jacobson@Talgov.com](mailto:Lance.Jacobson@Talgov.com)

Tax ID#: 21-27-20-423-0000

Agent: Moore Bass Consulting, Tom O'Steen, (850) 222-5678

**CITY OF TALLAHASSEE  
POST-APPLICATION CONFERENCE MEETING AGENDA**

**Sept 7, 2021**

**1:00 P.M.**

**Until further notice, all Post-Application meetings will be held remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request a special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact [Zoning@Talgov.com](mailto:Zoning@Talgov.com).**

**1:00PM – 1:30PM:**

**802 Putnam Drive Limited Partition (TSD210013)** is located on 0.74 acres at 802 Putnam Drive. The proposed project is to subdivide the two existing parcels to create four separate parcels for further construction of three duplexes and one triplex. The property is zoned CU-26 (Central Urban-26) and is located within the Multi-Modal Transportation District (MMTD) and the Frenchtown/Southside Community Redevelopment Area (CRA).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, [Lance.Jacobson@Talgov.com](mailto:Lance.Jacobson@Talgov.com)

Tax ID#: 41-12-30 A0070

Agent: Graceful Solutions, Inc, Rhett Boudreaux (850) 216-1011

**CITY OF TALLAHASSEE**  
**POST-APPLICATION CONFERENCE MEETING AGENDA**  
**October 18, 2021**  
**1:00 P.M.**

**Until further notice, all Post-Application meetings will be held remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request a special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact [Zoning@Talgov.com](mailto:Zoning@Talgov.com).**

**1:00PM – 1:30PM:**

**Idlewild Drive Limited Partition (TSD210016)** is located on .52 acres at 1015 Idlewild Drive. The project is to subdivide the existing residential parcel into 2 separate single-family residential lots. The property is zoned PUD (Oak Commons PUD).

PROJECT COORDINATOR: Elise Fisher, Senior Planner, [Elise.Fisher@talgov.com](mailto:Elise.Fisher@talgov.com)  
Tax ID#: 31-03-20-074-0000  
Agent: Urban Catalyst Consultants, Billy Colbert (850) 999-4241



**CITY OF TALLAHASSEE**  
**POST-APPLICATION CONFERENCE MEETING AGENDA**  
**November 1, 2021**  
**1:00 P.M.**

Until further notice, all Post-Application meetings will be held remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request a special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact [Zoning@Talgov.com](mailto:Zoning@Talgov.com).

**1:00PM – 1:30PM:**

**Saint Francis Flats (TSP210046)** is located on .25 acres at 450 Saint Francis St. The proposed project is to construct a 3-story residential building with 11 units, associated parking and new landscaping. The property is zoned ASN-A (All Saints Zoning District-A) and is located within the (MMTD) Multi-Modal Transportation District and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Elise Fisher, Senior Planner, [Elise.Fisher@talgov.com](mailto:Elise.Fisher@talgov.com)  
Tax ID#: 21-36-90-032-8760  
Agent: Huffman Associates, Craig Huffman, (850) 212-2668

**1:30PM – 2:00PM:**

**Concord Limited Partition I (TSD210017)** is located on 3.51 acres at 913 Concord Road. The proposed project is the subdivision of the parcel into 10 zero-lot line single family residential lots with small, gated courtyards in the front, and two-car garages in the back. The property is zoned MR-1 (Medium Family Residential).

PROJECTCOORDINATOR: Kim Cole Sweazy, Senior Planner, [Kim.Cole-Sweazy@talgov.com](mailto:Kim.Cole-Sweazy@talgov.com)  
Tax ID#: 11-28-20-602-0000  
Agent: Magnolia Engineering, Carmen Bourgeois Greene, (850) 385-0203

**2:00PM – 2:30PM:**

**Concord Limited Partition II (TSD210018)** is located on 1.75 acres at 909 Concord Road. The proposed project is the subdivision of the parcel into 4 single family detached residential lots that will be clustered at the front of the parcel to allow for open space at the rear. The property is zoned R-1 (Single Family Detached).

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, [Kim.Cole-Sweazy@talgov.com](mailto:Kim.Cole-Sweazy@talgov.com)  
Tax ID#: 11-28-20-603-0000  
Agent: Magnolia Engineering, Carmen Bourgeois Greene, (850) 385-0203

**CITY OF TALLAHASSEE  
POST-APPLICATION CONFERENCE MEETING AGENDA  
November 15, 2021  
1:00 P.M.**

**Until further notice, all Post-Application meetings will be held remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request a special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact [Zoning@Talgov.com](mailto:Zoning@Talgov.com).**

**No applications for have been received. The meeting is cancelled.**

**CITY OF TALLAHASSEE**  
**POST-APPLICATION CONFERENCE MEETING AGENDA**  
**December 6, 2021**  
**1:00 P.M.**

**Until further notice, all Post-Application meetings will be held remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request a special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact [Zoning@Talgov.com](mailto:Zoning@Talgov.com).**

**1:00PM – 1:30PM:**

**South Monroe Walls (TSP210059)** is located on 2.28 acres at 1327 S Monroe Street. The proposed project is the re-development of the property for the construction of an 11,148 sq ft restaurant, a 4,026 sq ft exhibit/museum space and an 13,871 sq ft retail space, closure of the Monroe Street driveway, and construction of new driveways on Harrison Street and Oakland Avenue. The applicant is requesting a deviation from the Land Development Code to reduce transparency requirements from 30% to 0% on Harrison Street and from 60% to 58% on Monroe Street. The property is zoned CU-45 (Central Urban-45) and is located within the Multi-Modal Transportation District (MMTD) and the Frenchtown/Southside Community Redevelopment Area (CRA).

Project Coordinator: Kim Cole Sweazy, Senior Planner, [Kim.Cole-Sweazy@Talgov.com](mailto:Kim.Cole-Sweazy@Talgov.com)

Tax ID#: 41-01-20-034-0000

Agent: Melvin Engineering, Mary Farris, (850) 482-3045

**CITY OF TALLAHASSEE**  
**POST-APPLICATION CONFERENCE MEETING AGENDA**  
**December 20, 2021**  
**1:00 P.M.**

**Until further notice, all Post-Application meetings will be held remotely through the WebEx meeting service. For information about how to attend, view or participate in the meeting, to request a special accommodation, or to provide public comment please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact [Zoning@Talgov.com](mailto:Zoning@Talgov.com).**

**1:00PM – 1:30PM:**

**Magnolia Family (TSD210022)** is located on 9.3 acres at the northwest corner of Orange Avenue and Country Club Drive. The proposed project is for the subdivision of the existing parcel into two lots to facilitate the construction of a multi-family housing complex of 130 residential units. The property is zoned CU-45 (Central Urban-45) and is located within the MMTD (Multi-Modal Transportation District) and the CRA (Frenchtown/Southside Community Redevelopment Area).

Project Coordinator: Lance Jacobson, Senior Planner, [Lance.Jacobson@Talgov.com](mailto:Lance.Jacobson@Talgov.com)  
Tax ID#: 31-07-20-982-0000  
Agent: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678