

CITY OF TALLAHASSEE
POST-APPLICATION CONFERENCE MEETING AGENDA
February 20, 2023
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.

1:00PM – 1:30PM:

The Mark at Tallahassee Site C (TSP230006) is located on 1.56 acres at 701 W Lafayette St. The project proposes a 6-story student housing development consisting of 97 units with an 8-story parking garage. The applicant is requesting two deviations: (1) to increase the residential use from 5 stories to 6 stories; (2) to increase the parking garage levels from 5 stories to 8 stories. The property is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com
Tax ID#: 213570 A0020, 213570 A0030, 2136901149505, 2136901159510, 2136901159515,
2136901159520, 2136901169525, 2136901139490, 2136901139495, 2136901139500, 2135900000240,
2135900000250, & 2135900000260
Applicant: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678

1:30PM – 2:00PM:

The Mark at Tallahassee Site B (TSP230009) is located on 1.11 acres at 713 W Pensacola Street. The project proposes a 6-story student housing development consisting of 69 units and amenities. The applicant is requesting one deviation to increase the maximum building height from 5 stories to 6 stories. The property is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com
Tax ID#: 2135900000050, 2135900000060, 2135900000080, & 2135950000040
Applicant: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678

2:00PM – 2:30PM:

The Mark at Tallahassee Site D (TSP230010) is located on 0.74 acres at 651 W St. Augustine Street. The project proposes a 6-story student housing development consisting of 44 units, associated parking, and amenities. The applicant is requesting one deviation to increase the maximum building height from 5 stories to 6 stories. The property is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@talgov.com
Tax ID#: 2136900999390, 2136901109475, & 2136901109476
Applicant: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678

CITY OF TALLAHASSEE
POST-APPLICATION CONFERENCE MEETING AGENDA
March 20, 2023
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.

1:00PM – 1:30PM:

Fresenius Kidney Care (TDR230001) is located on 1.29 acres at 1407 E Lafayette St. The proposed project is to add an emergency generator to the site. The applicant is requesting a deviation to reduce the required separation of a generator from a property line adjoining a low-density residential zoning district from 200' to 51.5'. The property is zoned UP-2 (Urban Pedestrian - 2) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
Tax ID#: 310550 I0010
Applicant: Magnolia Engineering, LLC., Carmen Bourgeois Greene, 850-385-0203

1:30PM – 2:00PM:

Fresenius Kidney Care (TDR230002) is located on 1.29 acres at 1407 E Lafayette St. The project proposes to add an emergency generator to the site. The applicant is requesting a deviation to allow mechanical equipment and trash containment devices to be within the first layer from Chowkeebin Nene. The property is zoned UP-2 (Urban Pedestrian - 2) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
Tax ID#: 310550 I0010
Applicant: Magnolia Engineering, LLC., Carmen Bourgeois Greene, 850-385-0203

CITY OF TALLAHASSEE
POST-APPLICATION CONFERENCE MEETING AGENDA
April 3, 2023
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.

1:00PM – 1:30PM:

The Heel (Welaunee) Concept Planned Unit Development (TRZ230008) - The application is for an amendment to the Official Zoning Map from the Critical Planning Area (CPA) Zoning District to the Planned Unit Development (PUD) Zoning District. The proposed project is located on approximately 894-acres north of Mahan Drive and south of Miccosukee Road. The proposed project is a mixed-use development that includes open space, up to 2,107 dwelling units of varying types, and up to 1,143,472 gross square feet of non-residential land uses, which are configured in Town and Employment Center(s) and residential areas.

PROJECT COORDINATOR: Sean Reiss, Planning Department, 850-891-6400
Tax ID #: 12-08-20-601-0000
Agent: Moore Bass Consulting, Inc., (850) 222-5678

**CITY OF TALLAHASSEE
POST-APPLICATION CONFERENCE MEETING AGENDA
April 17, 2023
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.

This meeting is cancelled

CITY OF TALLAHASSEE
POST-APPLICATION CONFERENCE MEETING AGENDA
June 5, 2023
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.

1:00PM – 1:30PM:

Solana-Mendoza Parcels (TSD230008) is located on 1.10 acres at 1105 Solana Ave. The proposed project is to rotate the existing property line so that each home is located on its own parcel. The property is zoned RP-1 (Residential Preservation-1) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
Tax ID#: 212745 A0020 & 212745 A0100
Agent: Magnolia Engineering LLC, Carmen Bourgeois Greene, (850) 385-0203

1:30PM – 2:00PM:

Tesla Tallahassee (TSP230028) is located on 6.21 acres at 2412 W Tennessee St. The project proposes the redevelopment of the site for construction of two buildings equaling a total of 39,037 sq. ft. for a car dealership. The applicant is requesting three deviations: (1) to increase the side setback along Dixie Drive from the 20 feet maximum to 104 feet; (2) to locate parking in the first layer as it relates to Dixie Drive; (3) to remove transparency requirements along the Dixie Drive frontage. 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
Tax ID#: 212750 B0010
Agent: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678

2:00PM – 2:30PM:

South Side Transit Center (TSP230031) is located on 1.39 acres at 326 Orange Ave E. The proposed project consists of a new bus transit center servicing the south side of Tallahassee. It will include 29,373 sq. ft. of vehicular use areas for the bus bays, drive aisles, and employee/visitor parking, a 625 sq. ft. maintenance building, and a 9,164 sq. ft. 2-story main building. The applicant is requesting four deviations; (1) to increase the front setback from the 15 feet maximum to 26 feet and the side corner setback from the 15 feet maximum to 26 feet; (2) to locate parking in the first layer as it relates to Orange Ave E; (3) to increase the maximum drive aisle width from 24 feet to 36 feet; (4) to locate the dumpster in the first layer as it relates to Polk Drive. The property is zoned CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 411230 D0080, 411230 D0090, & 411230 D0091
Agent: George & Associates Consulting, Kyle Mann, (850) 521-0344

2:30PM – 3:00PM:

TLH Aero Center Fuel System (TSP230030) is located on 2,151 acres at 5800 Springhill Rd. The proposed improvements include the construction of an above ground fuel system consisting of two (2) 20,000-gallon Jet-A tanks, one (1) 10,000-gallon AVGAS tank, two (2) 500-gallon tanks for diesel, and unleaded fuel. The project also includes construction of a concrete pad for the fuel system, as well as asphalt pavement removal, milling, and new pavement to provide circulation. The property is zoned GO-2 (Government Operation - 2).

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com

Tax ID#: 4107208010000

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

CITY OF TALLAHASSEE
POST-APPLICATION CONFERENCE MEETING AGENDA
June 19, 2023
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.

1:00PM – 1:30PM:

Woodville Highway Gas Station (TSD230010) is located on 9.79 acres at 5411 Capital Circle SW. The project proposes the replat of two vacant parcels for revised lot configuration for future development. The property is zoned C-2 (General Commercial).

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
Tax ID#: 3119206210000 & 3119610000020
Applicant: Kimley-Horn, Shannon Fitzpatrick, 850-966-9396

1:30PM – 2:00PM:

TLH Cargo Apron Expansion (TSP230037) is located on 2,151 acres at 3220 Capital Circle SW. The proposed project is for the expansion of an existing asphalt cargo apron at Tallahassee International Airport to the east of the main terminal, which includes a new asphalt pavement section, airfield markings, perimeter road extension, fencing, gate installation, and lighting. The property is zoned GO-2 (Government Operation - 2).

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
Tax ID#: 4107208010000
Applicant: Kimley-Horn, Connor Chambliss, 850-553-3523

CITY OF TALLAHASSEE
POST-APPLICATION CONFERENCE MEETING AGENDA
July 3, 2023
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.

1:00PM – 1:30PM:

908 All Saints Site 1 (TSP230044) is located on 0.62 acres at 728 S Macomb St. The project proposes the development of the site to construct a mixed-use complex to include a 5 to 7 story apartment building with 41-units, non-residential commercial space, a clubhouse, and associated parking. The property is zoned ASN-D (All Saints Zoning District-D) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 2136900509035 & 2136900509045
Applicant: Moore Bass Consulting, Inc. Ben Hood, (850)-222-5678

1:30PM – 2:00PM:

Build Co Condominiums (TSP230048) is located on 1.07 acres at 604 Franklin Ct. The project proposes the development of the site for the construction of a residential condominium development consisting of 12-units. Applicant is requesting two deviations; (1) to reduce the buffer width from 10 ft. to 5 ft. (2) to remove the direct pedestrian connection from the front façade to the right-of-way. The property is zoned CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 1131370000001, 11313700000A0, 11313700000B0, 1131480000020, 1131480000030, 1131480000040, 1131480000050, & 1131480000060
Applicant: Southeastern Consulting Services, LLC, Edward Bass III, (850) 765-5159

2:00PM – 2:30PM:

Thomasville Road Gas Station (TSP230047) is located on 1.68 acres at 3534 Thomasville Road. The proposed project is for the redevelopment of the parcel including the demolition of the existing structure, construction of a 5,537 sq ft convenience store, and a fueling station canopy. The applicant is requesting one deviation: to increase the eastern side setback from 50 feet minimum to 6 feet. The property is zoned AC (Activity Center).

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
Tax ID#: 1105200030000
Applicant: Kimley-Horn, Shannon Fitzpatrick, (850) 966-9396

CITY OF TALLAHASSEE
POST-APPLICATION CONFERENCE MEETING AGENDA
July 17, 2023
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.

1:00PM – 1:30PM:

Florida Gulf and Atlantic Railroad (TSD230013) is located on 14.57 acres at 917 Railroad Ave. The project proposes to subdivide the existing parcel into two separate parcels. The property is zoned UT (University Transition), CC (Central Core), and ASN-B (All Saints Zoning District-B) and is located within the Multi-Modal Transportation District (MMTD) Downtown Overlay.

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 4101209510000
Applicant: Moore Bass Consulting, Inc, Roger Wynn, (850) 222-5678

1:30PM – 2:00PM:

Woodville Highway Subdivision (TSD230014) is located on 204.81 acres along Woodville Highway approximately a quarter mile south of Capital Circle SE. The proposed project is the preliminary plat for 214 single-family attached units and 200 single-family detached units. The property is zoned R-3 (Single Detached, Attached and Two Family Residential) and CPA (Critical Planning Area).

Project Coordinator: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
Tax ID#: 3130200010000 & 3130200020000
Applicant: Urban Catalyst Consultants, Sean Marston, (850) 999-4241

2:00PM – 2:30PM:

908 All Saints Site 2 (TSP230050) is located on 1.09 acres at 807 Railroad Ave. The project proposes the development of the site to construct a 5-story apartment building with 80-units, non-residential commercial space, a clubhouse, and associated parking. The property is zoned ASN-C (All Saints Zoning District-C) and is located within the Multi-Modal Transportation District (MMTD) Downtown Overlay.

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
Tax ID#: 2136900549050, 2136900558795, & 2136900559057
Applicant: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678

2:30PM – 3:00PM:

908 All Saints Site 3 (TSP230051) is located on 2.11 acres at 810 S M L King Jr Blvd. The project proposes the development of the site to construct a 4-story and 5-story building with a total of 115-units and a multi-level parking garage. The proposed development occurring within ASN-A zoning will be 4-stories and the development occurring within ASN-C zoning will be 5-stories. The applicant is requesting a deviation to reduce the transparency along the eastern frontage from 50% to 35%, to reduce the transparency along the southern frontage from 50% to 33%, and to reduce the transparency along the western frontage from 70% to 53% for the non-residential portion and from 50% to 13% on the residential portion. The property is zoned ASN-A (All Saints Zoning District-A) and ASN-C (All Saints Zoning District-C) and is located within the Multi-Modal Transportation District (MMTD) Downtown Overlay.

Project Coordinator: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com

Tax ID#: 2136900138590, 2136900148600, 2136900128580, 2136900148595,
2136900158605, & 2136900178615

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

CITY OF TALLAHASSEE
POST-APPLICATION CONFERENCE MEETING AGENDA
September 5, 2023
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.

1:00PM – 1:30PM:

Park 7 Gaines Street (TSP230060) is located on 1.05 acres at 730 W Gaines St. The proposed project is for the development of a 9-story multi-use complex consisting of 105 residential units with amenities and associated parking. The property is zoned UV (University Urban Village) and is located within the Multi-Modal Transportation District (MMTD) Downtown Overlay (DO).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

Tax ID#: 2135204310000, 2135204300000, & 2135204290000

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

CITY OF TALLAHASSEE
POST-APPLICATION CONFERENCE MEETING AGENDA
September 18, 2023
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.

1:00PM – 1:30PM:

Capital City Bank Services Group (TSD230021) is located on 8.91 acres at 1860 Capital Cir NE. The proposed Limited Partition will subdivide the metal storage building and the surrounding pavement/parking from the main building. If the Limited Partition is approved, it will include the rescinding of the Limited Use Site Plans (LUSP) associated with the property, LUSP 86-O-2566. The property is zoned CP (Commercial Parkway).

Project Coordinator: Tyler Maldonado, Senior Planner, Tyler.Maldonado@Talgov.com
Tax ID#: 1121200120000
AGENT: Moore Bass Consulting, Inc, Tom O’Steen, (850) 222-5678

1:30PM – 2:00PM:

Weldon Farms Subdivision (TSD230022) is located on 131 acres along Southwood Plantation Rd. approximately 0.5 miles south of Apalachee Pkwy. The proposed project is for the construction of 276-unit single family detached subdivision. The property is zoned R-3 (Single Detached, Attached and Two Family Residential) and PUD (Southwood Planned Unit Development).

Project Coordinator: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
Tax ID#: 3102204130000
AGENT: Urban Catalyst Consultants, Sean Marston, (850) 999-4241

CITY OF TALLAHASSEE
POST-APPLICATION CONFERENCE MEETING AGENDA
October 2, 2023
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.

1:00PM – 1:30PM:

Up Campus Urban Planned Unit Development (TRZ230016). The application proposes a rezoning to establish an UPUD district for a 10-story mixed-use project on 2.15 acres consisting of a 155-unit hotel, 6,350 square feet of retail, and 322 dwelling units for student housing. The proposal includes UPUD concept and final development plans. The UPUD is located at the southeast corner of W. Tennessee Street and Dewey Street and is currently zoned University Transition. The subject site is in the process of a comprehensive plan amendment to place it in the Central Core Future Land Use Map category.

PROJECT COORDINATOR: Susan Poplin, Planning Department, (850) 891-6400
Tax ID #: 21-36-50-057-6870, 21-36-50-057-6830, 21-36-50-057-6825 & 21-36-50-057-6820
Agent: Moore Bass Consulting, Inc., Ben Hood, P.E. – 850-222-5678