

**TYPE A & PRE-SUBMITTAL MEETING
AGENDA**

Thursday, January 12, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Spear-It Square (TSP230001) is located on 2.21 acres at 799 W Gaines Street. The project proposes the development of the existing parcel to construct a 4,152 sq. ft. two-story, multi-use building, consisting of a convenience store, coffee shop, a full bar, and kitchen. The property is zoned UV (University Urban Village) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 21-35-23-000-0040
APPLICANT: Blackhawk Engineering, Michael Kane, (850) 224-4295
TIME: 8:30 AM

PreSubmittal

Arbors at Olson (TPA230001) is located on 7.76 acres at 3010 Olsen Rd. The project proposes the development of an affordable housing subdivision with 32 one-story duplexes. The property is zoned R-3 (Single Detached, Attached and Two family Residential).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 11-09-20-470-0000 & 11-09-20-467-0000
APPLICANT: Carlos Toledo, (407) 675-7572
TIME: 9:15 AM

1839 Thomasville Rd Redevelopment (TPA230002) is located on 0.19 acres at 1839 Thomasville Rd. The project proposes the redevelopment of the site to construct a 2,691 sq. ft. commercial building. In addition, a boundary adjustment is proposed between the project site and adjacent parcel. The property is zoned C-2 (General Commercial) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 11-19-20-629-0000 & 11-19-20-628-0000
APPLICANT: Clifford Lamb & Associates, Matt Dana, (850) 385-2800
TIME: 10:00 AM

**TYPE A & PRE-SUBMITTAL MEETING
AGENDA**

Thursday, January 19, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

No new applications for site plan review have been received. The meeting is cancelled.

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, January 26, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Spear-It Square (TSP230001) is located on 2.21 acres at 799 W Gaines Street. The project proposes the development of the existing parcel to construct a 4,152 sq. ft. 2-story commercial multi-use building, consisting of a convenience store, coffee shop, full bar and kitchen. The property is zoned UV (University Urban Village) and is located within the Multi-Modal Transportation District (MMTD). ***This item was continued from the January 12, 2023, meeting.***

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@talgov.com
TAX ID#: 2135230000040
APPLICANT: Blackhawk Engineering Inc, Michael Kane, (850) 224-4295
TIME: 8:30 AM

The Mark at Tallahassee Site A (TSP230004) is located on 0.57 acres at 809 W Pensacola Street. The project proposes the construction of two, 3-story, 7-unit townhome style buildings with private roof top patios and associated parking. The property is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 213540 D0200
APPLICANT: Moore Bass Consulting, Inc. Ben Hood, (850) 222-5678
TIME: 9:15 AM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, February 2, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Chick-fi-A (TSP230003) is located on 1.04 acres at 2136 N Monroe Street. The proposed project is for the demolition of the existing structure and the construction of a 4,704 sq. ft. building with a triple lane drive through with canopies. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 2124206520000
APPLICANT: Interplan, LLC, Kiara Rios, (407) 645-5008
TIME: 8:30 AM

Hathaway-English Property (TSP230008) is located on 34.72 acres at 3450 South Blair Stone Rd. The applicant is requesting a major modification to the approved site plan to increase the size of the clubhouse from 4,364.67 sq. ft. to 6,920.33 sq. ft. and to add an additional sidewalk connection from the parking to the pool. The property is zoned English Property Planned Unit Development (PUD).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 3116206020000
APPLICANT: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678
TIME: 9:15 AM

PreSubmittal

VW Volvo Automotive Sales and Service Site (TPA230005) is located on 6.36 acres at 1800 Capital Circle NE. The proposed project is for the construction of a 28,827 sq. ft. building for auto sales and service with an additional 982 sq. ft. service building. The site currently has one driveway connection and proposes to increase to two driveway connections. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 1121204040000, 1121204050000, & 1121204280000
APPLICANT: Halff Associates, Inc., Ryan Trubia, (850) 848-9420
TIME: 10:00 AM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, February 16, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Centerville Park 02 (TSP230012) is located on 0.95 acres at 2515 Cathay Ct. The proposed project is a major modification to the existing site plan for an adjustment to the building footprint, one landscape island, removal of the 3' concrete swale along the proposed retaining wall, and revisions to the number and placement of the required parking spaces. The property is zoned C-1 (Neighborhood Commercial).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 111530 C0060
APPLICANT: Fine Line Design & Drafting, LLC, Melissa Seitzinger, 850-566-5518
TIME: 8:30 AM

PreSubmittal

Koger Restaurant (TPA230007) is located on 2.60 acres at 1311 Executive Center Dr. The project proposes to redevelop approximately 1.44 acres of the site into a 5,000 sq. ft. fast food restaurant with a drive thru and associated parking. The property is zoned AC (Activity Center).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 310440 B0010
APPLICANT: Danielle Foulk, 850-328-2920
TIME: 9:15 AM

Thomasville Road Commercial (TPA230008) is located on 6.91 acres at 2901 Kerry Forest Parkway. The project proposes the development of a 9,600 sq. ft. retail commercial strip mall, a new stormwater facility, and two (2) fast food restaurants with drive thru facilities and associated parking. The property is zoned PUD (Northhampton PUD).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 1428204240000, 142725 0010, & 142725 0005
APPLICANT: Moore Bass Consulting, Inc., Roger Wynn, 850-222-5678
TIME: 10:00 AM

Proposed Tallahassee Orthopedic Spine Center (TPA230009) is located on 7.49 acres at 2605 Welaunee Blvd. The project proposes the construction of a new 17,000 sq. ft. medical facility with associated parking. The property is zoned C-2 (General Commercial).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 1115206160020
APPLICANT: Moore Bass Consulting, Inc., Tom O'Steen, 850-222-5678
TIME: 10:45 AM

**TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, February 23, 2023**

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Chick-fi-A (TSP230003) is located on 1.04 acres at 2136 N Monroe Street. The proposed project is for the demolition of the existing structure and the construction of a 4,704 sq. ft. building with a triple lane drive through with canopies. The property is zoned CP (Commercial Parkway).

This item was continued from the February 2, 2023, meeting.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 2124206520000
APPLICANT: Interplan, LLC, Kiara Rios, (407) 645-5008
TIME: 8:30 AM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, March 2, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

PreSubmittal

3003 Mahan Drive Tallahassee, FL (TPA230010) is located on 0.77 acres at 3003 Mahan Drive. The proposed project is for the development of a 2,325 sq. ft. restaurant with a drive thru lane. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 1128200350000
APPLICANT: Streamline Development Partners, LLC., Sarah Neuland, (850) 582-6783
TIME: 8:30 AM

Caliber Collision (TPA230012) is located on 2.89 acres at NW corner of Delaney Drive and Killlearn Center Blvd. The proposed project is for the construction of a 14,600 sq. ft. auto body paint and repair shop with fenced outdoor vehicle storage. The property is zoned AC (Activity Center).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 110853 A0041
APPLICANT: Cross Architects, Melissa Hernandez, (972) 214-2543
TIME: 9:15 AM

Food Truck Park (TPA230011) is located on 0.36 acres at approximately 300' west of Old Bainbridge Rd. on the south side of W. Tharpe St. The proposed project is for a food truck park that will host up to 8 food trucks with solar lighting, portable toilets, and dumpster service. The property is zoned UP-2 (Urban Pedestrian - 2) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 212610 A0010
APPLICANT: K. Barber, (850) 543-7655
TIME: 10:00 AM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, March 9, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Convenience Store W Gas (Old St. Augustine) (TSP230014) is located on 2.98 acres at approximately 400' north of Old St Augustine on Capital Circle SE. The project proposes the construction of a 6,119 sq. ft. convenience store with gas pumps and associated parking. The property is zoned C-2 (General Commercial).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 3104204390000
APPLICANT: Bowman Consulting Group, Maleia Storum, (813) 642-4924
TIME: 8:30 AM

Apalachee Parkway Redevelopment (TSP230016) is located on 3.41 acres at 1801 Apalachee Parkway. The project proposes the redevelopment of the site for the construction of a new 3,400 sq. ft. banking facility with drive thru lanes and associated parking. The project will also include two commercial pads for future development. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 3105200420000
APPLICANT: Moore Bass Consulting, Inc., Tom O'Steen, (850) 222-5678
TIME: 9:15 AM

PreSubmittal

Womens Working Band House Project (TPA230013) is located on 0.26 acres at 648 W Brevard Street. The proposed project will consist of the construction of a new building by utilizing a minimum of seven (7) shipping cargo containers with varying lengths to construct a two-story structure for future non-residential uses. The property is zoned CU-18 (Central Urban - 18) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Kate Daniel, Principal Planners, Kate.Daniel@Talgov.com
TAX ID#: 2125280000231
APPLICANT: Norman Bellamy, (850) 339-7207
TIME: 10:00 AM

1401 Lake Bradford Road Redevelopment (TPA230015) is located on 2.13 acres at 1401 Lake Bradford Road. The proposed project is for the construction of five retail/mixed use buildings for a total of 16,000 gross sq. ft. and a 4,400 sq. ft. event space with an outside venue area and stage. The property is zoned CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 4102200760000
APPLICANT: Urban Catalyst Consultants, William Colbert, (850) 999-4241
TIME: 10:45 AM

2412 W. Tennessee Automotive (TPA230014) is located on 6.21 acres at 2412 W Tennessee Street. The project proposes the redevelopment of the site to construct a new car dealership, consisting of two single story buildings. The first building will be fore sales and display and the second to serve as a car service building. 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

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

TIME: 1:30 PM

Millennium Park Apartments (TPA230016) is located on 6.97 acres at 1230 Blountstown Street. The project proposes the redevelopment of the site to construct a multi-family development, consisting of approximately six, 13,900 sq. ft. buildings with 139-units. The property is zoned OR-3 (Office Residential).

PROJECT COORDINATOR: Kate Daniel, Principal Planners, Kate.Daniel@Talgov.com

TAX ID#: 212940 0001, 2129400000010, 2129400000020, 2129400000030, 2129400000040,

2129400000050, 2129400000060, 2129400000070, 2129400000080, 2129400000090, & 2129400000100

APPLICANT: Urban Catalyst Consultants, Sean Marston, (850) 999-4241

TIME: 2:15 PM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, March 16, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Putnam Drive Apartment (TSP230013) is located on 0.16 acres at the intersection of Putnam Drive and South Calhoun St. The project proposes the development of the site to construct a residential apartment building with 5-units and associated parking. 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#: 4112200550000
AGENT: Peter Okonkwo, (850) 656-9834
TIME: 8:30 AM

PreSubmittal

908 All Saints Site 1 (TPA230021) 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
AGENT: Moore Bass Consulting, Inc., (850) 222-5678
TIME: 9:15 AM

908 All Saints Site 4 (TPA230022) is located on 0.44 acres at the intersection of S Macomb St and St. Francis St. The project proposes the development of the site to construct a 4-story apartment building with 20-units. The property is zoned ASN-B (All Saints Zoning District-B) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 2136900338775
AGENT: Moore Bass Consulting, Inc., (850) 222-5678
TIME: 10:00 AM

Four Oaks Midtown (TPA230020) is located on 1.37 acres at 1017 Thomasville Rd. The proposed project is for the re-development of two parcels for the construction of 7,500 sq. ft. worship/multi-use building to be located on Gadsden Street frontage. The existing two structures on site will serve as office space and classroom/meeting space. The property is zoned CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 2125490110011 & 2125490110030
AGENT: Matt Dana, (850) 385-2800
TIME: 10:45 AM

TLH Cargo Apron Expansion (TPA230018) is located on 2,151 acres at 5800 Springhill Rd. The proposed project is for the expansion of an existing asphalt cargo apron at the Tallahassee International Airport. The projects includes a new asphalt pavement section, airfield markings, perimeter road extension, fencing and 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
AGENT: Connor Chambliss, (850) 553-3523
TIME: 1:30 PM

Bradford Overlook Condos (TPA230023) is located on 4.76 acres at 2252 Graphene Lane. The project proposes to subdivide the property for future construction of residential townhomes. The property is zoned OR-2 (Office Residential, Medium Density).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 410921 0001 & 4109202100000
AGENT: Dennis Saint Pierre-Charles, (850) 445-3189
TIME: 2:15 PM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, March 23, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Cook Out (TSP230021) is located on 1.66 acres at 1923 W Pensacola St. The project proposes the re-development of the site for construction of a 3,165 sq. ft. restaurant with a drive thru and associated parking. The property is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 213450 D0020, 213450 D0050, 213450 D0060, & 213450 D0070
AGENT: Moore Bass Consulting, Inc., Ben Hood, 850-222-5678
TIME: 8:30 AM

PreSubmittal

2123 Trimble Rd (TPA230017) is located on 0.86 acres at 2123 Trimble Rd. The proposed project is to subdivide the parcel into 2 lots. The property is zoned R-1 (Single Family Detached R-1).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 2121510632570
AGENT: Jasmine Williams, 850-270-3466
TIME: 9:15 AM

Institute for Music (TPA230027) is located on 0.91 acres at 1320 S Adams St. The project proposes interior renovations of the existing building to create a musical educational facility. The property is zoned CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 410135 D0090
APPLICANT: Conn & Associates, Michael Rey, 850-878-8784
TIME: 10:00 AM

Park Place (TPA230025) is located on 1.05 acres at 716 W Gaines St. The project proposes the development of the site to construct an 8-story multi-use complex consisting of 214 residential units with amenities and associated parking, and over 3,300 sq. ft. of non-residential commercial space. The property is zoned UV (University Urban Village) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 2135204290000, 2135204300000, & 2135204310000
APPLICANT: Park Seven Group. Christopher Kritzman, 212-481-1820
TIME: 10:45 AM

908 All Saints Site 2 (TPA230029) is located on 1.09 acres at 807 Railroad Ave. The project proposes the development of the site to construct a 4-story apartment building with 79-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).

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
TIME: 1:00 PM

908 All Saints Site 3 (TPA230030) 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 & 5-story building with a total of 115-units and a multi-level parking garage. 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).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 2136900128580, 2136900138590, 2136900148595, 2136900148600, 2136900158605, & 2136900178615
APPLICANT: Moore Bass Consulting, Inc, Ben Hood, 850-222-5678
TIME: 1:45 PM

Cascades Trail (TPA230026) is located on 4.90 acres at 464 FAMU Way. The project proposes the development of the site to construct a 4 or 5-story apartment complex with 250-units and associated parking. The property is zoned CC (Central Core) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 41-01-20-206-0000
APPLICANT: Matt Nine, 972-980-5953
TIME: 2:30 PM

The Residence Halls (TPA230028) is located on 3.50 acres at 640 Railroad Square. The project proposes the development of the site to construct two, 4-story apartment buildings with 200-units and associated parking. The property is zoned UT (University Transition) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 410140 C0030, 410140 C0040, 410140 C0050, 410140 C0060, 410140 C0070, 410140 B0010, 4102200010000, 410140 A0010, 410140 A0020, 410140 A0030, & 410140 A0040
APPLICANT: Matt Nine, 972-980-5953
TIME: 3:15 PM

TYPE A & PRE-SUBMITTAL MEETING

AGENDA

Thursday, March 30, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Apalachee Parkway Redevelopment (TSP230016) is located on 3.41 acres at 1801 Apalachee Parkway. The project proposes the redevelopment for the construction of a new 3,400 sq. ft. banking facility with drive thru lanes and associated parking. The project will also include a approximately 8,000 sq. ft. commercial pad for future development. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 3105200420000
APPLICANT: Moore Bass Consulting, Inc., Tom O'Steen, (850) 222-5678
TIME: 8:30 AM

Bulk Fuel Plant Facility Site Development (TSP230022) is located on 5.49 acres at 4305 Shelfer Road. The project proposes improvements to the site to include a 3,554 sq. ft. office building, a 4,054 sq. ft. warehouse building, 1,860 sq. ft. commercial fueling facility, and bulk fuel storage facility. The property is zoned M-1 (Light Industrial) and C-2 (General Commercial).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 4124200510000
APPLICANT: Halff, Shane Watson, (850) 848-9402
TIME: 9:15 AM

TOSC-TJR Spine Center (TSP230023) is located on 2.36 acres at 2605 Welaunee Blvd. The proposed project is for the construction of a 17,000 sq. ft. medical clinic/office. The property is zoned C-2 (General Commercial).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 1115206160020
APPLICANT: Moore Bass Consulting, Inc., Tom O'Steen, (850) 222-5678
TIME: 10:00 AM

PreSubmittal

Valencia Hotel - Johns Parcel (TPA230034) is located on 2.68 acres at 725 S Bronough Street. The project proposes the development of the site to construct a hotel with 225 rooms, conference/ball room facilities, and associated parking. The property is zoned CC (Central Core) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 2136252471790
APPLICANT: Moore Bass Consulting, Inc., Tom O'Steen, (850) 222-5678
TIME: 10:45 AM

Garner Environmental Facility Expansion (TPA230035) is located on 5.18 acres at 3035 Jackson Bluff Road. The project proposes site improvements to include the construction of a 24,975 sq. ft. storage facility, an 8,000 sq. ft. warehouse addition, and a 29,581 sq. ft. asphalt paved area. The property is zoned M-1 (Light Industrial).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 4104202120000
APPLICANT: Halff, Shane Watson, (850) 848-9402
TIME: 1:00 PM

1938 Village Green Way Expansion (TPA230037) is located on 0.95 acres at 1938 Village Green Way. The proposed project is for the redevelopment of the site for a 5,000 sq. ft. bank that includes the expansion of the existing building and drive aisle. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 110875 A0010
APPLICANT: Kimley-Horn, Michael King, (850) 553-3534
TIME: 1:45 PM

Cook Out W. Tennessee Street (TPA230033) is located on 1.14 acres at 1828 W Tennessee Street. The proposed project is for the demolition of the existing building and the construction of a 2,715 sq. ft. Cook Out restaurant with drive-thru facility and surface parking. The property is zoned CP (Commercial Parkway) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 2127210000010
APPLICANT: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678
TIME: 2:30 PM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, April 6, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

PreSubmittal

Woodville Highway (TPA230039) is located on 4.00 acres at 687 Crossway Road. The project proposes the construction of a 6,119 sq. ft. convenience store with fuel pumps. The property is zoned I (Industrial).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 3119206210000 & 3119610000020
APPLICANT: Kimley-Horn, Shannon Fitzpatrick, (850) 966-9396
TIME: 8:30 AM

Cook Out Drainage Abandonment (TPA230038) is located on 1.66 acres at 1923 W Pensacola Street. The project proposes the abandonment of a 10' wide City of Tallahassee owned drainage easement for continuous development. The property is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 213450 0001
APPLICANT: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678
TIME: 9:15 AM

Murphy USA Monroe & Orange (TPA230040) is located on 1.22 acres at 2785 S Monroe Street. The proposed project is for the construction of a 2,824 sq ft convenience store and canopy with 8 fuel stations. 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 D0011 & 411230 D0062
APPLICANT: CPH, LLC, Nicole Santana, (305) 279-2534
TIME: 10:00 AM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, April 13, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Putnam Drive Apartment (TSP230013) is located on 0.16 acres at the intersection of Putnam Drive and South Calhoun St. The project proposes the development of the site to construct a residential apartment building with 5-units and associated parking. The property is zoned CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD). *This item was continued from the March 16, 2023 meeting.*

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 4112200550000
AGENT: Spectra Engineering, Peter Okonkwo, (850) 656-9834
TIME: 8:30 AM

New Modular Building Community Christian School (TSP230017) is located on 6.74 acres at 4859 Kerry Forest Pkwy and 4949 Velda Dairy Rd. The proposed project is for installation of two modular building totaling 3,920 sq. ft. for additional space of students and faculty. Sidewalks and pre-engineered aluminum ramps will also be constructed to provide ADA accessible routes to the modular buildings. The property is zoned R-1 (Single Family Detached R-1).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 1427204020000 & 1427204030000
AGENT: Ryan Culton, (850) 755-2365
TIME: 8:45 AM

Killearn Country Club - Maintenance Facility (TSP230025) is located on 264.68 acres at 100 Tyron Pass. The proposed project is for the construction of a 7,342 sq. ft. maintenance facility with associated parking and two covered outdoor areas for equipment storage and materials. The property is zoned OS (Open Space).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 1103202030000
AGENT: Moore Bass Consulting, Richard Darabi, (850) 222-5678
TIME: 9:30 AM

PreSubmittal

Killearn Country Club - Clubhouse (TPA230046) is located on 264.68 acres at 100 Tyron Pass. The proposed project is for the construction of a 30,277 sq. ft. clubhouse and 3,850 sq. ft. golf training facility with associated parking and vehicle use area. The property is zoned OS (Open Space).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 1103202030000
AGENT: Moore Bass Consulting, Richard Darabi, (850) 222-5678
TIME: 10:15 AM

Thomasville Road Gas Station (TPA230048) is located on 1.69 acres at 3534 Thomasville Road. The proposed project is for the redevelopment of the site with a 5,943 sq. ft. convenience store with fuel pumps. The property is zoned LP (Lake Protection).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com

TAX ID#: 1105200030000

AGENT: Kimley-Horn, Shannon Fitzpatrick, (850) 966-9396

TIME: 2:00 PM

TLH Aero Center Fuel System (TPA230044) is located on 2,151 acres at 3220 Capital Circle SW. The proposed project is for the construction of an above ground fuel storage system consisting of two 20,000-gallon, one 10,000-gallon, and two 500-gallon fuel storage tanks. 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

TIME: 2:45 PM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, April 20, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

PreSubmittal

Ginger Drive Multi-Family (TPA230051) is located on 1.79 acres at north side of Ginger Drive, approximately 750 feet west of Capital Medical Blvd. The proposed project is for the construction of eight (8) three-story, multi-family buildings, consisting of 18 dwelling units. The property is zoned CM (Medical Arts Commercial).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 1122202050000
APPLICANT: Plainsman Engineering, Rob Davis, (904) 382-2286
TIME: 8:30 AM

Prayer Temple COGIC - Fellowship Hall (TPA230050) is located on 1.05 acres at 804 Kissimmee Street. The project proposes to construct a 1,496 sq. ft. addition to the existing church. The property is zoned RP-2 (Residential Preservation-2) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 410127 C0010
APPLICANT: Magnolia Engineering, Carmen Bourgeois Greene, (850) 385-0203
TIME: 9:15 AM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, April 27, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Presubmittal

Build Co Condominiums (TPA230054) is located on 1.08 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. 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#: 1131480000020, 1131480000030, 1131480000040, 1131480000050, 1131480000060,
1131370000001, 11313700000A0, & 11313700000B0
AGENT: Southeastern Consulting Services, LLC., Edward Bass III, (850) 765-5159
TIME: 8:30 AM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, May 4, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Presubmittal

TLH Aero Center FBO and Hanger Development (TPA230058) is located on 2,151 acres at 3220 Capital Circle SW. The project proposes the demolition of the existing terminal building between the North Apron and Capital Circle SW in order to construct a 7,800 sq. ft. building and two 15,000 sq. ft. hangers. 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
TIME: 8:30 AM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, May 11, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Presubmittal

McCaskill-Word Homes (TPA230060) is located at the southwest corner of Holmes Street and McCaskill Avenue. The project proposes to subdivide the property into two parcels for future residential development. The property is zoned CU-18 (Central Urban 18) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 410230 H0011
AGENT: Word Homes, Matthew Word, (850) 210-4713
TIME: 8:30 AM

HUB Tallahassee (TPA230061) is located on 3.83 acres on the northwest corner of W Tennessee St and N Macomb St. The project proposes the development of multiple parcels for a 7-story mixed use development consisting of 391-units for student housing, a parking garage, and amenities. The property is zoned CC (Central Core) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 2136500455845, 2136500455805, 2136500455850, 2136500455860, 2136500465820, 2136500465825, 2136500465865, 2136500465870, 2136500465875, 2136500465880, & 2136500465895
AGENT: Niles Bolton Associates, Chris Fortner, (404) 365-7600
TIME: 9:30 AM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, May 18, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Putnam Drive Apartment (TSP230013) is located on 0.16 acres at the intersection of Putnam Drive and South Calhoun St. The project proposes the development of the site to construct a residential apartment building with 5-units and associated parking. The property is zoned CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD). *This item was continued from the March 16, 2023 & April 13, 2023 meeting.*

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 4112200550000
AGENT: Spectra Engineering, Peter Okonkwo, (850) 656-9834
TIME: 8:30 AM

Roberts Storage (TSP230034) is located on 33.17 acres at 3320 Garber Dr. The proposed major modification to the existing site plan TSP210060 is for the reorientation of the building, alteration of the paved area, and a different alignment of the access road from Garber Drive. The property is zoned M-1 (Light Industrial).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 2120204220000 & 211931 B0011
AGENT: Poole Engineering & Surveying, Cheryl Poole, (850) 386-5117
TIME: 8:45 AM

1839 Thomasville Road Redevelopment (TSP230033) is located on 0.29 acres at 1839 Thomasville Road. The proposed project is for the redevelopment of the parcel for the construction of a 2,713 sq. ft. restaurant. The property is zoned C-2 (General Commercial) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 1119206290000
AGENT: Cliff Lamb & Associates, Matt Dana, (850)385-2800
TIME: 9:30 AM

PreSubmittal

The Gardin (TPA230024) is located on 2.10 acres at 3434 S Monroe Street. The project proposes the re-zoning of the property to General Commercial (C-2) and to use the existing two story, 12,400 sq. ft. structure to create a community center with offices and spaces for training, meetings, and special events. The property is zoned M-1 (Light Industrial) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 4113200070000
AGENT: Sue-Ellen Gardiner, (850) 980-1160
TIME: 10:15 AM

Apalachee Storage Phase 2 (TPA230063) is located on 4.84 acres at 2001 Apalachee Parkway. The project proposes the demolition of the existing building and facilities for the construction of (2) new storage buildings. The property is zoned Planned Unit Development (Parkway Commerce PUD).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 3105200130000
AGENT: Kimley-Horn, Spencer Brennalt, (850) 739-3742
TIME: 11:00 AM

Warehouse (TPA230059) is located on 0.92 acres at 3964 Century Park Circle S. The project proposes the construction of a 69 ft x 150 ft metal warehouse building keeping the existing access points and resurfacing existing pavement. The property is zoned M-1 (Light Industrial) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 2132250000140
AGENT: Ryan Boyle, (850) 545-5055
TIME: 1:30 PM

Lot 12 - Evening Rose (TPA230064) is located on 0.60 acres at 1638 Capital Circle NE. The project proposes the construction of a 5-story mixed-use structure comprised of 30-32 multi-family residential units, commercial/retail use, and a parking garage. The property is zoned Planned Unit Development (Evening Rose PUD).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 1128200090000
AGENT: Moore Bass Consulting, Kipp Kirkland, (850) 222-5678
TIME: 2:15 PM

Aiport Road Triplex (TPA230065) is located on 0.27 acres at 1720 Airport Drive. The project proposes the construction of a 3-story triplex with associated parking. The property is zoned MR-1 (Medium Density Residential) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 410259 A0150
AGENT: Plainsman Engineering, Rob Davis, (904) 382-2286
TIME: 3:00 PM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, May 25, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Convenience Store W Gas (Old St. Augustine) (TSP230014) is located on 2.98 acres at approximately 400' north of Old St Augustine on Capital Circle SE. The project proposes the construction of a 6,119 sq. ft. convenience store with gas pumps and associated parking. The property is zoned C-2 (General Commercial). *This item was continued from the March 9, 2023 meeting.*

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 3104204390000
AGENT: Bowman Consulting Group, Maleia Storum, (813) 642-4924
TIME: 8:30 AM

VW Volvo Automotive Sales and Service Site (TSP230027) is located on 6.36 acres at 1800 Capital Circle NE. The proposed site improvements include a 14,018 sq. ft. auto sales building, a 14,809 sq. ft. auto service building, and a 982 sq. ft. auto storage building. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 1121204280000
AGENT: Halff Associates, Inc., Austin Cushing, (850) 848-9426
TIME: 8:45 AM

1839 Thomasville Road Redevelopment (TSP230033) is located on 0.29 acres at 1839 Thomasville Road. The proposed project is for the redevelopment of the parcel with the construction of a 2,713 sq ft restaurant. The property is zoned C-2 (General Commercial) and is located within the Multi-Modal Transportation District (MMTD). *This item was continued from the May 18, 2023 meeting.*

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 1119206290000
AGENT: Cliff Lamb & Associates, Matt Dana, (850) 385-2800
TIME: 9:30 AM

We Would Retail (TSP230038) is located on 0.49 acres at 1404 S Adams Street. The project proposes the demolition of the existing structure for the construction of a 6,134 sq. ft. building for retail space with associated parking. The property is zoned CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 410136 C0150
AGENT: Interplan LLC, Sheyanna Day, (407) 645-5008
TIME: 10:15 AM

Koger Restaurant (TSP230039) is located on 2.58 acres at 1311 Executive Center Dr. The project proposes to remove the existing structure on site for the construction of a 5,000 sq. ft. restaurant with a drive-thru and associated parking. The property is zoned AC (Activity Center).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 310440 B0010
AGENT: Kimley-Horn, Danielle Foulk, (850) 328-2920
TIME: 11:00 AM

PreSubmittal

604/612 Brevard St Town Homes (TPA230066) is located on 0.79 acres at 604 W Brevard Street. The proposed project is for the construction of 4 duplexes and 4 accessory dwellings units. The property is zoned CU-18 (Central Urban - 18) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 2125280000120 & 2125280000121
AGENT: Na'im Majeed, (850) 545-6597
TIME: 1:30 PM

Apartment building (TPA230070) is located on 1.03 acres at approximately 920' south of E Magnolia Drive on the east side of Country Club Drive. The project proposes the construction of a 29,000 sq. ft., 3-story multi-family complex with 26 dwelling units and associated parking. The property is zoned CU-26 (Central Urban - 26) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 3107202130000 & 3107202150000
AGENT: Priscilla Slade, (713) 569-7339
TIME: 2:15 PM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, June 1, 2023

Until further notice, all Type A Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Koger Restaurant (TSP230039) is located on 2.58 acres at 1311 Executive Center Drive. The proposed project is to remove the existing structure on site for the construction of a 5,000 sq. ft. restaurant with a drive-thru and associated parking. The property is zoned AC (Activity Center). *This item was continued from the May 25, 2023 meeting.*

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 310440 B0010
APPLICANT: Kimley-Horn, Danielle Foulk, (850) 328-2920
TIME: 8:30 AM

Killearn Country Club - Clubhouse (TSP230040) is located on 264.68 acres at 100 Tyron Pass. The proposed project is to remove the existing buildings for the construction of a 42,580 sq. ft. clubhouse and 3,850 sq. ft. golf training facility. The property is zoned R-4 (Urban Residential District) and OS (Open Space).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 1103202030000
APPLICANT: Moore Bass Consulting, Inc., Kipp Kirkland, (850) 222-5678
TIME: 9:15 AM

PreSubmittal

UP Campus Tennessee (TPA230073) is located on 2.15 acres at 691 W Tennessee Street. The proposed project is the development of a 134-unit student housing complex with a clubhouse, amenity space and associated parking, and 6,600 sq. ft. of retail space. The property is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD) Downtown Overlay.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 2136500576820, 2136500576825, 2136500576830, 2136500576870
APPLICANT: Moore Bass Consulting, Inc., Ben Hood (850) 222-5678
TIME: 10:00 AM

2370 Capital Circle NE Facade Upgrade (TPA230072) is located on 1.08 acres at 2370 Capital Circle NE. The proposed project is the installation of six new bolted beams to extend the existing façade and new sidewalk. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 1116206020000
APPLICANT: JB Dehkordi, (850) 559-1221
TIME: 10:45 AM

TYPE A & PRE-SUBMITTAL MEETING

AGENDA

Thursday, June 8, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Cascades Trail Student Housing (TSP230041) is located on 4.81 acres at 464 FAMU Way. The project proposes the development of a 5-story student housing complex consisting of 215-units, clubhouse, amenity space, and associated parking. The property is zoned CC (Central Core) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 4101202060000
APPLICANT: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678
TIME: 8:30 AM

Pre-Submittal

3579 S Blairstone Road (TPA230076) is located on 1.20 acres at 3579 S Blair Stone Road. The proposed project is for the development of a 10,500 sq ft mixed use retail/liquor store with drive-thru. The property is zoned Planned Unit Development (Southwood PUD).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 311625 B0020
APPLICANT: Poole Engineering & Surveying, Jack Trafton, (850) 386-5117
TIME: 9:15 AM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, June 15, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Convenience Store W Gas (Old St. Augustine) (TSP230014) is located on 2.98 acres at approximately 400' north of Old St Augustine on Capital Circle SE. The project proposes the construction of a 6,119 sq. ft. convenience store with gas pumps and associated parking. The property is zoned C-2 (General Commercial). *This item was continued from the March 9, 2023 and May 25, 2023 meeting.*

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 3104204390000
AGENT: Bowman Consulting Group, Maleia Storum, (813) 642-4924
TIME: 8:30 AM

Koger Restaurant (TSP230039) is located on 2.58 acres at 1311 Executive Center Drive. The project proposes to remove the existing structure on site for the construction of a 5,000 sq. ft. restaurant with a drive-thru and associated parking. The property is zoned AC (Activity Center). *This item was continued from the May 25, 2023 and June 1, 2023 meeting.*

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 310440 B0010
AGENT: Kimley-Horn, Danielle Foulk, (850) 328-2920
TIME: 8:45 AM

1406 Daniels Street (TSP230042) is located on 0.24 acres at 1406 Daniels Street. The project proposes the construction of a 2,248 sq. ft. single-family home. The property is zoned RP-1 (Residential Preservation-1) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 411036 E0110
AGENT: Kandis May, (850) 459-3210
TIME: 9:30 AM

Connor's Restaurant (TSP230046) is located on 10.48 acres at 1415 Timberlane Road. The proposed project is for the demolition of an existing 32,385 sq. ft. concrete pad for the construction of a 9,050 sq. ft. restaurant and reconfiguration of the parking spaces on the north side. The property is zoned AC (Activity Center).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 1108510040400
AGENT: Kimley-Horn, Kelsey Lewis, (850) 553-3500
TIME: 10:15 AM

Pre-Submittal

Fountains at Blairstone (TPA230079) is located on 9.20 acres at the end of Evangeline Way approximately 1,000 feet north of Apalachee Pkwy. The project proposes the development of 4 multi-family apartment buildings, the proposed buildings will be 3-stories and consist of 114 units with office leasing space, amenities, and associated parking. The property is zoned MR-1 (Medium Density Residential).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 1132204010000
AGENT: Poole Engineering & Surveying, Cheryl Poole, (850) 386-5117
TIME: 11:00 AM

7Brew Coffee Shop #2 (TPA230080) is located on 0.40 acres at 3804 N Monroe St. The proposed project is for the construction of a 510 sq. ft. building with associated parking and drive-thru lanes. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 2109513291193 & 2109513291191
AGENT: Crafton Tull & Associates, Tom Fenton, (501) 767-2366
TIME: 1:30 PM

TYPE A & PRE-SUBMITTAL MEETING

AGENDA

Thursday, June 22, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Chick-fi-A (TSP230003) is located on 1.04 acres at 2136 N Monroe Street. The proposed project is for the demolition of the existing structure and the construction of a 4,704 sq. ft. building with a triple lane drive through with canopies. The property is zoned CP (Commercial Parkway).

This item was continued from the February 2, 2023, & February 23, 2023, Pre-submittal meetings.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 2124206520000
APPLICANT: Interplan, LLC, Kiara Rios, (407) 645-5008
TIME: 8:30 AM

We Would Retail (TSP230038) is located on 0.49 acres at 1404 S Adams Street. The project proposes the demolition of the existing structure for the construction of a 6,143 sq. ft. building for retail space with associated parking. The property is zoned CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD).

This item was continued from the May 25, 2023 Pre-submittal meeting.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 410136 C0150
APPLICANT: Interplan LLC, Sheyanna Day, (407) 645-5008
TIME: 8:45 AM

908 All Saints Site 4 (TSP230045) is located on 0.44 acres at NE Corner of S Macomb St. and St. Francis Street. The project proposes the development of the site for the construction of a 4-story apartment building consisting of 20-units. The property is zoned ASN-B (All Saints Zoning District-B) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 2136900338775
APPLICANT: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678
TIME: 9:30 AM

Pre-Submittal

Walden Apartments (TPA230075) is located on 2.47 acres at 3080 Walden Rd. The proposed project is for the interior renovation of the existing building into 67-70 affordable housing units and expansion of the parking area. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 121815 A0030
APPLICANT: Coral Sky Development, Inc, Jeffrey Sharkey, (850) 443-3355
TIME: 10:15 AM

Sabal Court Limited Partition (TPA230084) is located on 7.15 acres at 2125 Jackson Bluff Rd. The project proposes to subdivide the existing parcel into two separate parcels, with one parcel being approximately 5.02 acres and the second parcel being approximately 2.13 acres. No new construction is proposed at this time. 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#: 4103202400000
APPLICANT: Chasen Companies, Nate Pretl, (443) 310-1655
TIME: 11:00 AM

Process Sports Academy (TPA230083) is located on 1.15 acres along Simpson Avenue approximately 250 feet East of Magnolia Drive. The project proposes the development of the site for the construction of a 16,650 sq. ft. sports facility with gymnasium. The property is zoned AC (Activity Center) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 1131204450030
APPLICANT: Magnolia Engineering LLC., Carmen Bourgeois Greene, (850) 385-0203
TIME: 1:30 PM

Fisch Property Subdivision (TPA230085) is located on 8.15 acres at 3010 Olson Rd. The project proposes the development of the two parcels for the construction of residential townhomes consisting of 64-units. The property is zoned R-3 (Single Detached, Attached and Two Family Residential).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 1109204670000 & 1109204700000
APPLICANT: Urban Catalyst Consultants, Sean Marston, (850) 999-4241
TIME: 2:15 PM

**TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, June 29, 2023**

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

VW Volvo Automotive Sales and Service Site (TSP230027) is located on 6.36 acres at 1800 Capital Circle NE. The proposed site improvements include a 14,018 sq. ft. auto sales building, a 14,809 sq. ft. auto service building, and a 982 sq. ft. auto storage building. The property is zoned CP (Commercial Parkway).

This item was continued from the May 25, 2023, meeting.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 1121204280000
APPLICANT: Halff Associates, Inc., Austin Cushing, (850) 848-9426
TIME: 8:30 AM

PreSubmittal

Mahan Village Restaurant (TPA230087) is located on 0.30 acres at 3122 Mahan Drive. The proposed project is for the construction of a 2,800 sq. ft. restaurant with drive thru. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 1121204390000
APPLICANT: Steven Wilkens, (850) 322-5730
TIME: 9:15 AM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, July 6, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Woodville Highway Gas Station (TSP230054) is located on 4 acres at 5411 Capital Circle SW. The project proposes the development of two structures: a 5,915 sq. ft. convenience store and a 7,150 sq. ft. fueling station canopy. 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
TIME: 8:30 AM

PreSubmittal

Metronet Warehouse (TPA230086) is located on 2.06 acres at 148 Four Points Way. This project proposes the site to be used as warehouse with a lay down yard. The property is zoned M-1 (Light Industrial).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 4113200430000
APPLICANT: Ira Probst, (774) 288-0650
TIME: 9:15 AM

Lake Bradford Apartments (TPA230090) is located on 4.67 acres at 1135 Kissimmee Street. The proposed site improvements include a four-story building containing 156 units, with associated parking and amenities. The property is zoned CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 4102204470000 & 4102204480000
APPLICANT: Elmington Capital, Aaron Vargas, (813) 712-9858
TIME: 10:00 AM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, July 13, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Putnam Drive Apartment (TSP230013) is located on 0.16 acres at the intersection of Putnam Drive and South Calhoun St. The project proposes the development of the site to construct a residential apartment building with 5-units and associated parking. The property is zoned CU-45 (Central Urban-45) and is located within the Multi-Modal Transportation District (MMTD). *This item was continued from the March 16, April 13 & May 18, 2023 meetings.*

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 4112200550000
AGENT: Spectra Engineering, Peter Okonkwo, (850) 656-9834
TIME: 8:30 AM

We Would Retail (TSP230038) is located on 0.49 acres at 1404 S Adams Street. The project proposes the demolition of the existing structure for the construction of a 6,143 sq. ft. building for retail space with associated parking. The property is zoned CU-45 (Central Urban-45) and is located within the Multi-Modal Transportation District (MMTD). *This item was continued from the May 25 & June 22, 2023 meetings.*

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 410136 C0150
APPLICANT: Interplan LLC, Sheyanna Day, (407) 645-5008
TIME: 8:45 AM

Pre-Submittal

Sam's Fueling Expansion (TPA230078) is located on 23.15 acres at 3122 Dick Wilson Blvd. The proposed project is for the expansion of the existing fuel stations and will include the addition of new fuel pumps with an alteration to the current flow of traffic. The property is zoned C-2 (General Commercial).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 3103250000010
APPLICANT: Bowman Consulting, Andrew Petersen, (321) 255-5434
TIME: 9:30 AM

CEFCO - Convenience Store & Fuel (TPA230092) is located on 2.16 acres at 1110 Capital Circle NE. The proposed project is for the construction of a 5,936 sq. ft. convenience store with 20 fueling stations. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 112881 A0090
APPLICANT: Poole Engineering & Surveying, Cheryl Poole, (850) 386-5117
TIME: 10:15 AM

Capital City Bank Services Group (TPA230093) is located on 8.90 acres at 1860 Capital Circle NE. The proposed project is for the division of the property into two separate parcels. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 1121200120000
APPLICANT: Moore Bass Consulting, Inc., Tom O'Steen, (850) 222-5678
TIME: 11:00 AM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, July 20, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

The Hub Student Housing Development (TSP230056) is located on 3.84 acres on the northwest corner of W Tennessee St. and N Macomb St. The project proposes the development of a 7-story mixed use development consisting of 359-units, approximately 10,000 sq. ft. of retail commercial, a parking garage, and amenities. The property is zoned CC (Central Core) and is located within the Multi-Modal Transportation District (MMTD) and the Downtown Overlay (DO).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 2136500455845, 2136500455805, 2136500455850, 2136500455860, 2136500465820, 2136500465825, 2136500465865, 2136500465870, 2136500465875, 2136500465880, & 2136500465895
AGENT: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678
TIME: 8:30 AM

Cook Out Tennessee Street (TSP230055) is located on 1.14 acres at 1828 W Tennessee Street. The proposed project is for the construction of a 3,545 sq. ft. restaurant with associated parking. The property is zoned CP (Commercial Parkway) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 2127210000010
AGENT: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678
TIME: 9:15 AM

PreSubmittal

Lakeshore Apartments (TPA230095) is located on 3.07 acres at 2833 Lakeshore Dr. The proposed project is for the construction of 2-two story apartment buildings with a total of 60-units and associated parking. The property is zoned OR-3 (Office Residential).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 2114204130000 & 2114204140000
AGENT: Jay P
TIME: 10:00 AM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, July 27, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Convenience Store W Gas (Old St. Augustine) (TSP230014) is located on 2.98 acres at approximately 400' north of Old St Augustine on Capital Circle SE. The project proposes the construction of a 6,119 sq. ft. convenience store with gas pumps and associated parking. The property is zoned C-2 (General Commercial). *This item was continued from the March 9, May 25, & June 15, 2023 meetings.*

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

TAX ID#: 3104204390000

AGENT: Bowman Consulting Group, Maleia Storum, (813) 642-4924

TIME: 8:30 AM

The Hub Student Housing Development (TSP230056) is located on 3.84 acres on the northwest corner of W Tennessee St. and N Macomb St. The project proposes the development of a 7-story mixed use development consisting of 359-units, approximately 10,000 sq. ft. of retail commercial, a parking garage, and amenities. The property is zoned CC (Central Core) and is located within the Multi-Modal Transportation District (MMTD) and the Downtown Overlay (DO).

This item was continued from the July 20, 2023 meeting.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

TAX ID#: 2136500455845, 2136500455805, 2136500455850, 2136500455860, 2136500465820, 2136500465825, 2136500465865, 2136500465870, 2136500465875, 2136500465880, & 2136500465895

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

TIME: 8:45 AM

3579 S Blairstone Road (TSP230052) is located on 1.20 acres at 3579 S Blair Stone Road. The proposed project is for the construction of a 10,500 sq. ft. retail building. The property is zoned Planned Unit Development (Southwood PUD).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com

TAX ID#: 311625 B0020

APPLICANT: Poole Engineering & Surveying, Jack Trafton, (850) 386-5117

TIME: 9:30 AM

Pre-Submittal

Hotel Indigo Addition (TPA230096) is located on 0.43 acres at 844 W Gaines Street. The proposed project is for a 5-story addition to the existing Hotel Indigo building. The ground floor is proposed to be a 7,653 sq. ft. restaurant and 4 two-bedroom apartments, and 88 guest rooms added on floors 2-5. The property is zoned UV (University Urban Village) and is located within the Multi-Modal Transportation District (MMTD) Downtown Overlay (DO).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com

TAX ID#: 2135204280010

APPLICANT: Clifford Lamb & Associates, Clifford Lamb, (850) 385-2800

TIME: 10:15 AM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, August 3, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

The Hub Student Housing Development (TSP230056) is located on 3.84 acres on the northwest corner of W Tennessee St. and N Macomb St. The project proposes the development of a 7-story mixed use development consisting of 359-units, approximately 10,000 sq. ft. of retail commercial, a parking garage, and amenities. The property is zoned CC (Central Core) and is located within the Multi-Modal Transportation District (MMTD) and the Downtown Overlay (DO).

This item was continued from the July 20 and July 27, 2023 meetings.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 2136500455845, 2136500455805, 2136500455850, 2136500455860, 2136500465820,
2136500465825, 2136500465865, 2136500465870, 2136500465875, 2136500465880, & 2136500465895
AGENT: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678
TIME: 8:30 AM

VW Volvo Automotive Sales and Service Site (TSP230027) is located on 6.36 acres at 1800 Capital Circle NE. The proposed site improvements include a 14,018 sq. ft. auto sales building, a 14,809 sq. ft. auto service building, and a 982 sq. ft. auto storage building. The property is zoned CP (Commercial Parkway).

This item was continued from the May 25 and June 29, 2023, meetings.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 1121204280000
AGENT: Halff Associates, Inc., Austin Cushing, (850) 848-9426
TIME: 8:45 AM

PreSubmittal

7Brew Coffee Shop #3 (TPA230098) is located on 0.70 acres at 1830 N Monroe St. The project proposes the development of new 7brew Drive-Thru Coffee Shop, consisting of an approximately 510 sq. ft. building with drive thru lanes and associated parking. The property is zoned AC (Activity Center) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 2124204630000
AGENT: Crafton Tull & Associates, Tom Fenton, (501) 767-2366
TIME: 9:30 AM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, August 10, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

The Hub Student Housing Development (TSP230056) is located on 3.84 acres on the northwest corner of W Tennessee St. and N Macomb St. The project proposes the development of a 7-story mixed use development consisting of 359-units, approximately 10,000 sq. ft. of retail commercial, a parking garage, and amenities. The property is zoned CC (Central Core) and is located within the Multi-Modal Transportation District (MMTD) and the Downtown Overlay (DO).

This item was continued from the July 20, July 27, & August 3, 2023 meetings.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 2136500455845, 2136500455805, 2136500455850, 2136500455860, 2136500465820,
2136500465825, 2136500465865, 2136500465870, 2136500465875, 2136500465880, & 2136500465895
AGENT: Moore Bass Consulting, Inc., Ben Hood, (850) 222-5678
TIME: 8:30 AM

Pre-Submittal

399 401 & 403 Prince Street (TPA230100) is located on 0.96 acres at 401 Prince Street. The proposed project is for the construction of a five-story building containing 45 dwelling units. 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#: 213444 C0040, 213444 C0050, & 213444 C0060
AGENT: Plainsman Engineering, Rob Davis, (904) 382-2286
TIME: 9:15 AM

Heartland Dental and Retail (TPA230103) is located on 1.98 acres at 3926 Mahan Drive. The proposed project is for the construction of a 4,260 sq. ft. dental office and a 5,000 sq. ft. retail building. The property is zoned MCN (Mahan Corridor Node).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 112251 F1916
AGENT: Southeastern Consulting, Edward Bass III, (850) 765-5159
TIME: 10:00 AM

North Monroe RV Park (TPA230099) is located on 9.40 acres at 2801 N Monroe Street. The proposed project is for the addition of an RV Park to the existing motel site. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 2114510000080
AGENT: Blackhawk Engineering, Michael Kane, (850) 224-4295
TIME: 10:45 AM

TYPE A & PRE-SUBMITTAL MEETING

AGENDA

Thursday, August 17, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Convenience Store W Gas (Old St. Augustine) (TSP230014) is located on 2.98 acres at approximately 400' north of Old St Augustine on Capital Circle SE. The project proposes the construction of a 6,119 sq. ft. convenience store with gas pumps and associated parking. The property is zoned C-2 (General Commercial). *This item was continued from the March 9, May 25, June 15, & July 27, 2023 meetings.*

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

TAX ID#: 3104204390000

AGENT: Bowman Consulting Group, Maleia Storum, (813) 642-4924

TIME: 8:30 AM

Avon Gates Apartments (TSP230061) is located on 6.97 acres at 1240 Blountstown Rd. The proposed project is for the construction of six 3-story buildings comprised of 139 units. The property is zoned OR-3 (Office Residential).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com

TAX ID#: 212940 0001, 2129400000010, 2129400000020, 2129400000030, 2129400000040, 2129400000050, 2129400000060, 2129400000070, 2129400000080, 2129400000090, & 2129400000100

AGENT: Urban Catalyst Consultants, Sean Marston, (850) 999-4241

TIME: 9:15 AM

Pre-Submittal

Tallahassee Senior Center (TPA230105) is located on 5.85 acres at southwest corner of Welaunee Blvd and Forest Fern Trail. The proposed project is for the construction of a 39,303 sq. ft. building for a Senior Center. The property is zoned Planned Unit Development (Canopy PUD).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

TAX ID#: 11152200A0030

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

TIME: 10:00 AM

Mahan Village Restaurant (TPA230109) is located on 0.31 acres at 3122 Mahan Drive. The proposed project is for construction of a 3,000 sq. ft. restaurant with drive thru. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com

TAX ID#: 1121204390000

APPLICANT: Steven Wilkens, (850) 322-5730

TIME: 10:45 AM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, August 24, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Chick-fi-A (TSP230003) is located on 1.04 acres at 2136 N Monroe Street. The proposed project is for the demolition of the existing structure and the construction of a 4,704 sq. ft. building with a triple lane drive through with canopies. The property is zoned CP (Commercial Parkway). *This item was continued from the February 2, February 23, and June 22, 2023 meetings.*

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 2124206520000
AGENT: Interplan, LLC, Kiara Rios, (407) 645-5008
TIME: 8:30 AM

Convenience Store W Gas (Old St. Augustine) (TSP230014) is located on 2.98 acres at approximately 400' north of Old St Augustine on Capital Circle SE. The project proposes the construction of a 6,119 sq. ft. convenience store with gas pumps and associated parking. The property is zoned C-2 (General Commercial). *This item was continued from the March 9, May 25, June 15, July 27, & August 17, 2023 meetings.*

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 3104204390000
AGENT: Bowman Consulting Group, Maleia Storum, (813) 642-4924
TIME: 9:15 AM

Alexis Centre Building No. 1 (TSP230064) is located on 4.07 acres at 1725 Capital Cir NE. The project proposes the development of an 8,500 sq. ft. office building. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 1121450000010
AGENT: Blackhawk Engineering, Inc., Michael Kane, (850) 224-4295
TIME: 10:00 AM

Pre-Submittal

585 S. Woodward Avenue Parking Lot (TPA230110) is located on 0.53 acres at 585 S Woodward Ave. The project proposes to convert a vacant property to a 36-38 space parking lot. The property is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD) Downtown Overlay (DO).

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@Talgov.com
TAX ID#: 2135200030000
AGENT: Sara Howard, (704) 412-7861
TIME: 10:45 AM

Summit East Lot 2B (TPA230107) is located on 0.94 acres at 1584 Summit Lake Dr. The project proposes the construction of a 3,640 square foot, 1-story fast food structure comprised of two separate tenants, and associated parking. The property is zoned IC (Interchange Commercial).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 121725 B0020
AGENT: Moore Bass Consulting, Richard Darabi, (850) 222-5678
TIME: 1:00 PM

3477 S Monroe Street (TPA230111) is located on 1.86 acres at 3477 S Monroe St. The project proposes to add 77 additional parking spaces to existing development. The property is zoned C-2 (General Commercial) and MR-1 (Medium Density Residential) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 4113200190001, 4113200300000, & 4113200090000
AGENT: Poole Engineering & Surveying, Brandon Poole, (850) 386-5117
TIME: 1:45 PM

UP Campus Tennessee Street (TPA230113) is located on 2.15 acres at 691 W Tennessee St. The proposed project is for mixed use development of four parcels. The development will include 320 dwelling units, 6,350 sq. ft. retail, and a 52,000 sq. ft. hotel. The property is zoned UT (University Transition) and is located within the Multi-Modal Transportation District (MMTD) Downtown Overlay (DO).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 2136500576820, 2136500576825, 2136500576830, & 2136500576870
AGENT: Moore Bass Consulting, Ben Hood, (850) 222-5678
TIME: 2:30 PM

TYPE A & PRE-SUBMITTAL MEETING

AGENDA

Thursday, August 31, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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 has been cancelled and all applications received will be postponed to a future date.

TYPE A & PRE-SUBMITTAL MEETING AGENDA

Thursday, September 7, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Pre-Submittal

Valencia Hotel - Johns Parcel (TPA230115) is located on 2.68 acres at 725 S Bronough St. The proposed project is the development of a new hotel. The property is zoned CC (Central Core) 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#: 2136252471790
AGENT: Moore Bass Consulting, Inc., Tom O'Steen (850) 222-5678
TIME: 8:30 AM

Landon Hills Unit 2 (TPA230114) is located on 150.16 acres at approximately 1,000' east of Preservation Drive on the south side of Bannerman Road. The proposed project is to subdivide the southern portion of the existing parcel into a 101-unit residential subdivision of detached single-family homes. The property is zoned LP (Lake Protection).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 1417200080000
AGENT: Kimley-Horn, Brennon Clayton, (850) 553-3535
TIME: 9:15 AM

US 90 RV Park (TPA230118) is located on 4.50 acres along Mahan Drive just west of I-10. The proposed project is for the development of a short term stay RV park to be located on approximately 4.5 acres of the southern portion of parcel. The property is zoned IC (Interchange Commercial).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 1218200020001
AGENT: Moore Bass Consulting, Inc., Jeremy Floyd, (850) 222-5678
TIME: 10:00 AM

1965 Quail Grove Lane (TPA230120) is located on 1.61 acres at 1965 Quail Grove Ln. The proposed project consists of two buildings totaling 26,400 sq. ft. for the construction of warehouse/storage. The property is zoned PUD (Southwood Planned Unit Development).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 311627 A0060
AGENT: Urban Catalyst Consultants, William Colbert, (850) 999-4241
TIME: 10:45 AM

TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, September 14, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Capital Car Care Center North (TSP230065) is located on 2.67 acres along Capital Circle NE just north of Joel Brown Dr. The proposed project is to construct two standalone car dealerships. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 1133200140000
AGENT: Urban Catalyst Consultants, Sean Marston, (850) 999-4241
TIME: 8:30 AM

Pre-Submittal

Specialty Contractors of North Florida (TPA230122) is located on 1.16 acres along Entrepot Ct. The proposed project is for the construction of a new 15,000 sq. ft. office building and warehouse. The property is zoned M-1 (Light Industrial).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 4115500000220
AGENT: Urban Catalyst Consultants, Sean Marston, (850) 999-4241
TIME: 9:15 AM

Hartsfield Rd Subdivision (TPA230121) is located on 4.33 acres on the south end of Hartsfield Rd. approximately 300 feet east of Trimble Rd. The proposed project is for the subdivision of the parcel into 15 detached single family residential lots. The property is zoned R-1 (Single Family Detached R-1).

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@Talgov.com
TAX ID#: 2121510833000
AGENT: Magnolia Engineering, Carmen Bourgeois Greene, (850) 385-0203
TIME: 10:00 AM

The DogHaus TLH (TPA230117) is located on 1.15 acres on Simpson Ave approximately 275' east of S Magnolia Drive. The proposed project is for an off-leash dog park and bar. The property is zoned AC (Activity Center) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@Talgov.com
TAX ID#: 1131204450030
AGENT: Park Terrace Development, Travis Ismir, (407) 949-7780
TIME: 10:45 AM

000 Orange Avenue (TPA230123) is located on 0.50 acres along the south end of Orange Ave approximately 200 ft east of Monroe St.. The proposed project is for the construction for a 2,400 sq. ft. building for a Learning Center, retail space, or other commercial use. The property is zoned C-2 (General Commercial) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

TAX ID#: 4112204640000

AGENT: Tiajuana James, (678) 357-8255

TIME: 1:00 PM

TYPE A & PRE-SUBMITTAL MEETING

AGENDA

Thursday, September 21, 2023

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Putnam Drive Apartment (TSP230013) is located on 0.16 acres at the intersection of Putnam Drive and South Calhoun St. The project proposes the development of the site to construct a residential apartment building with 5-units and associated parking. The property is zoned CU-45 (Central Urban-45) and is located within the Multi-Modal Transportation District (MMTD). *This item was continued from the March 16, April 13, May 18, and July 13, 2023 meetings.*

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 4112200550000
AGENT: Spectra Engineering, Peter Okonkwo, (850) 656 9834
TIME: 8:30 AM

Dick Wilson Coffee Shop (TSP230057) is located on 1.12 acres at the Northwest corner of Dick Wilson Blvd and Capital Circle SE. The proposed project is a 2,500 sq. ft. coffee shop with drive-thru. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@Talgov.com
TAX ID#: 3103250000022
AGENT: Bowman Consulting, Andrew Petersen, (321) 255-5434
TIME: 8:45 AM

Lot 12 - Capital Court Towers (TSP230067) is located on 0.60 acres at approximately 500' west of Capital Circle NE on the north side of Austin Davis Avenue. The project proposes the construction of a 32 unit, 4-story multi-family structure with a parking garage on the ground floor. The property is zoned Planned Unit Development (Evening Rose PUD).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 1128200090000
AGENT: Moore Bass Consulting, Kipp Kirkland, (850) 222-5678
TIME: 9:30 AM

UP Campus Tennessee Street (TSP230068) is located on 2.15 acres at 691 W Tennessee St. The proposed project is for a 10-story, mixed use development of four parcels. The development will include 320 dwelling units, 7,450 sq. ft. of retail, and a 90,876 sq. ft. hotel. The property is currently zoned UT (University Transition) and is located within the Multi-Modal Transportation District's (MMTD) Downtown Overlay (DO).

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com
TAX ID#: 2136500576820, 2136500576825, 2136500576830, & 2136500576870
AGENT: Moore Bass Consulting, Ben Hood, (850) 222-5678
TIME: 10:15 AM

Pre-Submittal

Olson Oaks Subdivision (TPA230125) is located on 7.76 acres at 3010 Olson Road. The proposed project is for a 53 unit zero-lot line single family detached subdivision. The property is zoned R-3 (Single Detached, Attached and Two Family Residential).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

TAX ID#: 1109204670000 & 1109204700000

AGENT: Poole Engineering & Surveying, Cheryl Poole, (850) 386-5117

TIME: 11:00 AM



**CITY OF
TALLAHASSEE**

TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, September 28, 2023

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.

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GENERAL MEETING GUIDELINES

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For more information on Type A Site Plans and Pre-submittals please [visit this link](#).

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 [please visit this link](#).

Pre-Submittal

TPA230127 - Stoney Ridge Limited

MEETING TIME: 8:30 AM

AGENT: The Reserve at Stoney Creek, Brandon Miller, (850) 402-4121

PROJECT LOCATION: 3501 Old Bainbridge Road (TAX ID# 2109200010000)

ZONING DISTRICT: R-4 (Urban Residential District) and RP-2 (Residential Preservation-2)

ACRES: 20.33 acres

PROJECT DESCRIPTION: The proposed project is for the existing parcel to be subdivided into two new parcels.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, tyler.maldonado@talgov.com

TPA230128 - 601 W. Madison Street

MEETING TIME: 9:15 AM

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

PROJECT LOCATION: 601 W Madison St (TAX ID# 2136900859302)

ZONING DISTRICT: UV (University Urban Village) and is located within the Multi-Modal Transportation District's (MMTD) Downtown Overlay (DO)

ACRES: 0.99 acres

PROJECT DESCRIPTION: The proposed project is for the development of a 7-story, 87-unit residential building with an associated parking garage and clubhouse/amenity space.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, kate.daniel@talgov.com



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, October 5, 2023

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.

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PUBLIC PARTICIPATION

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Type A Site Plan

TSP230057 - Dick Wilson Coffee Shop

MEETING TIME: 8:30 AM

AGENT: Bowman Consulting, Andrew Petersen, (321) 255-5434

PROJECT LOCATION: Northwest corner of Dick Wilson Blvd and Capital Circle SE (TAX ID# 3103250000022)

ZOING DISTRICT: CP (Commercial Parkway)

ACRES: 1.12 acres

PROJECT DESCRIPTION: The proposed project is for a 2,500 sq. ft. coffee shop with drive-thru.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@Talgov.com

TSP230035 - Lock and Load Storage

MEETING TIME: 9:15 AM

AGENT: Ryan Culton, (850) 755-2365

PROJECT LOCATION: On the Northwest corner of Appleyard Dr. and Jackson Bluff Rd. (TAX ID# 2133206040020)

ZOING DISTRICT: M-1 (Light Industrial)

ACRES: 2.18 acres

PROJECT DESCRIPTION: The proposed project includes the construction of a secured and gated storage facility consisting of a 16,500 sq. ft. (33,000 gross sq. ft.) storage structure building, an ancillary 3,060 sq. ft. storage building, open-air covered RV/Boat Storage, and a 2,380 sq. ft. office building.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@talgov.com



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, October 12, 2023

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.

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PUBLIC PARTICIPATION

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Type A Site Plan

TSP230067 - Lot 12 - Capital Court Towers

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: Approximately 500' west of CCNE on the north side of Austin Davis Avenue (TAX ID# 1128200090000)

ZOING DISTRICT: PUD (Evening Rose PUD)

ACRES: 0.60 acres

PROJECT DESCRIPTION: The proposed project includes the construction of a 32 unit, 4-story multi-family structure with a parking garage on the ground floor.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com

This item was continued from the September 21, 2023 meeting.

Pre-Submittal

TPA230131 - Sunbelt Rentals #073 Redevelopment Project

MEETING TIME: 8:45 AM

AGENT: Blackhawk Engineering, Michael Kane, (850) 224-4295

PROJECT LOCATION: 2800 W TENNESSEE ST (TAX ID# 2128202060000)

ZOING DISTRICT: CP (Commercial Parkway) and within the Multi-Modal Transportation District (MMTD)

ACRES: 4.01 acres

PROJECT DESCRIPTION: The proposed project includes the construction of a 10,500 sq. ft. addition to the existing development to serve as semi-trailer service and washing, and an office.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com

TPA230132 - Tallahassee Car Museum Additions

MEETING TIME: 9:30 AM

AGENT: Blackhawk Engineering, Michael Kane, (850) 224-4295

PROJECT LOCATION: 6800 MAHAN DR (TAX ID# 1218200020000)

ZOING DISTRICT: IC (Interchange Commercial)

ACRES: 7.23 acres

PROJECT DESCRIPTION: The proposed project is a two phased project for the addition of two 2,483 square foot buildings to the existing antique car museum.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbirtton@Talgov.com

TPA230130 - Storage project

MEETING TIME: 10:15 AM

AGENT: Olivier Chamel, (850) 212-3791

PROJECT LOCATION: 3208 MAHAN DR (TAX ID# 1127202070000)

ZOING DISTRICT: CP (Commercial Parkway)

ACRES: 1.02 acres

PROJECT DESCRIPTION: The proposed project is for a four-story, 91,160 sq. ft. self-storage facility.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, October 19, 2023

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.

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PUBLIC PARTICIPATION

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Type A Site Plan

TSP230013 - Putnam Drive Apartment

MEETING TIME: 8:30 AM

AGENT: Spectra Engineering, Peter Okonkwo, (850) 656 9834

PROJECT LOCATION: At the intersection of Putnam Drive and South Calhoun St. (TAX ID# 4112200550000)

ZOING DISTRICT: CU-45 (Central Urban - 45) and within the Multi-Modal Transportation District (MMTD)

ACRES: 0.16 acres

PROJECT DESCRIPTION: The project proposes the development of the site to construct a residential apartment building with 5-units and associated parking.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

This item was continued from the March 16, April 13, May 18, July 13, and September 21, 2023 meetings.

Pre-Submittal

TPA230133 - Entrepot Warehouse

MEETING TIME: 9:15 AM

AGENT: Warren Smith, (850) 933-0995

PROJECT LOCATION: Entrepot Ct (TAX ID# 4115500000220)

ZOING DISTRICT: M-1 (Light Industrial)

ACRES: 1.21 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 12,000 sq. ft. warehouse.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, October 26, 2023

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.

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GENERAL MEETING GUIDELINES

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PUBLIC PARTICIPATION

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Type A Site Plan

TSP230070 - Apalachee Self Storage Phase II

MEETING TIME: 8:30 AM

AGENT: Kimley Horn, Danielle Foulk, (850) 328-2920

PROJECT LOCATION: 2001 APALACHEE PKWY (TAX ID# 3105200130000)

ZOING DISTRICT: Planned Unit Development (Parkway Commerce PUD)

ACRES: 4.84 acres

PROJECT DESCRIPTION: The proposed project involves the construction of an 82,950 square foot self-storage facility.

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

Pre-Submittal

TPA230137 - Main Street

MEETING TIME: 9:15 AM

AGENT: Robyn Yant, (850) 320-3050

PROJECT LOCATION: 2139 MAIN ST (TAX ID# 410156 H0037)

ZOING DISTRICT: CU-26 (Central Urban - 26) and within the Multi-Modal Transportation District (MMTD)

ACRES: 0.42 acres

PROJECT DESCRIPTION: The proposed project is for the development of a 4 story multi-family apartment building with associated parking and stormwater on two adjacent parcels.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@talgov.com

TPA230143 - 1735 Jackson Bluff

MEETING TIME: 10:00 AM

AGENT: Rob Davis, (904) 382-2286

PROJECT LOCATION: 1735 JACKSON BLUFF RD (TAX ID# 410259 A0010)

ZOING DISTRICT: MR-1 (Medium Density Residential) and within the Multi-Modal Transportation District (MMTD)

ACRES: 0.26 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 3-story triplex with associated parking.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com

TPA230136 - The Dog Haus TLH

MEETING TIME: 10:45 AM

AGENT: Travis Ismir, (407) 949-7780

PROJECT LOCATION: On the Northeast corner of Blairstone Rd and Governors Square Blvd (TAX ID# 1132204150000)

ZOING DISTRICT: Planned Unit Development (Governor's Park Corners PUD)

ACRES: 3.80 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a off-leash dog park and outdoor bar with covered seating.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@talgov.com



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, November 9, 2023

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.

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PUBLIC PARTICIPATION

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Type A Site Plan

TSP230073 - DMS Emergency Operations Center

MEETING TIME: 8:30 AM

AGENT: Kyle Mann, (850) 521-0344

PROJECT LOCATION: 2489 SHUMARD OAK BLVD (TAX ID# 3121209040000)

ZONING DISTRICT: PUD (Capital Circle Office Complex PUD)

ACRES: 46.57 acres

PROJECT DESCRIPTION: The proposed project is to construct a 208,400 square foot multi-department government office building.

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

TSP230071 - DEMCO - 4416 Entrepot Ct

MEETING TIME: 9:15 AM

AGENT: Jack Trafton, (850) 386-5117

PROJECT LOCATION: (TAX ID# 4115500000160)

ZONING DISTRICT: M-1 (Light Industrial)

ACRES: 1.12 acres

PROJECT DESCRIPTION: The proposed project is for the development of a 5,000 square foot warehouse building with 1,250 square feet being used as open bay with roof only.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@talgov.com

Pre-Submittal

TPA230150 - Sincerity Residential Care Facility

MEETING TIME: 10:00 AM

AGENT: Jim Canter, (850) 531-9912

PROJECT LOCATION: 2008 Miccosukee Road (TAX ID# 1129200010000)

ZONING DISTRICT: OR-1 (Office Residential, Low Density)

ACRES: 0.81 acres

PROJECT DESCRIPTION: The proposed project is to remove the existing structure and construct a 5,256 square foot residential care facility with a maximum of 6 rooms and 1 shared common area.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@talgov.com

TPA230148 - Land subdivision 2508 Fred Smith Rd A

MEETING TIME: 1:00 PM

AGENT: Samuel Frank Nolba, (940) 577-8771

PROJECT LOCATION: 2508 Fred Smith Rd (TAX ID# 2114206250000)

ZONING DISTRICT: MR-1 (Medium Density Residential)

ACRES: 1.39 acres

PROJECT DESCRIPTION: The proposed project is to subdivide the parcel into 10 single-family attached lots.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com

TPA230149 - Land subdivision 2508 Fred Smith Rd B

MEETING TIME: 1:45 PM

AGENT: Samuel Frank Nolba, (940) 577-8771

PROJECT LOCATION: 2508 Fred Smith Rd (TAX ID# 2114206250000)

ZONING DISTRICT: MR-1 (Medium Density Residential)

ACRES: 1.39 acres

PROJECT DESCRIPTION: The proposed project is to subdivide the parcel into 10 single-family attached lots.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, November 16, 2023

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.

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GENERAL MEETING GUIDELINES

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For more information on Type A Site Plans and Pre-submittals please visit: <https://www.tal.gov.com/growth/growth-apps-landuse>

PUBLIC PARTICIPATION

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Type A Site Plan

TSP230067 - Lot 12 - Capital Court Towers

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: Approximately 500' west of Capital Circle NE on the north side of Austin Davis Avenue (TAX ID# 1128200090000)

ZONING DISTRICT: Planned Unit Development (Evening Rose PUD)

ACRES: 0.60 acres

PROJECT DESCRIPTION: The proposed project includes the development of a 5-story structure with 31 multi-family residential dwelling units and 900 square feet of commercial use.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com

This item was continued from the September 21 & October 12, 2023 meetings.

TSP230068 - UP Campus Tennessee Street

MEETING TIME: 9:15 AM

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

PROJECT LOCATION: 691 W TENNESSEE ST (TAX ID# 2136500576820, 2136500576825, 2136500576830, & 2136500576870)

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

ACRES: 2.15 acres

PROJECT DESCRIPTION: The proposed project is for a 10-story, mixed use development which will include 320 multi-family dwelling units, 12,000 sq. ft. of commercial/retail uses, and a 146-room hotel.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com

This item was continued from the September 21, 2023 meeting.

TSP230087 - TLH Aero Center FBO and Hangar Development

MEETING TIME: 10:00 AM

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

PROJECT LOCATION: 3240 CAPITAL CIR SW (TAX ID# 4117208040000, 4117208050000, 4117208060000, & 4107208010000)

ZONING DISTRICT: GO-2 (Government Operation - 2)

ACRES: 2,189 acres

PROJECT DESCRIPTION: The proposed project is the redevelopment of the site with a 2-story, 16,962 square foot Fixed-Base Operator (FBO) building and 1-story, 25,450 square foot hangar.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, November 30, 2023

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.

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Type A Site Plan

TSP230088 - Sun Stop #527

MEETING TIME: 8:30 AM

AGENT: Southeastern Consulting Service, LLC, 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 the construction of a +/- 4,057 square foot gas station and convenient store, as well as a +/- 1,100 square foot restaurant with drive thru.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@talgov.com

Pre-Submittal

TPA230152 - Hotel Conversion

MEETING TIME: 9:15 AM

AGENT: Michael Vitale, (646) 322-2565

PROJECT LOCATION: 1355 APALACHEE PKWY (TAX ID# 1131204480000 & 1131204470000)

ZONING DISTRICT: UP-2 (Urban Pedestrian 2) and within the Multi-Modal Transportation District (MMTD)

ACRES: 3.85 acres

PROJECT DESCRIPTION: The proposed project is for the conversion of a hotel into apartments.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@talgov.com

TPA230153 - Valencia Hotel - Johns Parcel

MEETING TIME: 10:00 AM

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

PROJECT LOCATION: 725 S BRONOUGH ST (TAX ID# 2136252471790)

ZONING DISTRICT: CC (Central Core) and within the Multi-Modal Transportation District's (MMTD) Downtown Overlay (DO)

ACRES: 2.68 acres

PROJECT DESCRIPTION: The project proposes the development of the site to construct a hotel with 225 rooms.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, December 14, 2023

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.

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Type A Site Plan

TSP230013 - Putnam Drive Apartment

MEETING TIME: 8:30 AM

AGENT: Spectra Engineering, Peter Okonkwo, 850-656-9834

PROJECT LOCATION: At the intersection of Putnam Drive and South Calhoun St. (TAX ID# 4112200550000)

ZONING DISTRICT: CU-45 (Central Urban - 45) and within the Multi-Modal Transportation District (MMTD)

ACRES: 0.16 acres

PROJECT DESCRIPTION: The project proposes the development of the site to construct a residential apartment building with 5-units and associated parking.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

This item was continued from the March 16, April 13, May 18, July 13, September 21, and October 19, 2023 meetings.

Pre-Submittal

TPA230159 - 124 Barbourville

MEETING TIME: 9:15 AM

AGENT: David Marshall, 850-391-7368

PROJECT LOCATION: 124 BARBOURVILLE DR (TAX ID# 4101204500000)

ZONING DISTRICT: RP-2 (Residential Preservation-2) and within the Multi-Modal Transportation District (MMTD)

ACRES: 1.02 acres

PROJECT DESCRIPTION: The proposed project is the demolition of the existing single-family residence on site followed by the subdivision of the existing one lot into three lots through the limited partition process. After the property is divided the applicant plans to rebuild on the site.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@talgov.com

TPA230160 - 210 Barbourville

MEETING TIME: 10:00 AM

AGENT: David Marshall, 850-391-7368

PROJECT LOCATION: 210 BARBOURVILLE DR (TAX ID# 4101204510000)

ZONING DISTRICT: RP-2 (Residential Preservation-2) and within the Multi-Modal Transportation District (MMTD)

ACRES: 0.67 acres

PROJECT DESCRIPTION: The proposed project is the demolition of the existing single-family residence on site followed by the subdivision of the existing one lot into two lots through the limited partition process. After the property is divided the applicant plans to rebuild on the site.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@talgov.com



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, December 21, 2023

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.

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PUBLIC PARTICIPATION

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Type A Site Plan

TSP230095 - Blessed Sacrament Catholic Church Redevelopment

MEETING TIME: 8:30 AM

AGENT: Inovia Consulting Group, James Waddell, (850) 298-4213

PROJECT LOCATION: 653 MICCOSUKEE RD (TAX ID# 1130206170000, 1130206180000, 1130206200000, & 113087 A0010)

ZONING DISTRICT: Planned Unit Development (Trinity Catholic School PUD) and within the Multi-Modal Transportation District (MMTD)

ACRES: 13.02 acres

PROJECT DESCRIPTION: The proposed project is for the phased redevelopment of the church campus to include an addition of 27,542 square feet and new construction of 5,000 square feet.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@talgov.com

Pre-Submittal

TPA230162 - Howling Hops Dog Park

MEETING TIME: 9:15 AM

AGENT: Urban Catalyst Consultants, Sean Marston, (850) 999-4241

PROJECT LOCATION: Northwest corner of Killlearn Center Blvd and Delaney Dr (TAX ID# 110853 A0041)

ZONING DISTRICT: AC (Activity Center)

ACRES: 2.89 acres

PROJECT DESCRIPTION: This project proposes the creation of a private dog park with a 500 square foot bar.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, December 28, 2023

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.

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PUBLIC PARTICIPATION

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Type A Site Plan

TSP230096 - Metal Fabrication and Sales

MEETING TIME: 8:30 AM

AGENT: Southeastern Consulting Service, LLC, Edward Bass III, (850) 765-5159

PROJECT LOCATION: 4303 AVIATION AVE (TAX ID# 411625 B0040 & 411625 B0050)

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

ACRES: 3.53 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 17,780 sq. ft. building to Serve Metal Fabrication and Sales of Tallahassee, with smaller ancillary covered structures totaling an additional 2,175 sq. ft.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@talgov.com

TSP230097 - Tallahassee Car Museum Additions

MEETING TIME: 9:15 AM

AGENT: Blackhawk Engineering, Michael Kane, (850) 224-4295

PROJECT LOCATION: 6800 MAHAN DR (TAX ID# 1218200020000)

ZONING DISTRICT: IC (Interchange Commercial)

ACRES: 7.23 acres

PROJECT DESCRIPTION: The proposed project is to expand the car museum by adding two exhibit areas/additions, one on each side of the front entrance. The addition on the left side of the entrance would be 2,483 sq. ft. The addition on the right side of the entrance would be 2,358 sq. ft.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@talgov.com

TSP230098 - FSU TMH Medical Facility

MEETING TIME: 10:00 AM

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

PROJECT LOCATION: 1645 PHYSICIANS DR (TAX ID# 112929 B0020)

ZONING DISTRICT: CM (Medical Arts Commercial)

ACRES: 32.59 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 110,000 square foot medical facility with research labs and conference center space, to house the Family Medicine Residency Program and the Institute on Digital Health and Innovation.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com

Pre-Submittal

TPA230165 - Werner Kia

MEETING TIME: 10:45 AM

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

PROJECT LOCATION: 2628 W TENNESSEE ST (TAX ID# 2128204130000, 2128206010000, & 2128206020000)

ZONING DISTRICT: CP (Commercial Parkway) and within the Multi-Modal Transportation District (MMTD)

ACRES: 9.98 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 62,158 square foot car dealership.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com

TPA230164 - Trigon Center Extension

MEETING TIME: 1:30 PM

AGENT: JB Dehkordi, (850) 559-1221

PROJECT LOCATION: 2370 70 CAPITAL CIR NE (TAX ID# 1116206020000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 1.08 acres

PROJECT DESCRIPTION: The proposed project is for a 2,700 sq. ft. expansion of the existing commercial building on site.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@talgov.com

**TYPE A & PRE-SUBMITTAL MEETING
AGENDA**

Thursday, January 5, 2023

Until further notice, all Type A Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

PreSubmittal

Circle K - Crawfordville Road & Capital Circle (TPA220183) is located on 1.79 acres at 5012 Crawfordville Rd. The project proposes demolition of the existing structures and construction of a 5,200 sq. ft. convenience store with a gas fueling canopy and 8 gas pumps. The property is zoned CP (Commercial Parkway)

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com

TAX ID# : 41-25-20-202-0000

APPLICANT : MDM Services, John Prins, (863) 646-9130 ext. 108

TIME: 8:30 AM

Circle K - Welaunee Blvd & Dempsey Mayo (TPA220184) is located on 1.93 acres at the southwest corner of Welaunee Blvd and Dempsey Mayo Road. The project proposes construction of a 5,200 sq. ft. convenience store with a gas fueling canopy and 8 gas pumps. The property is zoned PUD 102 (Canopy PUD)

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@Talgov.com

TAX ID# : 11-15-34-00A-0010

APPLICANT : MDM Services, John Prins, (863) 646-9130 ext. 108

TIME: 9:15 AM

**TYPE A & PRE-SUBMITTAL MEETING
AGENDA
Thursday, February 9, 2023**

Until further notice, all Type A & Pre-Submittal meetings will be held remotely through the WebEx meeting service. For information about how to 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.

Type A Site Plan

Take 5 Car Wash - 2020 Apalachee Parkway (TSP230011) is located on 2.73 acres at 2020 Apalachee Parkway. The project proposes to redevelop the site into a 4,282 sq. ft. automated car wash facility. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com
TAX ID#: 3105200020000
APPLICANT: Southeastern Consulting Services, LLC., Edward Bass III, (850) 765-5159
TIME: 9:15 AM

PreSubmittal

Gene Street Spur Abandonment (TPA230006) is located on 0.10 acres at Gene Street. The project proposes the abandonment of Gene St., a public right-of-way between Lake Bradford Rd. and Mill St., south of FAMU Way. The proposed abandonment would allow for future development of the property. The property is zoned CU-45 (Central Urban - 45) and is located within the Multi-Modal Transportation District (MMTD).

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com
TAX ID#: 4102204290030
APPLICANT: Adam Kaye, (850) 224-1308
TIME: 10:00 AM



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, November 2, 2023

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.

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PUBLIC PARTICIPATION

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Pre-Submittal

TPA230126 - 1711 Cafe

MEETING TIME: 8:30 AM

AGENT: Barry Wilson, (850) 838-0521

PROJECT LOCATION: 1711 S MONROE ST (TAX ID# 4101204830000)

ZONING DISTRICT: CU-45 (Central Urban - 45) and within the Multi-Modal Transportation District (MMTD)

ACRES: 0.69 acres

PROJECT DESCRIPTION: The proposed project is for the renovation of two existing structures into a café and a training center.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com

TPA230145 - Tallahassee Museum Identity Hub

MEETING TIME: 9:15 AM

AGENT: Ryan Culton, (850) 755-2365

PROJECT LOCATION: 3945 MUSEUM RD (TAX ID# 4108204040000)

ZONING DISTRICT: OS (Open Space)

ACRES: 52.55 acres

PROJECT DESCRIPTION: The proposed project is for the construction of 970 sq. ft. building on the existing museum campus.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@Talgov.com

TPA230146 - 1911 Grimes Lane Townhomes

MEETING TIME: 10:00 AM

AGENT: Bobby Tedder, (850) 222-6609

PROJECT LOCATION: Along Grimes Lane approximately 250 feet north of W Tharpe St. (TAX ID# 2121510342120)

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

ACRES: 0.29 acres

PROJECT DESCRIPTION: The proposed project is to subdivide an existing parcel into two parcels in order to build single family attached units.

PROJECT COORDINATOR: Lance Jacobson, Senior Planner, Lance.Jacobson@Talgov.com

TPA230147 - FSU TMH Medical Facility

MEETING TIME: 10:45 AM

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

PROJECT LOCATION: (TAX ID# 112929 B0020)

ZONING DISTRICT: CM (Medical Arts Commercial)

ACRES: 13.00 acres

PROJECT DESCRIPTION: The proposed project is for a 100,000 gross sq. ft. building for the FSU Medicine Residency Program and the Institute on Digital Health and Innovation.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@Talgov.com



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, December 7, 2023

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.

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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.tal.gov.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.tal.gov.com/growth/growth-comm-meetings>

Type A Site Plan

TSP230091 - Fazoli's on Mahan

MEETING TIME: 8:30 AM

AGENT: Urban Catalyst Consultants, Sean Marston, (850) 999-4241

PROJECT LOCATION: 3122 MAHAN DR (TAX ID# 1121204390000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 0.31 acres

PROJECT DESCRIPTION: The proposed project is for a 3,070 square foot restaurant with outdoor seating and associated drive-thru.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@talgov.com

TSP230089 - Circle K - Dempsey Mayo

MEETING TIME: 9:15 AM

AGENT: Bob Johnson, (517) 285-1581

PROJECT LOCATION: Southwest corner of Welaunee Blvd and Dempsey Mayo Rd (TAX ID# 11153700A0010)

ZONING DISTRICT: Planned Unit Development (Canopy PUD)

ACRES: 1.93 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 5,200 square foot convenience store and 8 double-sided gas pumps under a 3,936 square foot canopy.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com

Pre-Submittal

TPA230154 - Wallis Street TLC/CLT Project

MEETING TIME: 10:00 AM

AGENT: Tallahassee Lenders' Consortium, Bobby Tedder, (850) 222-6609

PROJECT LOCATION: 411 WALLIS ST (TAX ID# 411250 A0010, 411250 A0011, 411250 A0050, 411250 H0010, 411250 H0030, 411250 H0050, & 411250 H0060)

ZONING DISTRICT: CU-45 (Central Urban - 45) and within the Multi-Modal Transportation District (MMTD)

ACRES: 2.03 acres

PROJECT DESCRIPTION: The proposed project is for the development of 17 single-family detached-style and duplex-style dwelling units on ten existing lots.

PROJECT COORDINATOR: Kate Daniel, Principal Planner, Kate.Daniel@talgov.com

TPA230158 - 3160 Mission Road

MEETING TIME: 10:45 AM

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

PROJECT LOCATION: 3160 MISSION RD (TAX ID# 2120519381070)

ZONING DISTRICT: MR-1 (Medium Density Residential)

ACRES: 1.26 acres

PROJECT DESCRIPTION: The proposed project is for the development of up to 14 duplex units.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, Joel.Allbritton@talgov.com

TPA230156 - Sun Stop at University Village

MEETING TIME: 1:30 PM

AGENT: Southeastern Consulting Service, LLC, Edward Bass III, (850) 765-5159

PROJECT LOCATION: 2008 W PENSACOLA ST (TAX ID# 2134510001140)

ZONING DISTRICT: Planned Unit Development (University Village PUD) and within the Multi-Modal Transportation District (MMTD)

ACRES: 0.89 acres

PROJECT DESCRIPTION: Proposed is the development of a 4,057 square foot convenience store and fueling station.

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

TPA230155 - The Gates

MEETING TIME: 2:15 PM

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

PROJECT LOCATION: 2402 RADFORD FARM RD (TAX ID# 1104202160000)

ZONING DISTRICT: LP (Lake Protection)

ACRES: 4.56 acres

PROJECT DESCRIPTION: The proposed project is to subdivide the existing parcel into four residential lots.

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

TPA230157 - Purposeful Beginnings Learning Center

MEETING TIME: 3:00 PM

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

PROJECT LOCATION: 1932 MICCOSUKEE RD (TAX ID# 1120500000250)

ZONING DISTRICT: OR-2 (Office Residential, Medium Density) and RP-2 (Residential Preservation-2)

ACRES: 0.93 acres

PROJECT DESCRIPTION: The proposed project is for the redevelopment of an existing structure and the construction of an additional one-story structure to be used as a pre-school learning center.

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, Tyler.Maldonado@talgov.com