



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, January 4, 2024

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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No applications for review have been received. This meeting is cancelled



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, January 11, 2024

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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

This item was continued from the December 28, 2023 meeting.

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

This item was continued from the December 28, 2023 meeting.

Pre-Submittal

TPA230161 - Quick Service Restaurant with Drive-Thru

MEETING TIME: 10:00 AM

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

PROJECT LOCATION: 1921 W TENNESSEE ST (TAX ID# 2134810002250)

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

ACRES: 1.48 acres

PROJECT DESCRIPTION: The proposed project is for the redevelopment of the site with a 2,700 sq. ft. quick service restaurant with drive-thru and a 520 sq. ft. patio.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, January 18, 2024

MEETING INFORMATION:

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Type A Site Plan

TSP230098 - FSU TMH Medical Facility

MEETING TIME: 8:30 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

This item was continued from the December 28, 2023 meeting.

TSP240004 - Koger Restaurant

MEETING TIME: 8:45 AM

AGENT: Kimley Horn, Spencer Brennalt, (850) 739-3742

PROJECT LOCATION: 1311 EXECUTIVE CENTER DR (TAX ID# 310440 B0010)

ZONING DISTRICT: AC (Activity Center)

ACRES: 2.58 acres

PROJECT DESCRIPTION: The proposed project is a major modification to the Type A Site Plan for the construction of a 6,069 sq. ft. restaurant with drive-thru.

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

Pre-Submittal

TPA240002 - Willis Buildings - Tallahassee, FL

MEETING TIME: 9:30 AM

AGENT: Dylan Willis, (229) 319-6690

PROJECT LOCATION: Southeast corner of W Pensacola St and Capital Circle SW (TAX ID# 2132204260000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 1.48 acres

PROJECT DESCRIPTION: The proposed project is for a portable/metal building dealership consisting of 392 sq. ft. of office space, 800 sq. ft. of metal building displays, and 4,000 sq. ft. of portable building units.

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

TPA240001 - Pemberton Place

MEETING TIME: 10:15 AM

AGENT: Cliff Lamb & Associates, Matt Dana, (850) 385-2800

PROJECT LOCATION: Northeast corner of Pemberton Rd and Centerville Rd (TAX ID# 1111206850000)

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

ACRES: 10.86 acres

PROJECT DESCRIPTION: The proposed project is for a single family or two-family subdivision. Two alternatives are proposed: one for a single-family detached subdivision with 46 units and one for a two-family subdivision with 80 units.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, January 25, 2024

MEETING INFORMATION:

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Pre-Submittal

TPA240003 - Frenchtown Youth Orchestra

MEETING TIME: 8:30 AM

AGENT: Sean Morgan, (850) 443-0115

PROJECT LOCATION: 648 W BREVARD ST (TAX ID# 2125280000231)

ZONING DISTRICT: CU-18 (Central Urban - 18) and within the Multi-Modal Transportation District's (MMTD) Downtown Overlay

ACRES: 0.19 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 1,350 square foot addition to the existing site, to house practice studios, performance space, restrooms, and a café.

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

TPA240004 - DOS Artifacts Facility

MEETING TIME: 9:15 AM

AGENT: David Butcher, (813) 436-6557

PROJECT LOCATION: 2100 W TENNESSEE ST (TAX ID# 2127204340000)

ZONING DISTRICT: GO-1 (Government Operational Office/Light Industrial) and within the Multi-Modal Transportation District (MMTD)

ACRES: 5.20 acres

PROJECT DESCRIPTION: The proposed project is for a 30,000 Sq. ft. addition onto an existing building to house the Department of State Artifacts.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, February 1, 2024

MEETING INFORMATION:

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Pre-Submittal

TPA240005 - Fiddlehead Farms Agrisolar Park Connector

MEETING TIME: 8:30 AM

AGENT: Walter Liebrich, (850) 521-0948

PROJECT LOCATION: 1555 CATES CT (TAX ID# 4105200050000)

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

ACRES: 4.86 acres

PROJECT DESCRIPTION: Proposed is the creation of an "agrisolar" utility and agriculture facility with approximately 158 solar arrays.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, February 8, 2024

MEETING INFORMATION:

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Pre-Submittal

TPA240006 - Trimble Road Townhomes

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: 2331 TRIMBLE RD (TAX ID# 2121511283530)

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

ACRES: 4.95 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of an existing parcel for the development of 38 townhouses.

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

TPA240007 - Hanway Office Complex

MEETING TIME: 9:15 AM

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

PROJECT LOCATION: 2451 CENTERVILLE RD (TAX ID# 1116204240000 & 1116204770000)

ZONING DISTRICT: CM (Medical Arts Commercial)

ACRES: 2.74 acres

PROJECT DESCRIPTION: The proposed project calls for the demolition of a 5,500 square foot office building and the construction of a new 15,000 square foot office building.

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

TPA240008 - 447 W 6th Ave

MEETING TIME: 10:00 AM

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

PROJECT LOCATION: 447 W 6TH AVE (TAX ID# 212524 B0010)

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

ACRES: 0.35 acres

PROJECT DESCRIPTION: The proposed project is to subdivide an existing 0.35-acre parcel into two parcels.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, February 15, 2024

MEETING INFORMATION:

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Pre-Submittal

TPA240016 - Claret Southwood Development

MEETING TIME: 8:30 AM

AGENT: Urban Catalyst Consultants, William Colbert, (850) 999-4241

PROJECT LOCATION: 1598 SOUTHWOOD PLANTATION RD (TAX ID# 3103204040000, 3110200010001, & 3110200150000)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

ACRES: 171 acres

PROJECT DESCRIPTION: The proposed project is for a 428 lot subdivision, which includes 328 single-family attached lots and 100 single family detached residential lots, and a clubhouse with a fitness center and pool.

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

TPA240014 - Lake Bradford Apartments

MEETING TIME: 9:15 AM

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

PROJECT LOCATION: 2117 LAKE BRADFORD RD, APT 1 (TAX ID# 4102204470000, 4102204480000)

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

ACRES: 4.75 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 157-unit multi-family residential development.

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

TPA240017 - Midyette Palms Condominium Expansion

MEETING TIME: 10:00 AM

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

PROJECT LOCATION: 1974 MIDYETTE RD (TAX ID# 3104080021103 & 3104080021207)

ZONING DISTRICT: AC (Activity Center)

ACRES: 0.08 acres

PROJECT DESCRIPTION: The proposed project is for the development of a pair of two-story duplexes on two parcels in an existing condominium complex.

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

TPA240010 - The Charlie Ward Champions Ranch

MEETING TIME: 10:45 AM

AGENT: Tonja Ward, (850) 764-6441

PROJECT LOCATION: (TAX ID# 3129200040000)

ZONING DISTRICT: CPA (Critical Planning Area)

ACRES: 114 acres

PROJECT DESCRIPTION: The proposed project is for the development of a sports complex with components including training, fitness, wellness, recovery, a community center, a retreat center, and an event venue.

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

TPA240011 - 2008 West Pensacola Gas Station/Convenience Store

MEETING TIME: 1:30 PM

AGENT: Erieda Coney, (305) 274-4805

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

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

ACRES: 0.89 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 2,824 square foot convenient store and fuel canopy with 16 fueling positions.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, February 22, 2024

MEETING INFORMATION:

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Type A Site Plan

TSP240011 - City Church Tallahassee Building Expansion

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: 3211 SESSIONS RD (TAX ID# 2115240000010)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 11.02 acres

PROJECT DESCRIPTION: The proposed project is for a 17,926 GSF expansion of the existing church on site.

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

TSP240013 - NE Park

MEETING TIME: 9:15 AM

AGENT: Shawn Kalbi, Kimley-Horn, (850) 583-0963

PROJECT LOCATION: (TAX ID# 1436200070000)

ZONING DISTRICT: CPA (Critical Planning Area)

ACRES: 39.47 acres

PROJECT DESCRIPTION: The proposed project is to develop a recreational park that consists of a 2,700-square foot community room, two baseball fields, one multi-purpose field, four pickleball courts, three sand volleyball courts, and one multi-purpose court.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, February 29, 2024

MEETING INFORMATION:

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Type A Site Plan

TSP240012 - J.P. and Sons Office/Warehouse

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: Entrepot Ct (TAX ID# 4115500000230)

ZONING DISTRICT: M-1 (Light Industrial)

ACRES: 1.21 acres

PROJECT DESCRIPTION: The proposed project is for the development of a 12,000 square foot facility consisting of 3,000 square feet of office space and 9,000 square feet of warehouse space.

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

Pre-Submittal

TPA240019 - FDACS New Office Facility at Connor Complex

MEETING TIME: 9:15 AM

AGENT: George & Associates Consulting Engineers, Shannon Hufty, (850) 521-0344

PROJECT LOCATION: 3125 CONNER BLVD (TAX ID# 1134209020000)

ZONING DISTRICT: GO-1 (Government Operational Office/Light Industrial)

ACRES: 102.00 acres

PROJECT DESCRIPTION: The proposed project is the development of a new Florida Department of Agriculture and Consumer Services (FDACS) facility. This facility proposes a 5-story building with a footprint of 60,000 square feet (300,000 gross square feet), a Central Utility Plant with a footprint of 5,000 square feet, and a 4-story parking garage with a 79,000 square feet footprint (316,000 Gross square feet).

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, March 7, 2024

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

TSP240014 - Fountains at Blairstone

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: (TAX ID# 1132204010000)

ZONING DISTRICT: MR-1 (Medium Density Residential)

ACRES: 9.20 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a multi-family apartment complex containing four three-story buildings that total 114 units.

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

Pre-Submittal

TPA240018 - Pablo Ave

MEETING TIME: 9:15 AM

AGENT: Rigsby Jones, (850) 509-0083

PROJECT LOCATION: (TAX ID# 111530 A0160)

ZONING DISTRICT: M-1 (Light Industrial)

ACRES: 0.75 acres

PROJECT DESCRIPTION: The proposed project is for the development of a 4,800 square foot warehouse.

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

TPA240020 - Dennis Street Limited Partition

MEETING TIME: 10:00 AM

AGENT: Urban Catalyst Consultants, William Colbert, (850) 999-4241

PROJECT LOCATION: (TAX ID# 1116206560000)

ZONING DISTRICT: R-5 (Manufactured Home and Single Family Residential)

ACRES: 1.45 acres

PROJECT DESCRIPTION: The proposal is to subdivide the existing 1.45-acre parcel into 7 lots.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, March 14, 2024

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

TSP240015 - Circle K - Crawfordville

MEETING TIME: 8:30 AM

AGENT: Bob Johnson, (517) 285-1581

PROJECT LOCATION: 5012 CRAWFORDVILLE RD (TAX ID# 4125202020000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 1.56 acres

PROJECT DESCRIPTION: The project proposes replacing the existing gas station with a new gas station featuring a 5,200 square foot convenience store and 10 fuel pumps.

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

TSP240018 - 601 W. Madison Street

MEETING TIME: 9:15 AM

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

PROJECT LOCATION: 601 W MADISON ST (TAX ID# 2136900859302)

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

ACRES: 1.05 acres

PROJECT DESCRIPTION: The proposed project is for the development of a 7-story multi-family residential structure with 90 units and a parking garage.

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

Pre-Submittal

TPA240021 - Evening Rose New Lot Block C

MEETING TIME: 10:00 AM

AGENT: Elizabeth Hollister, (850) 524-2139

PROJECT LOCATION: (TAX ID# 112838 0001)

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

ACRES: 1.37 acres

PROJECT DESCRIPTION: The proposed project is for the conversion of an open space parcel into a single-family residential lot.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, March 21, 2024

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

TSP240014 - Fountains at Blairstone

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: (TAX ID# 1132204010000)

ZONING DISTRICT: MR-1 (Medium Density Residential)

ACRES: 9.20 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a multi-family apartment complex containing four three-story buildings that total 114 units.

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

This item was continued from the March 7, 2024 meeting.

TSP240019 - Werner Kia

MEETING TIME: 9:15 AM

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

PROJECT LOCATION: 991 APPEYARD DR (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 development of an approximate 46,226 square foot new car dealership.

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

Pre-Submittal

TPA240022 - Floors Inc

MEETING TIME: 10:00 AM

AGENT: Nathan Aldrich, (205) 313-2706

PROJECT LOCATION: 1650 COMMONWEALTH BUSINESS DR (TAX ID# 2120310000010, 2120310000020, & 2120310000030)

ZONING DISTRICT: PUD (Commonwealth Business Center PUD)

ACRES: 2.76 acres

PROJECT DESCRIPTION: The proposed project is for the construction of two 12,000 square foot facilities for retail, office, and warehouse uses.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, March 28, 2024

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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No applications for review have been received. This meeting is cancelled



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, April 4, 2024

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

TSP240015 - Circle K - Crawfordville

MEETING TIME: 8:30 AM

AGENT: Bob Johnson, (517) 285-1581

PROJECT LOCATION: 5012 CRAWFORDVILLE RD (TAX ID# 4125202020000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 1.56 acres

PROJECT DESCRIPTION: The project proposes replacing the existing gas station with a new gas station featuring a 5,200 square foot convenience store and 10 fuel pumps.

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

This item was continued from the March 14, 2024 meeting.

Pre-Submittal

TPA240025 - Equity Development - Country Club Drive

MEETING TIME: 8:45 AM

AGENT: Rob Davis, (904) 382-2286

PROJECT LOCATION: (TAX ID# 3107202130000 & 3107202150000)

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

ACRES: 1.02 acres

PROJECT DESCRIPTION: This project proposes a 10-unit multi-family residential complex.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, April 11, 2024

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

TSP240015 - Circle K - Crawfordville

MEETING TIME: 8:30 AM

AGENT: Bob Johnson, (517) 285-1581

PROJECT LOCATION: 5012 CRAWFORDVILLE RD (TAX ID# 4125202020000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 1.56 acres

PROJECT DESCRIPTION: The project proposes replacing the existing gas station with a new gas station featuring a 5,200 square foot convenience store and 10 fuel pumps.

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

This item was continued from the March 14 and April 4, 2024, meetings.

TSP240021 - Wildwood Church Expansion

MEETING TIME: 8:45 AM

AGENT: James Begue, (850) 999-4241

PROJECT LOCATION: 8005 OAK GROVE RD (TAX ID# 1418202070000)

ZONING DISTRICT: PUD (Wildwood Presbyterian Church PUD)

ACRES: 56.61 acres

PROJECT DESCRIPTION: The proposed project is a major modification to the Type A site plan in order to remove the previously approved gymnasium and replace it with pickleball courts, a pavilion, and a concessions facility.

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

Pre-Submittal

TPA240027 - 1718 Mahan

MEETING TIME: 9:30 AM

AGENT: Darren R, (786) 897-2050

PROJECT LOCATION: 1718 MAHAN DR (TAX ID# 1129206050000 & 1129206160000)

ZONING DISTRICT: MR (Medium Density Residential)

ACRES: 5.60 acres

PROJECT DESCRIPTION: The proposed project is for the development of a 60-unit residential complex.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, April 18, 2024

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

TPA240028 - Murphy USA Gas Station

MEETING TIME: 8:30 AM

AGENT: Julie Guirguis, (917) 500-3529

PROJECT LOCATION: 2888 KERRY FOREST PKWY (TAX ID# 1428202240093)

ZONING DISTRICT: Planned Unit Development (Bull Run PUD)

ACRES: 0.67 acres

PROJECT DESCRIPTION: The project proposes a 1,400 square foot convenient store with fueling canopy.

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

TPA240029 - 2756 Manufacturer Court

MEETING TIME: 9:15 AM

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

PROJECT LOCATION: 2756 MANUFACTURER CT (TAX ID# 4115500000440)

ZONING DISTRICT: M-1 (Light Industrial)

ACRES: 1.47 acres

PROJECT DESCRIPTION: The project proposed is for an 8,000 square foot office and warehouse facility.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, April 25, 2024

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

TSP240015 - Circle K - Crawfordville

MEETING TIME: 8:30 AM

AGENT: Bob Johnson, (517) 285-1581

PROJECT LOCATION: 5012 CRAWFORDVILLE RD (TAX ID# 4125202020000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 1.56 acres

PROJECT DESCRIPTION: The project proposes replacing the existing gas station with a new gas station featuring a 5,200 square foot convenience store and 10 fuel pumps.

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

This item was continued from the March 14, April 4, and April 11, 2024, meetings.

Pre-Submittal

TPA240031 - Mike Patel Commercial-Residential

MEETING TIME: 9:15 AM

AGENT: Matt Swain, Blackhawk Engineering, (850) 224-4295

PROJECT LOCATION: 2230 W PENSACOLA ST (TAX ID# 2134206130000)

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

ACRES: 0.87 acres

PROJECT DESCRIPTION: This project proposes the construction of a mixed-use structure with 6,720 square feet of retail on the first floor and eight residential units on the second floor.

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

TPA240032 - Hank's Fine Furniture

MEETING TIME: 10:00 AM

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

PROJECT LOCATION: 3209 MAHAN DR (TAX ID# 1127202140000 & 1127202170000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 2.99 acres

PROJECT DESCRIPTION: The proposed project is for a 45,016 square foot furniture store.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, May 2, 2024

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

TPA240034 - Murphy USA Tennessee Street

MEETING TIME: 8:30 AM

AGENT: Brad Smith, (404) 697-3177

PROJECT LOCATION: 208 W TENNESSEE ST (TAX ID# 2136402294050, 2136402304055, & 2136402304060)

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

ACRES: 1.24 acres

PROJECT DESCRIPTION: The proposed project includes a 2,800 sq. ft. convenience store with a fueling canopy containing 8 pumps.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, May 9, 2024

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

TSP240024 - 2756 Manufacturer Court

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: 2756 MANUFACTURER CT (TAX ID# 411550000440)

ZONING DISTRICT: M-1 (Light Industrial)

ACRES: 1.47 acres

PROJECT DESCRIPTION: This project proposes the construction of a 5,000 square foot office and warehouse building.

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

TSP240026 - Killearn Country Club - Cart Barn

MEETING TIME: 9:15 AM

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

PROJECT LOCATION: 100 TYRON PASS (TAX ID# 1103202030000)

ZONING DISTRICT: OS (Open Space)

ACRES: 264.68 acres

PROJECT DESCRIPTION: This project is to construct a 7,882 square foot structure for the storage and maintenance of golf carts.

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

TSP240027 - CLA Modular Classrooms

MEETING TIME: 10:00 AM

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

PROJECT LOCATION: 1616 CAPITAL CIR NE (TAX ID# 1128030000060)

ZONING DISTRICT: PUD (Evening Rose PUD)

ACRES: 0.25 acres

PROJECT DESCRIPTION: The proposed project is for the construction of 4 modular classroom buildings.

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

TSP240025 - Capital Car Care Center

MEETING TIME: 10:45 AM

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

PROJECT LOCATION: 1100 CAPITAL CIR NE (TAX ID# 1133200140000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 2.67 acres

PROJECT DESCRIPTION: The proposed project is to construct two 2,000 square foot standalone car dealerships.

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

Pre-Submittal

TPA240035 - Greater Mount Zion PB Church Multi-Purpose Building

MEETING TIME: 1:30 PM

AGENT: Jarvis Rosier, (850) 509-0295

PROJECT LOCATION: 1819 PASCO ST (TAX ID# 410125 J0100)

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

ACRES: 0.57 acres

PROJECT DESCRIPTION: This project proposes a 3,200 square foot addition to an existing religious facility.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, May 16, 2024

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

TSP230098 - FSU TMH Medical Facility

MEETING TIME: 8:30 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 137,640 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: Joel Allbritton, Senior Planner, Joel.Allbritton@talgov.com

TSP240028 - Pointe @ Piney Z

MEETING TIME: 9:15 AM

AGENT: Urban Catalyst Consultants, James Begue, (850) 999-4241

PROJECT LOCATION: (TAX ID# 310225 J0040, 310225 J0050, & 310225 J0060)

ZONING DISTRICT: Planned Unit Development (Apalachee East PUD Phase II)

ACRES: 9.35 acres

PROJECT DESCRIPTION: This project proposes the construction of a 104-unit multi-family residential development.

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

Pre-Submittal

TPA240046 - Motus Fleischmann Dev

MEETING TIME: 10:00 AM

AGENT: Dennis Nielsen, (850) 509-4836

PROJECT LOCATION: (TAX ID# 1116204080000)

ZONING DISTRICT: R-4 (Urban Residential District)

ACRES: 4.22 acres

PROJECT DESCRIPTION: This project proposes the construction of a 36-unit multi-family residential development.

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

TPA240047 - Hayden Road Multi-Family

MEETING TIME: 10:45 AM

AGENT: Kimely-Horn, Reid Thomas, (850) 553-3502

PROJECT LOCATION: 414 HAYDEN RD (TAX ID# 2134510001630)

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

ACRES: 0.66 acres

PROJECT DESCRIPTION: The proposed project is for the development of a 41-unit multi-family development.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, May 23, 2024

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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Pre-Submittal

TPA240036 - The Heights on Orange

MEETING TIME: 8:30 AM

AGENT: Dylan Ames, (813) 288-6988

PROJECT LOCATION: 2210 ORANGE AVE E (TAX ID# 3109206430020)

ZONING DISTRICT: MR-1 (Medium Density Residential)

ACRES: 8.32 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 96-unit multi-family residential facility.

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

TPA240050 - Ox Bottom Terrace Apartments

MEETING TIME: 9:15 AM

AGENT: Matt Dana, Cliff Lamb & Associates, (850) 385-2800

PROJECT LOCATION: 2560 COLD HARBOR DR (TAX ID# 1428204010000, 1428204120000, & 1428204120001)

ZONING DISTRICT: PUD (Ox Bottom Meadows PUD and Ox Bottom Terrace PUD)

ACRES: 23.05 acres

PROJECT DESCRIPTION: The project proposes the construction of a 300-unit multi-family residential development.

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

TPA240051 - Dutch Bros Coffee (FLXXXX)

MEETING TIME: 10:00 AM

AGENT: Sabrina Rushing, (425) 291-3762

PROJECT LOCATION: 1528 W TENNESSEE ST (TAX ID# 212625 A0010)

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

ACRES: 0.35 acres

PROJECT DESCRIPTION: The proposed project is for the development of a 950 square foot coffee shop with 831 square foot outdoor seating area of which 300 square feet will be covered.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, May 30, 2024

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

TSP240034 - Lake Bradford Apartments

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: 1143 KISSIMMEE ST (TAX ID# 4102204470000 & 4102204480000)

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

ACRES: 4.58 acres

PROJECT DESCRIPTION: The project proposes a 157-unit multi-family development.

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

Pre-Submittal

TPA240052 - The Park at Southwood

MEETING TIME: 9:15 AM

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

PROJECT LOCATION: (TAX ID# 3116360000020)

ZONING DISTRICT: Planned Unit Development (Southwood PUD)

ACRES: 6.05 acres

PROJECT DESCRIPTION: The project proposes a 72-unit multi-family residential development.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, June 6, 2024

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

TSP240028 - Pointe @ Piney Z

MEETING TIME: 8:30 AM

AGENT: Urban Catalyst Consultants, James Begue, (850) 999-4241

PROJECT LOCATION: (TAX ID# 310225 J0040, 310225 J0050, & 310225 J0060)

ZONING DISTRICT: Planned Unit Development (Apalachee East PUD Phase II)

ACRES: 9.35 acres

PROJECT DESCRIPTION: This project proposes the construction of a 104-unit multi-family residential development.

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

This item was continued from the May 16, 2024, meeting.

Pre-Submittal

TPA240053 - Daycare - Tallahassee, FL - Hermitage Blvd & Lonnbladh

MEETING TIME: 9:15 AM

AGENT: Enza Puckett, (352) 333-3233

PROJECT LOCATION: (TAX ID# 1108204080000)

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

ACRES: 2.27 acres

PROJECT DESCRIPTION: The project proposes a 11,060 square foot daycare center with a 12,000 square foot outdoor play area.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, June 13, 2024

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

TSP240028 - Pointe @ Piney Z

MEETING TIME: 8:30 AM

AGENT: Urban Catalyst Consultants, James Begue, (850) 999-4241

PROJECT LOCATION: (TAX ID# 310225 J0040, 310225 J0050, & 310225 J0060)

ZONING DISTRICT: Planned Unit Development (Apalachee East PUD Phase II)

ACRES: 9.35 acres

PROJECT DESCRIPTION: This project proposes the construction of a 104-unit multi-family residential development.

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

This item was continued from the May 16 and June 6, 2024, meetings.

TSP240031 - Capital Circle Car Center South

MEETING TIME: 9:15 AM

AGENT: Urban Catalyst Consultants, Daniel Simone, (850) 999-4241

PROJECT LOCATION: 900 CAPITAL CIR NE (TAX ID# 1133200150000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 2.67 acres

PROJECT DESCRIPTION: The proposed project is to construct two 2,000 square foot standalone car dealerships.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Wednesday, June 19, 2024, and Thursday, June 20, 2024

MEETING INFORMATION:

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WEDNESDAY, JUNE 19, 2024

Pre-Submittal

TPA240056 - Sunset Ridge

MEETING TIME: 2:00 PM

AGENT: National CORE, Shaun Mosheim, (786) 208-2244

PROJECT LOCATION: 2818 LAKESHORE DR (TAX ID# 2114204180000)

ZONING DISTRICT: OR-3 (Office Residential)

ACRES: 2.22 acres

PROJECT DESCRIPTION: The proposed project is for a 6 story multi-family development consisting of 84 units.

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

TPA240057 - Autumn Breeze

MEETING TIME: 2:45 PM

AGENT: National CORE, Shaun Mosheim, (786) 208-2244

PROJECT LOCATION: 238 DIXIE DR (TAX ID# 212750 C0080)

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

ACRES: 2.16 acres

PROJECT DESCRIPTION: The proposed project is for a 5 story multi-family development consisting of 110 units.

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

THURSDAY, JUNE 20, 2024

Pre-Submittal

TPA240059 - Sun Stop #595

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: Northwest Corner of Ox Bottom Rd and Thomasville Rd (TAX ID# 142842 B0120)

ZONING DISTRICT: PUD (Ox Bottom Meadows PUD)

ACRES: 2.06 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 5,577 square foot convenience store and gas station.

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

TPA240060 - Red Rapid Car Wash

MEETING TIME: 9:15 AM

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

PROJECT LOCATION: Northwest Corner of Ox Bottom Rd and Thomasville Rd (TAX ID# 142842 B0010)

ZONING DISTRICT: PUD (Ox Bottom Meadows PUD)

ACRES: 1.07 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 4,284 square foot car wash.

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

TPA240061 - Starbucks- Thomasville Road and Velda Dairy Road

MEETING TIME: 10:00 AM

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

PROJECT LOCATION: Northwest Corner of Ox Bottom Rd and Thomasville Rd (TAX ID# 142842 B0010)

ZONING DISTRICT: PUD (Ox Bottom Meadows PUD)

ACRES: 1.06 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 2,446 square foot restaurant with a drive-thru.

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

TPA240063 - Summit East Hotel

MEETING TIME: 10:45 AM

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

PROJECT LOCATION: 1592 SUMMIT LAKE DR (TAX ID# 121725 B0030)

ZONING DISTRICT: IC (Interchange Commercial)

ACRES: 2.36 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 57,971 square foot hotel.

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

TPA240055 - 2000 Apalachee Pkwy Gas Station

MEETING TIME: 1:30 PM

AGENT: Atwell Group, Nicolas Tellez, (954) 849-3456

PROJECT LOCATION: 2000 APALACHEE PKWY (TAX ID# 3105200050000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 1.01 acres

PROJECT DESCRIPTION: The proposed project is for a 2,824 square foot gas station with 6 fueling pumps.

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

TPA240058 - Hudson Lakes

MEETING TIME: 2:15 PM

AGENT: Spectra Engineering, Peter Okonkwo, (805) 656-9834

PROJECT LOCATION: (TAX ID# 2115206060000)

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

ACRES: 10.30 acres

PROJECT DESCRIPTION: The proposed project is for a 252-unit multi-family development.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Wednesday, June 19, 2024, and Thursday, June 20, 2024

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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WEDNESDAY, JUNE 19, 2024

Pre-Submittal

TPA240056 - Sunset Ridge

MEETING TIME: 2:00 PM

AGENT: National CORE, Shaun Mosheim, (786) 208-2244

PROJECT LOCATION: 2818 LAKESHORE DR (TAX ID# 2114204180000)

ZONING DISTRICT: OR-3 (Office Residential)

ACRES: 2.22 acres

PROJECT DESCRIPTION: The proposed project is for a 6 story multi-family development consisting of 84 units.

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

TPA240057 - Autumn Breeze

MEETING TIME: 2:45 PM

AGENT: National CORE, Shaun Mosheim, (786) 208-2244

PROJECT LOCATION: 238 DIXIE DR (TAX ID# 212750 C0080)

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

ACRES: 2.16 acres

PROJECT DESCRIPTION: The proposed project is for a 5 story multi-family development consisting of 110 units.

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

THURSDAY, JUNE 20, 2024

Pre-Submittal

TPA240059 - Sun Stop #595

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: Northwest Corner of Ox Bottom Rd and Thomasville Rd (TAX ID# 142842 B0120)

ZONING DISTRICT: PUD (Ox Bottom Meadows PUD)

ACRES: 2.06 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 5,577 square foot convenience store and gas station.

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

TPA240060 - Red Rapid Car Wash

MEETING TIME: 9:15 AM

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

PROJECT LOCATION: Northwest Corner of Ox Bottom Rd and Thomasville Rd (TAX ID# 142842 B0010)

ZONING DISTRICT: PUD (Ox Bottom Meadows PUD)

ACRES: 1.07 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 4,284 square foot car wash.

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

TPA240061 - Starbucks- Thomasville Road and Velda Dairy Road

MEETING TIME: 10:00 AM

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

PROJECT LOCATION: Northwest Corner of Ox Bottom Rd and Thomasville Rd (TAX ID# 142842 B0010)

ZONING DISTRICT: PUD (Ox Bottom Meadows PUD)

ACRES: 1.06 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 2,446 square foot restaurant with a drive-thru.

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

TPA240063 - Summit East Hotel

MEETING TIME: 10:45 AM

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

PROJECT LOCATION: 1592 SUMMIT LAKE DR (TAX ID# 121725 B0030)

ZONING DISTRICT: IC (Interchange Commercial)

ACRES: 2.36 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 57,971 square foot hotel.

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

TPA240055 - 2000 Apalachee Pkwy Gas Station

MEETING TIME: 1:30 PM

AGENT: Atwell Group, Nicolas Tellez, (954) 849-3456

PROJECT LOCATION: 2000 APALACHEE PKWY (TAX ID# 3105200050000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 1.01 acres

PROJECT DESCRIPTION: The proposed project is for a 2,824 square foot gas station with 6 fueling pumps.

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

TPA240058 - Hudson Lakes

MEETING TIME: 2:15 PM

AGENT: Spectra Engineering, Peter Okonkwo, (805) 656-9834

PROJECT LOCATION: (TAX ID# 2115206060000)

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

ACRES: 10.30 acres

PROJECT DESCRIPTION: The proposed project is for a 252-unit multi-family development.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, June 27, 2024

MEETING INFORMATION:

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PUBLIC PARTICIPATION

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Pre-Submittal

TPA240062 - Days Inn & Suites North Monroe

MEETING TIME: 8:30 AM

AGENT: Dipesh Chauhan, (850) 727-5541

PROJECT LOCATION: 2900 N MONROE ST (TAX ID# 2114510000330)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 12.64 acres

PROJECT DESCRIPTION: The proposed project is for a subdivision of the existing lot into 2 lots.

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

TPA240065 - Bethel Tharpe

MEETING TIME: 9:15 AM

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

PROJECT LOCATION: 835 W THARPE ST (TAX ID# 2126200280000)

ZONING DISTRICT: UP-1 (Urban Pedestrian 1) and within the Multi-Modal Transportation District (MMTD)

ACRES: 5.88 acres

PROJECT DESCRIPTION: The proposed project is for the development of a subdivision consisting of 34-45 townhouses, 13 single family detached units, and 6,500-8,000 sq. ft. of commercial space.

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

TPA240066 - Growler Country Beer Garden

MEETING TIME: 10:00 AM

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

PROJECT LOCATION: 3374 LONNBLADH RD (TAX ID# 1108204320000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 0.44 acres

PROJECT DESCRIPTION: The proposed project is to create a Bavarian Beer Garden with a small gather building with outdoor seating, a food truck location, and a permanent beer sales facility.

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

TPA240064 - Magnolia Senior

MEETING TIME: 10:45 AM

AGENT: Joe Earp, (850) 509-1653

PROJECT LOCATION: 910 SEBRING CT (TAX ID# 3107200440000, 3107200450000, & 3107209810000)

ZONING DISTRICT: CU-18 (Central Urban - 18) and within the Multi-Modal Transportation District (MMTD)

ACRES: 8.98 acres

PROJECT DESCRIPTION: The proposed project is for a 100-unit multi-family residential facility.

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

TPA240067 - Gibbs Lonbladh

MEETING TIME: 1:30 PM

AGENT: Jim Stidham and Associates, Anthony Holley, (850) 222-3975

PROJECT LOCATION: 2660 LONNBLADH RD (TAX ID# 1116200100000)

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

ACRES: 0.90 acres

PROJECT DESCRIPTION: This project proposes the subdivision of one lot into two lots for the construction of two duplexes.

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

TPA240068 - Starling Place

MEETING TIME: 2:15 PM

AGENT: Birdsong Housing Partners, Melanie Greenwood, (404) 596-1276

PROJECT LOCATION: 3501 OLD BAINBRIDGE RD (TAX ID# 2109200010000)

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

ACRES: 20.00 acres

PROJECT DESCRIPTION: The proposed project is for a 96-unit multi-family residential facility.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA : Thursday, July 11, 2024

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

TSP240040 - MidSouth Bank

MEETING TIME: 8:30 AM

AGENT: Michael King, Kimley-Horn, 850-553-3534

PROJECT LOCATION: 1938 VILLAGE GREEN WAY (TAX ID# 110875 A0010)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 0.95 acres

PROJECT DESCRIPTION: This project proposes a 1,894 square foot building expansion and 1,949 square foot drive-thru canopy for the conversion of a former car dealership into a bank.

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

TSP240038 - Laketown TLH

MEETING TIME: 9:15 AM

AGENT: William Colbert, Urban Catalyst Consultants, 850-999-4241

PROJECT LOCATION: 1401 LAKE BRADFORD RD (TAX ID# 4102200760000)

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

ACRES: 2.13 acres

PROJECT DESCRIPTION: The project proposes the construction of 16,000 GSF of Retail / Mixed Use Commercial buildings, an Event Venue Space containing 4,400 SF of building area, and an outside venue area with a stage.

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

PreSubmittal

TPA240069 - Novey Park Phase II

MEETING TIME: 10:00 AM

AGENT: Gordon DeVoss, 850-567-7000

PROJECT LOCATION: (TAX ID# 311905 A0100, 3119050000010, 3119050000020, 3119050000030, 3119050000040, 3119050000050, 3119050000060, 3119050000070)

ZONING DISTRICT: M-1 (Light Industrial)

ACRES: 9.82 acres

PROJECT DESCRIPTION: The proposed project is for the development of 6 warehouse buildings on the site.

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

TPA240070 - Fisher Lane Townhomes

MEETING TIME: 10:45 AM

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

PROJECT LOCATION: 1452 FISHER LN (TAX ID# 3104206310000, 3104206320000)

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

ACRES: 2.69 acres

PROJECT DESCRIPTION: The project proposes the subdivision of two parcels in order to construct 20 single-family attached residential units.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, July 18, 2024

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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Pre-Submittal

TPA240072 - TA24-145 Pensacola Redevelopment

MEETING TIME: 8:30 AM

AGENT: Titan Architect, Ben Hokkanen, (850) 264-4099

PROJECT LOCATION: 2035 W PENSACOLA ST (TAX ID# 2134510001185)

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

ACRES: 0.53 acres

PROJECT DESCRIPTION: The proposed project is for the development of a 4,000 square foot retail building and 700 square foot drive-thru restaurant.

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

TPA240073 - Commonwealth Boulevard Warehouses

MEETING TIME: 9:15 AM

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

PROJECT LOCATION: (TAX ID# 211930 B0010)

ZONING DISTRICT: M-1 (Light Industrial)

ACRES: 9.96 acres

PROJECT DESCRIPTION: The proposed development consists of the construction of three office and warehouse buildings totaling 74,800 square feet.

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

TPA240074 - Barbourville Drive Duplexes

MEETING TIME: 10:00 AM

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

PROJECT LOCATION: 124 BARBOURVILLE DR (TAX ID# 4101204500000 & 4101204510000)

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

ACRES: 1.67 acres

PROJECT DESCRIPTION: The proposed project is for the subdivision of the existing 2 parcels into 5 parcels and the development of a duplex and an Accessory Dwelling Unit on each parcel.

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

TPA240075 - Crossway Road

MEETING TIME: 10:45 AM

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

PROJECT LOCATION: 662 CROSSWAY RD (TAX ID# 3119206080000, 3119206080030, & 3119206080040)

ZONING DISTRICT: I (Industrial)

ACRES: 10.03 acres

PROJECT DESCRIPTION: The proposed project is for the development of a concrete processing plant with storage bays and a single-story office building.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, July 25, 2024

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

TSP240038 - Laketown TLH

MEETING TIME: 8:30 AM

AGENT: William Colbert, Urban Catalyst Consultants, (850) 999-4241

PROJECT LOCATION: 1401 LAKE BRADFORD RD (TAX ID# 4102200760000)

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

ACRES: 2.13 acres

PROJECT DESCRIPTION: The project proposes the construction of 16,000 GSF of Retail / Mixed Use Commercial buildings, an Event Venue Space containing 4,400 SF of building area, and an outside venue area with a stage.

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

This item was continued from the July 11, 2024, meeting.

TSP240043 - Mike Patel Commercial-Residential

MEETING TIME: 9:15 AM

AGENT: Matt Swain, Blackhawk Engineering, (850) 224-4295

PROJECT LOCATION: 2230 W PENSACOLA ST (TAX ID# 2134206130000)

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

ACRES: 0.87 acres

PROJECT DESCRIPTION: The proposed project is the development of a 2-story mixed use structure containing 5,880 SF of retail space and 9 residential units.

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

Pre-Submittal

TPA240076 - Lexus Dealership

MEETING TIME: 10:00 AM

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

PROJECT LOCATION: 3800 W TENNESSEE ST (TAX ID# 2129202180000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 25.43 acres

PROJECT DESCRIPTION: The proposed project is the subdivision of an existing lot through the limited partition process and the redevelopment of the new site into a 2 story, 43,362 GSF Lexus dealership.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, August 1, 2024

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

TSP240044 - Solitude Apartments

MEETING TIME: 8:30 AM

AGENT: Michael Giglio, Urban Catalyst Consultants, (850) 999-4241

PROJECT LOCATION: (TAX ID# 3120200030000)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

ACRES: 29.58 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 252-unit multi-family residential development.

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

Pre-Submittal

TPA240077 - TLH FAA Tech Ops Building

MEETING TIME: 9:00 AM

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

PROJECT LOCATION: 5800 SPRINGHILL RD (TAX ID# 4107208010000)

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

ACRES: 2,151.00 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 2,552 square-foot Federal Aviation Administration Technical Operations support building.

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

TPA240078 - Miller Plumbing at Summit East

MEETING TIME: 9:15 AM

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

PROJECT LOCATION: 1845 SUMMIT LAKE DR (TAX ID# 121727 D0010 & 121727 D0020)

ZONING DISTRICT: IC (Interchange Commercial)

ACRES: 7.42 acres

PROJECT DESCRIPTION: The proposed project is the construction of two warehouses and an office building totaling 55,000 square feet.

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

TPA240081 - Chile & Chiles

MEETING TIME: 9:45 AM

AGENT: Dillan Clark, Kimley-Horn, (850) 553-3514

PROJECT LOCATION: 5750 W TENNESSEE ST (TAX ID# 2130200010000)

ZONING DISTRICT: AC (Activity Center)

ACRES: 1.73 acres

PROJECT DESCRIPTION: The proposed project is for site and utility upgrades for an existing food truck location.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, August 8, 2024

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

TSP240046 - Red Rapid Car Wash

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: (TAX ID# 1428210000020)

ZONING DISTRICT: PUD (Ox Bottom Meadows Planned Unit Development)

ACRES: 1.07 acres

PROJECT DESCRIPTION: This project proposes the construction of a 4,282 square foot automated car wash.

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

TSP240044 - Solitude Apartments

MEETING TIME: 9:15 AM

AGENT: Michael Giglio, Urban Catalyst Consultants, (850) 999-4241

PROJECT LOCATION: (TAX ID# 3120200030000)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

ACRES: 29.58 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 252-unit multi-family residential development.

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

This item was continued from the August 1, 2024, meeting.



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, August 15, 2024

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

TSP240045 - The Learning Experience- Southwood

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: (TAX ID# 311624000020)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

ACRES: 1.40 acres

PROJECT DESCRIPTION: The proposed project is for a 10,000 square foot day care.

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

TSP240047 - Starbucks- Thomasville Road and Velda Dairy Road

MEETING TIME: 9:15 AM

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

PROJECT LOCATION: (TAX ID# 1428210000050)

ZONING DISTRICT: PUD (Ox Bottom Meadows Planned Unit Development)

ACRES: 1.01 acres

PROJECT DESCRIPTION: The proposed project is for a 2,446 square foot restaurant with drive through.

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

Pre-Submittal

TPA240079 - Magnolia

MEETING TIME: 10:00 AM

AGENT: Ajay Konidala, (850) 321-7614

PROJECT LOCATION: (TAX ID# 1131204450030)

ZONING DISTRICT: AC (Activity Center) and within the Multi-Modal Transportation District (MMTD)

ACRES: 1.15 acres

PROJECT DESCRIPTION: The proposed project is for the development of a 10,000 square foot community activity center.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, August 22, 2024

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

TSP240042 - Sun Stop 595

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: (TAX ID# 1428210000010)

ZONING DISTRICT: PUD (Ox Bottom Meadows Planned Unit Development)

ACRES: 2.06 acres

PROJECT DESCRIPTION: The proposed project is for a 5,577 square foot convenience store and gas station.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, August 29, 2024

MEETING INFORMATION:

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Type A Site Plan

TSP240049 - Hayden Road Multi-Family

MEETING TIME: 8:30 AM

AGENT: Reid Thomas, Kimley-Horn, (850) 553-3502

PROJECT LOCATION: 414 HAYDEN RD (TAX ID# 2134510001630)

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

ACRES: 0.67 acres

PROJECT DESCRIPTION: The proposed project includes the development of a 41-unit podium-style multi-family apartment building that is approximately 21,571 square feet.

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

TSP240051 - TLH Aero Center FBO and Hangar Development

MEETING TIME: 9:15 AM

AGENT: Connor Chambliss, Kimley-Horn, (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 for the construction of a 11,280 square foot fixed-base operator building and 25,450 square foot hangar.

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

Pre-Submittal

TPA240084 - PETropolis Dog Daycare & Boarding

MEETING TIME: 9:45 AM

AGENT: Scott McClelland, (813) 408-8404

PROJECT LOCATION: (TAX ID# 4113200240040 & 4113200240050)

ZONING DISTRICT: M-1 (Light Industrial)

ACRES: 1.87 acres

PROJECT DESCRIPTION: The proposed project is the two phased development of a 5,200 square foot Dog Daycare and Boarding facility.

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

TPA240082 - 227 South Calhoun Street

MEETING TIME: 10:30 AM

AGENT: Douglas Kosarek, (386) 308-8715

PROJECT LOCATION: 219 S CALHOUN ST (TAX ID# 2136250711210)

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

ACRES: 1.33 acres

PROJECT DESCRIPTION: This project proposes the construction of a 160-room hotel and 100-unit multi-family residential facility.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, September 5, 2024

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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Pre-Submittal

TPA240086 - Pointe Grand Tallahassee

MEETING TIME: 8:30 AM

AGENT: Robyn Sambor, (689) 444-5525

PROJECT LOCATION: (TAX ID# 1208206010000)

ZONING DISTRICT: PUD (Welaunee Heel Planned Unit Development)

ACRES: 15.00 acres

PROJECT DESCRIPTION: The proposed project consists of a 300-unit multi-family residential development.

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

TPA240087 - 3160 Mission Road Limited Partition

MEETING TIME: 9:15 AM

AGENT: Matt Dana, Clifford Lamb & Associates, (850) 385-2800

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

ZONING DISTRICT: MR-1 (Medium Density Residential)

ACRES: 1.28 acres

PROJECT DESCRIPTION: The proposed project is to divide the existing parcel into 2 lots through the limited partition process.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, September 12, 2024

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

TSP240044 - Solitude Apartments

MEETING TIME: 8:30 AM

AGENT: Michael Giglio, Urban Catalyst Consultants, (850) 999-4241

PROJECT LOCATION: (TAX ID# 3120200030000)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

ACRES: 29.58 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 252-unit multi-family residential development.

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

This item was continued from the August 1, and August 8, 2024, meeting.

TSP240052 - Capital Hill Plaza

MEETING TIME: 9:00 AM

AGENT: Daniel Simone, Urban Catalyst Consultants, (850) 999-4241

PROJECT LOCATION: 2314 CAPITAL CIR NE (TAX ID# 1116206510000, 1116206580000, 1116206200000, 1116206460000, & 1116206040000)

ZONING DISTRICT: PUD (Capital Hill Plaza Planned Unit Development)

ACRES: 8.83 acres

PROJECT DESCRIPTION: The proposed project is a major modification to TSP220026. The modification proposes increasing the square footage for building 4 to 4,124 sq. ft., reducing the height to 1 story, and changing the proposed use to retail.

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

Pre-Submittal

TPA240089 - 1520 & 1526 Live Oak Drive

MEETING TIME: 9:30 AM

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

PROJECT LOCATION: 1520 LIVE OAK DR (TAX ID# 3104206500000 & 3104206510000)

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

ACRES: 1.17 acres

PROJECT DESCRIPTION: The proposed project is the subdivision of the existing 2 lots into 7 lots with a single-family detached unit and accessory dwelling unit on each of the new lots.

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

TPA240090 - Smalls Sliders

MEETING TIME: 10:00 AM

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

PROJECT LOCATION: (TAX ID# 2134510000062)

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

ACRES: 0.59 acres

PROJECT DESCRIPTION: The proposed project consists of the construction of an 800 sq. ft. restaurant with drive-thru lanes.

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

TPA240091 - 1836 Westminster Drive

MEETING TIME: 10:45 AM

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

PROJECT LOCATION: 1836 WESTMINSTER DR (TAX ID# 2134810002480)

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

ACRES: 0.75 acres

PROJECT DESCRIPTION: The proposed project is a 4-story mixed use development consisting of 8,500 sq. ft. of commercial use and 34 residential units.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, September 19, 2024

MEETING INFORMATION:

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Type A Site Plan

TSP240049 - Hayden Road Multi-Family

MEETING TIME: 8:30 AM

AGENT: Reid Thomas, Kimley-Horn, (850) 553-3502

PROJECT LOCATION: 414 HAYDEN RD (TAX ID# 2134510001630)

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

ACRES: 0.67 acres

PROJECT DESCRIPTION: The proposed project includes the development of a 41-unit podium-style multi-family apartment building that is approximately 21,571 square feet.

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

This item was continued from the August 29, 2024, meeting.

TSP240054 - Maclay School - Robotics Classroom

MEETING TIME: 9:15 AM

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

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

ZONING DISTRICT: LP (Lake Protection)

ACRES: 101.71 acres

PROJECT DESCRIPTION: This project proposes a 5,975 square foot addition to an existing school.

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

TSP240055 - Airport Warehouse

MEETING TIME: 10:00 AM

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

PROJECT LOCATION: (TAX ID# 4115500000240)

ZONING DISTRICT: M-1 (Light Industrial)

ACRES: 1.18 acres

PROJECT DESCRIPTION: This project proposes the construction of an 11,250 square foot warehouse.

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

Pre-Submittal

TPA240088 - Smalls Tallahassee, FL (N Monroe)

MEETING TIME: 10:30 AM

AGENT: Kori Broussard, (225) 454-2629

PROJECT LOCATION: 1830 N MONROE ST (TAX ID# 2124204630000)

ZONING DISTRICT: AC (Activity Center) and within the Multi-Modal Transportation District (MMTD)

ACRES: 0.75 acres

PROJECT DESCRIPTION: The proposed project consists of the construction of a 792 square foot restaurant with drive-thru lanes.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, September 26, 2024

MEETING INFORMATION:

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Pre-Submittal

TPA240093 - Islamic Society of Tallahassee

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: 2628 NORTH POINT BLVD (TAX ID# 1116150040010)

ZONING DISTRICT: MR-1 (Medium Density Residential)

ACRES: 1.85 acres

PROJECT DESCRIPTION: The proposed project is the phased construction of two religious buildings totaling 9,000 SF and a small cemetery.

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

TPA240094 - Pecan Road Development

MEETING TIME: 9:15 AM

AGENT: Mike Latimer, 850-385-5288

PROJECT LOCATION: (TAX ID# 2121510702760)

ZONING DISTRICT: MR-1 (Medium Density Residential) and R-4 (Urban Residential)

ACRES: 4.93 acres

PROJECT DESCRIPTION: The proposed project is the development of a subdivision containing 25 lots for a total of 50 residential units.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, October 3, 2024

MEETING INFORMATION:

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Pre-Submittal

TPA240096 - Town Center Phase 2

NO MEETING REQUESTED

AGENT: Ryan Culton, (850) 666-5027

PROJECT LOCATION: (TAX ID# 3115310000010, 3122200020000, 3115310000020, & 3115200200000)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

CRES: 17.18 acres

PROJECT DESCRIPTION: The proposed project is for the development of 39 single family detached units, 72 single family attached units, and four mixed use buildings.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, October 10, 2024

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

TSP240060 - Killearn Club - Clubhouse

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: 100 1 TYRON PASS (TAX ID# 1103202030000)

ZONING DISTRICT: OS (Open Space)

ACRES: 264.68 acres

PROJECT DESCRIPTION: The proposed project is a major modification to TSP230040. The modifications include reducing the building size to 23,159 sq. ft. and reducing the number of parking spaces to 135 spaces.

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

Pre-Submittal

TPA240095 - Bainbridge FSU

MEETING TIME: 9:00 AM

AGENT: Derek Smith, (407) 349-8802

PROJECT LOCATION: 210 ATKINSON DR (TAX ID# 2134510001370, 2134300000010, 2134300000020, 2134300000030, 2134300000040, 2134300000050, 2134300000060, 213424 A0010, 213424 A0020, 213424 A0030, 213424 A0040, & 213424 A0050)

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

ACRES: 3.75 acres

PROJECT DESCRIPTION: The proposed project is the development of a 250-unit student housing complex.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, October 17, 2024

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

TPA240095 - Bainbridge FSU

MEETING TIME: 8:30 AM

AGENT: Derek Smith, (407) 349-8802

PROJECT LOCATION: 210 ATKINSON DR (TAX ID# 2134510001370, 2134300000010, 2134300000020, 2134300000030, 2134300000040, 2134300000050, 2134300000060, 213424 A0010, 213424 A0020, 213424 A0030, 213424 A0040, & 213424 A0050)

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

ACRES: 3.75 acres

PROJECT DESCRIPTION: The proposed project is the development of a 250-unit student housing complex.

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

This Pre-submittal Meeting was rescheduled from the October 10, 2024 meeting.

TPA240099 - Jack in the Box

NO MEETING REQUESTED

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

PROJECT LOCATION: 1610 CAPITAL CIR NE (TAX ID# 1128030000090)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 1.02 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 2,440 square foot restaurant with drive-thru.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, October 24, 2024

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

TSP240062 - Summit East Hotel

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: 1592 SUMMIT LAKE DR (TAX ID# 121725 B0030)

ZONING DISTRICT: IC (Interchange Commercial)

ACRES: 2.36 acres

PROJECT DESCRIPTION: This project proposes a 115-room, 57,971 square foot hotel.

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

TSP240063 - Cali Coffee West Tennessee

MEETING TIME: 9:15 AM

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

PROJECT LOCATION: 1528 W TENNESSEE ST (TAX ID# 212625 A0010)

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

ACRES: 0.35 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 2,259 square foot coffee shop with drive-thru.

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

Pre-Submittal

TPA240102 - Growler Country Beer Garden

MEETING TIME: 9:45 AM

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

PROJECT LOCATION: 3374 LONNBLADH RD (TAX ID# 1108204320000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 0.44 acres

PROJECT DESCRIPTION: Proposed is the development of a beer garden with a 2,550 square foot facility.

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

TPA240100 - Providence Baptist Church

MEETING TIME: 10:15 AM

AGENT: Bill Wilson, (850) 261-1011

PROJECT LOCATION: 1901 HILLSBOROUGH ST (TAX ID# 410230 Q0010)

ZONING DISTRICT: CU-18 (Central Urban - 18) and within the Multi-Modal Transportation District (MMTD)

ACRES: 1.09 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 1,493 sq. ft. church building with a 120 sq. ft. covered porch.

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

TPA240101 - St. Peters Anglican Church North Lawn Addition

MEETING TIME: 10:45 AM

AGENT: Matt Dana, Clifford Lamb & Associates, (850) 385-2800

PROJECT LOCATION: 4784 THOMASVILLE RD (TAX ID# 1433201380000)

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

ACRES: 6.65 acres

PROJECT DESCRIPTION: The proposed project is for the addition of a 25,000 sq. ft. Sunday school building.

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

TPA240104 - District 850 Phase II

MEETING TIME: 11:15 AM

AGENT: Alexander Thornberg, Kimley-Horn, (860) 806-0467

PROJECT LOCATION: (TAX ID# 1115210000020)

ZONING DISTRICT: PUD (Canopy Planned Unit Development)

ACRES: 7.70 acres

PROJECT DESCRIPTION: Proposed is the construction of a 44,070 square foot addition to an existing indoor amusement facility

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

TPA240099 - Jack in the Box

MEETING TIME: 1:30 PM

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

PROJECT LOCATION: 1610 CAPITAL CIR NE (TAX ID# 1128030000090)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 1.02 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 2,440 square foot restaurant with drive-thru.

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

This Pre-submittal Meeting was rescheduled from the October 17, 2024 meeting.



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, October 31, 2024

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

TSP240064 - Millerworks at Summit East

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: 1965 SUMMIT LAKE DR (TAX ID# 121727 D0010)

ZONING DISTRICT: IC (Interchange Commercial)

ACRES: 3.20 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 12,265 square foot office and 23,085 square foot warehouse.

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

Pre-Submittal

TPA240105 - Wellington Place Phase 2

MEETING TIME: 9:15 AM

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

PROJECT LOCATION: (TAX ID# 412427 B0010)

ZONING DISTRICT: PUD (Wellington Place Planned Unit Development)

ACRES: 1.55 acres

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

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, November 7, 2024

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

TSP240068 - Lexus Dealership

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: 3800 W TENNESSEE ST (TAX ID# 2129202180000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 25.55 acres

PROJECT DESCRIPTION: Proposed is the construction of a 41,175 square foot automotive sales facility and 1,820 square foot car wash.

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

Pre-Submittal

TPA240106 - Souder

MEETING TIME: 9:15 AM

AGENT: Deborah Souder

PROJECT LOCATION: 1228 COLEMAN ST (TAX ID# 411185 G0090 & 411185 J0010)

ZONING DISTRICT: RP-1 (Residential Preservation-1) and within the Multi-Modal Transportation District (MMTD)

ACRES: 0.46 acres

PROJECT DESCRIPTION: This proposal is for the abandonment of unimproved right-of-way located north of Coleman Street at its intersection with Walcott Street.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, November 14, 2024

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

TSP240065 - Murphy USA - Kerry Forest Pkwy #6913

MEETING TIME: 8:30 AM

AGENT: Jacqueline St Juste, (407) 490-3431

PROJECT LOCATION: 2888 KERRY FOREST PKWY (TAX ID# 1428202240093)

ZONING DISTRICT: PUD (Bull Run Planned Unit Development)

ACRES: 0.68 acres

PROJECT DESCRIPTION: The proposed project is for the redevelopment of the site for a 1,400 sq. ft. convenience store with fuel pumps.

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

TSP240067 - TLH Rental Car QTA

MEETING TIME: 9:00 AM

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

PROJECT LOCATION: 5800 SPRINGHILL RD (TAX ID# 4107208010000)

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

ACRES: 17.50 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a rental car maintenance and storage complex, with 3 buildings totaling 28,285 square feet, covered fueling areas, and associated parking.

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

TSP240070 - Petropolis Pet Kennels

MEETING TIME: 9:30 AM

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

PROJECT LOCATION: (TAX ID# 4113200240040 & 4113200240050)

ZONING DISTRICT: M-1 (Light Industrial)

ACRES: 1.87 acres

PROJECT DESCRIPTION: The proposed project is for the construction of two buildings totaling 5,260 square feet and associated parking and outdoor amenities for a pet boarding.

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

Pre-Submittal

TPA240108 - Tallahassee Village

MEETING TIME: 10:00 AM

AGENT: Makoto Gazzara, Kimley-Horn, (850) 583-7609

PROJECT LOCATION: 900 W TENNESSEE ST (TAX ID# 2135750060010, 2135750060060, 2135200010000 & 2135200020000)

ZONING DISTRICT: CU-45 (Central Urban - 45), University Transition (UT), and within the Multi-Modal Transportation District's (MMTD) Downtown Overlay

ACRES: 8.20 acres

PROJECT DESCRIPTION: The proposed project is for the construction of 203 residential units for student housing, 12 townhomes, 8,019 sq. ft. of retail space, amenities, a clubhouse, and structured parking.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, November 21, 2024

MEETING INFORMATION:

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PUBLIC PARTICIPATION

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Type A Site Plan

TSP240074 - Killearn Club - Amenities

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: 1 KILLEARN CLUB WAY (TAX ID# 1103202030000)

ZONING DISTRICT: OS (Open Space)

ACRES: 264.68 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 5,184 square foot amenities pavilion, plus tennis courts, pickleball courts, and a swimming pool.

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

Pre-Submittal

TPA240110 - Belle Vue at Mayo

MEETING TIME: 9:15 AM

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

PROJECT LOCATION: 308 MAYO ST (TAX ID# 213522 0001, 2135220000030, 2135220000040, 2135220000050, 2135220000060, 2135220000070, 2135220000080, 2135220000090, 2135220000100, 2135220000110, 2135220000120, & 2135220000130)

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

ACRES: 3.99 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 191 unit, 5 story multi-family residential building with a 5-story parking garage.

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

TPA240112 - Arbor Terrace

MEETING TIME: 10:00 AM

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

PROJECT LOCATION: 2560 COLD HARBOR DR (TAX ID# 1428204010000, 1428204120000, & 1428204120001)

ZONING DISTRICT: PUD (Ox Bottom Meadows Planned Unit Development)

ACRES: 23.00 acres

PROJECT DESCRIPTION: The proposed project is for the development of a multi-family apartment site comprised of 18 buildings, containing 288 apartment units, a leasing/amenity area with pool, and structured parking.

PROJECT COORDINATOR: Leidyane Carter, Senior Planner, Leidyane.Carter@Talgov.com



TYPE A & PRE-SUBMITTAL MEETING

AGENDA : Thursday, December 5, 2024

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

TSP240076 - Cascades Trail Student Housing

MEETING TIME: 8:30 AM

AGENT: Moore Bass Consulting, Inc., 8502225678

PROJECT LOCATION: 464 FAMU WAY (TAX ID# 4101202060000)

ZONING DISTRICT: CC (Central Core) and within the Multi-Modal Transportation District (MMTD)

ACRES: 5.13 acres

PROJECT DESCRIPTION: The proposed project is to construct a 218 unit multi-family residential facility.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, December 12, 2024

MEETING INFORMATION:

MEETING LOCATION: All Type A & Pre-Submittal meetings are held remotely through the WebEx meeting service. For information about how to view or participate in the meeting please contact Land Use and Environmental Services at (850) 891-7001, Option 4, or contact Zoning@talgov.com.

AMERICANS WITH DISABILITIES ACT: The City of Tallahassee is committed to compliance with the Americans with Disabilities Act (ADA). Special accommodations will be provided upon request. Request for accommodations, with regard to equal access to communications, should be directed to Zoning@talgov.com.

Documentation associated with each agenda item, as well as more information on other meetings and projects, is available on our website at: <https://www.tal.gov.com/growth/growth-meetagenda>. The interactive map will allow you to access documentation and details associated with each project.

GENERAL MEETING GUIDELINES

This meeting is held to review contemplated and proposed development projects. The Site Plan Reviewers meet to review applications received. Following the meeting, the applicant is provided with written comments or conditions of approval from all reviewing departments.

Always be aware of whether your microphone is on or not, and what noise may be going on in the background. We recommend that you keep your microphone muted unless you are speaking.

Each project is allotted 45 minutes, please be respectful of the limited time for each project review. If applicants or staff feel that an extended discussion is warranted, then it may be appropriate to schedule a separate meeting at a later date.

For more information on Type A Site Plans and Pre-submittals please visit: <https://www.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

TSP240078 - District 850 Phase 2

MEETING TIME: 8:30 AM

AGENT: Makoto Gazzara, Kimley-Horn, (850) 583-7609

PROJECT LOCATION: (TAX ID# 1115210000020)

ZONING DISTRICT: PUD (Canopy Planned Unit Development)

ACRES: 5.67 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 44,070 square foot addition to the existing indoor amusements facility.

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

TSP240081 - Lexus Dealership

MEETING TIME: 9:00 AM

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

PROJECT LOCATION: 3800 W TENNESSEE ST (TAX ID# 2129202180000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 25.55 acres

PROJECT DESCRIPTION: The proposed project is the construction of a 41,175 square foot automotive sales and service facility and associated structures, and a 1,743 square foot car wash.

PROJECT COORDINATOR: Leidy Carter, Senior Planner, Leidy.Carter@talgov.com

Pre-Submittal

TPA240113 - Magnolia School Expansion

MEETING TIME: 9:45 AM

AGENT: DENISE SPIVEY, (407) 539-4157

PROJECT LOCATION: 2707 W THARPE ST (TAX ID# 2121510071130)

ZONING DISTRICT: R-3 (Single Detached, Attached and Two Family Residential) and within the Multi-Modal Transportation District (MMTD)

ACRES: 0.22 acres

PROJECT DESCRIPTION: The proposed project is for the unification of two parcels and the change of use for one of the parcels from single family residential to classroom and office space.

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



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, December 19, 2024

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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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

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

TSP240082 - 428/430 E College Avenue

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: 428 E COLLEGE AVE (TAX ID# 2136250021025, 2136250021030, & 2136250021050)

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

ACRES: 0.57 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 15-unit multi-family residential development.

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

Pre-Submittal

TPA240118 - TFD Station 17

MEETING TIME: 9:15 AM

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

PROJECT LOCATION: 1122 KISSIMMEE ST (TAX ID# 4102204530000, 4102204540000, & 4102208040000)

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

ACRES: 6.41 acres

PROJECT DESCRIPTION: The proposed project is for the construction of a 32,605 square foot fire station.

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

TPA240117 - 515 720 722 Campus Row

MEETING TIME: 9:45 AM

AGENT: Leslie Weiss, (850) 926-2593

PROJECT LOCATION: 521 POPE ST (TAX ID# 2135750040090)

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

ACRES: 2.41 acres

PROJECT DESCRIPTION: The proposed project is for the rebuilding of three previously demolished quadruplexes on the existing slabs.

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

TPA240116 - Crawfordville Rd Apts

MEETING TIME: 10:15 AM

AGENT: Jake Lambson, (801) 669-7824

PROJECT LOCATION: (TAX ID# 4113204320000)

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

ACRES: 2.83 acres

PROJECT DESCRIPTION: The proposed project is the construction of 45-unit multi-family residential development.

PROJECT COORDINATOR: Leidy Carter, Senior Planner, Leidy.Carter@talgov.com