



# TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, November 30, 2023

## MEETING INFORMATION:

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

### **TSP230088 - Sun Stop #527**

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: 1801 APALACHEE PKWY (TAX ID# 3105200420000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 3.41 acres

PROJECT DESCRIPTION: The proposed project is the construction of a +/- 4,057 square foot gas station and convenient store, as well as a +/- 1,100 square foot restaurant with drive thru.

PROJECT COORDINATOR: Joel Allbritton, Senior Planner, [Joel.Allbritton@talgov.com](mailto:Joel.Allbritton@talgov.com)

## **Pre-Submittal**

### **TPA230152 - Hotel Conversion**

MEETING TIME: 9:15 AM

AGENT: Michael Vitale, (646) 322-2565

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

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

ACRES: 3.85 acres

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

PROJECT COORDINATOR: Tyler Maldonado, Senior Planner, [Tyler.Maldonado@talgov.com](mailto:Tyler.Maldonado@talgov.com)

### **TPA230153 - Valencia Hotel - Johns Parcel**

MEETING TIME: 10:00 AM

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

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

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

ACRES: 2.68 acres

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

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