

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

Thursday, January 3, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-Submittal:

COT Substation BP34 (TPA180136) (41-07-20-801-0000) The project is located on 3.71 acres of the Tallahassee Airport and is located on the southwest portion of the airport property, approximately 2.3 miles southwest of the intersection of Capital Circle Southwest and Springhill Road. The project is the development of an electric substation in support of the solar collection facility. The property is zoned GO-2 (Government Operation - 2).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001
APPICANT: Genesis Group (850) 224-4400
TIME: 8:30 a.m.

Type A Site Plan:

West Tennessee Street Self Storage (TSP180077) (21-28-20-432-0020) The project is located on 1.63 acres on the north side of West Tennessee Street approximately 170 feet east of Cactus Street. The project is the construction of a three story, 80,811 square foot climate controlled self-storage facility. The property is zoned CP (Commercial Parkway) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7001
APPICANT: Moore Bass Consulting (850) 222-5678
TIME: 9:15 a.m.

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

Thursday, January 10, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-Submittal:

Ginger Drive (TPA180134) (11-22-09- -0001) is located on 1.56 acres on the northwest side of Ginger Drive, approximately 550 feet north of Miccosukee Road. The project is the construction of eight to 16 condominium units. The property is zoned CM (Medical Arts Commercial).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001
APPICANT: Pro Players Realty – (850) 545-4663
TIME: 8:30 a.m.

1643 Jaydell Circle Townhomes (TPA180137) (11-28-20-057-0000) is located on .98 acres at 1643 Jaydell Circle. The project is the subdivision of the property into eight townhouse units. The property is zoned R-3 (Single Detached, Attached and Two Family Residential).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7001
APPICANT: Civil Consulting Engineers, Inc. (678) 717-7500
TIME: 9:15 a.m.

Betton Road and Marion Avenue Right-of-Way Abandonment (TPA190001) (00-00-00-ROW-0000) is located at 1595 Marion Avenue, the southeast corner of Marion Avenue and Betton Road. The area requested for abandonment is 12' x 221' (2,652 square feet) along Betton Road.

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7001
APPICANT: J.T. Ehrhardt – (850) 980-1202
TIME: 10:00 a.m.

Type A Site Plan Major Modification:

Magnolia Centre Major Modification (TSP190001) (11-31-20-044-0000 and 11-31-20-080-0000) is located on 2.18 acres on the southeast corner of North Magnolia Drive and East Call Street. The project is a modification to an approved site plan (TSP170006) to construct a 2,800 square foot automated car wash instead of the previously approved 4,250 square feet of retail. The properties are zoned PUD (Magnolia Centre Planned Unit Development formerly known as McDonalds Chevron Alliance Planned Unit Development).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001
APPICANT: Inovia Consulting Group (850) 222-5678
TIME: 10:45 a.m.

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

Thursday, January 17, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-Submittal:

Capital Hill Plaza (TPA190003) (11-16-20-604-0000, 11-16-20-620-0000, 11-16-20-646-0000, 11-16-20-651-0000 and 11-16-20-658-0000). Located at 2314 Capital Circle Northeast, the project consists of the development of a 167,620 square foot commercial mixed-use facility that will include 108,220 square feet of self-storage/warehouse, 5,500 square feet of restaurant uses, a 30,000 square foot retail furniture store and 23,900 square feet of retail/office. The project is located on 8.83 acres and is zoned CP (Commercial Parkway) and R-5 (Manufactured Home and Single-Family Detached District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001
APPICANT: Moore Bass Consulting (850) 222-5678
TIME: 8:30 A.M.

**TYPE A AND PRE-SUBMITTAL MEETING
AGENDA (REVISED)**

Thursday, January 24, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-Submittal:

Uptown Self Storage Phase 2 (TPA190004) is located on 3.73 acres at 2781 Alexis Lane. The project is the construction of a 19,299 square foot addition to the self-storage facility. The property is zoned CP (Commercial Parkway) and OR-3 (Office Residential).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001
TAX ID NO: 11-21-20-420-0000
AGENT: JAKS Engineering – (850) 386-2058
TIME: 8:30 a.m.

3804 North Monroe (TPA190006) is located on 1.68 acres at 3808 North Monroe Street. The project is the subdivision of the property into three lots. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001
TAX ID NO: 21-09-51-329-1190
AGENT: Poole Engineering & Surveying, Inc. – (850) 386-5117
TIME: 9:15 a.m.

Maryland Oaks Crossing-PUD Amendment (TPA180135) is located on 5.13 acres at the intersection Bicycle Road and Blountstown Highway. The proposed amendment to the PUD is to change the use from transitional housing/homeless to affordable housing and to add administrative offices for Good News Outreach. The properties are zoned PUD.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001
TAX ID NO: 21-29-20-021-0000, 21-29-20-037-0000, 21-29-20-043-000-0000 21-29-20-045-0000
AGENT: Kevin Forsthoefel, Ausley McMullin – (850) 224-9115
TIME: 10:00 a.m.

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

Thursday, January 31, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-Submittal:

Trigon Center (TPA190005) is located on 1 acre at 2370 Capital Circle Northeast. The project is the construction of two storage units that total 2,400 square feet. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
TAX ID NO: 11-16-20-602-0000
AGENT: Trigon Center – (850) 559-1221
TIME: 8:30 a.m.

860 Eppes Street (TPA190012) is located on .68 acres at 860 Eppes Street. The project is the change of use of 6,500 square feet of an existing 13,376 square foot warehouse to a bar. The property is zoned UT (University Transition) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
TAX ID NO: 41-02-59- F-0210
AGENT: Dewberry – (850) 523-0062
TIME: 9:15 a.m.

Thomasville Road (TPA190010) is located on 9.27 acres on the east side of Thomasville Road, just south of the Kingsmill Subdivision. The project is the development of the property with a 42-lot, single family residential subdivision. The properties are zoned RP (Residential Preservation).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
TAX ID NO: 14-22-08-000-0500, 14-27-20-218-0000 and 14-27-20-220-0000
AGENT: Omni Consulting – (850) 294-2501
TIME: 10:00 a.m.

Prayer Temple (TPA190011) is located on .20 acres at 810 Kissimmee Street. The project is the construction of a 4,900 square foot church. The property is zoned RP-2 (Residential Preservation 2) and is located within the MMTD (Multi-Modal Transportation District) and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
TAX ID NO: 41-01-27- C-0060
AGENT: T & T Construction and Enterprise, LLC – (850) 566-9739
TIME: 10:45 a.m.

1603 St. Augustine (TPA190009) is located on 1.15 acres at 1603 Old St. Augustine Road. The project is the subdivision of the parcel into four residential lots. The property is zoned RP-2 (Residential Preservation – 2) and is partially located within the Canopy Road Protection Zone.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176

TAX ID NO: 31-05-20-202-0000

AGENT: Bill Wilson – (301) 367-0143

TIME: 11:30 a.m.

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

Thursday, February 7, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Type A Site Plan Major Modification:

Magnolia Centre Major Modification (TSP190001) (11-31-20-044-0000 and 11-31-20-080-0000) is located on 2.18 acres on the southeast corner of North Magnolia Drive and East Call Street. The project is a modification to an approved site plan (TSP170006) to construct a 2,800 square foot automated car wash instead of the previously approved 4,250 square feet of retail. The properties are zoned PUD (Magnolia Centre Planned Unit Development formerly known as McDonalds Chevron Alliance Planned Unit Development). This is continued from the January 10, 2019 meeting.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
APPICANT: Inovia Consulting Group (850) 222-5678
TIME: 8:30 a.m.

Pre-Submittal

Cascades Garden (TPA190013) (41-01-20-029-0000, 41-01-20-034-0000 and 41-01-20-034-0001) is located on 2.28 acres at the southeast corner of South Monroe Street and Oakland Avenue East. The project is the demolition of the existing buildings and construction of a 11,200 square foot commercial building in Phase I and the construction of a 10,400 square foot commercial building in Phase II. The properties are zoned CU-45 (Central Urban 45) and are located within the Downtown Overlay, MMTD (Multi-Modal Transportation District), and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Melvin Engineering – (850) 671-7221
TIME: 9:15 a.m.

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

Thursday, February 14, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Type A Site Plan

Sigma Phi Epsilon (TSP190009) (21-35-90-000-0090, 21-35-90-000-0110 and 21-35-90-000-0120) is located on .32 acres at 736 West Lafayette Street. The project is the demolition of the three existing homes and the construction of a three-story, 19,500 square foot fraternity house with 28 bedrooms. The properties are zoned UT (University Transition) and are located within the MMTD (Multi-Modal Transportation District) and the Downtown Overlay.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Moore Bass Consulting, Inc. – (850) 222-5678
TIME: 8:30 a.m.

Pre-Submittal

Treasure Coast School Temporary Location (TPA190018) (31-05-20-015-0000) is located on 5.93 acres at 2002 Old Saint Augustine Road. The project is a change of use from an office to a temporary school location. The property is zoned OR-3 (Office Residential 3).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Moore Bass Consulting, Inc. – (850) 222-5678
TIME: 9:15 a.m.

Jane & John Marks Foundation 4 (TPA190016) (41-02-56- D-0240) is located on 0.16-acres on the south side of Pepper Drive, approximately 1,400 feet west of Lake Bradford Road. The project is the placement of a 1,000 square foot modular office building. The property is zoned R-3 (Single Detached, Attached and Two-Family Residential) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Farhood Basiri – (407) 412-7467
TIME: 10:00 a.m.

Stanley Steemer (TPA190014) (31-09-28- A-0040) is located on 1.32 acres at 2421 Barcelona Lane. The project is the construction of a 6,500 square foot commercial building. The property is zoned PUD (Southwood Planned Unit Development).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Melvin Engineering – (850) 228-2138
TIME: 10:45 a.m.

Maclay Gardens SP Maintenance Building and Pole Barn (TPA190017) (14-31-20-901-0000) is located on a portion of a 196-acre parcel within the Alfred B. Maclay Gardens State Park, on the north side of Maclay Garden Road. The project is the construction of a 1,683 square foot maintenance building with an office and an 1,875 square foot pole barn for storage. The property is zoned LP (Lake Protection).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Hanson Professional Services, Inc.
TIME: 11:30 a.m.

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

Thursday, February 21, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Type A Site Plan

TCB Retail (TSP190013) (21-30-60- B-0500, 21-30-60- B-0510 and 21-30-60- B-0520) is located on Tennessee Capital Boulevard approximately 300 feet east of Henway Court. The project is the construction of a one story, 9,500 square foot retail center. The properties are zoned AC (Activity Center).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Poole Engineering & Surveying, Inc. – (850) 386-5117
TIME: 8:30 a.m.

Pre-Submittal

New MT Zion AME Church/Brownville PA (TPA190015) (21-25-95- A-0010) is located on 3.24 acres at 1401 Old Bainbridge Road. The project is the addition of a private school to the Brownville Preparatory Academy within the existing building. The property is zoned PUD (New Mt. Zion A.M.E. Church PUD) and is located within the MMTD (Multi-Modal Transportation District) and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Lee Colson – (850) 491-3862
TIME: 9:15 a.m.

Pre-Submittal

Centerville at Pablo (TPA190020) (11-15-30- A-0160) is located on 0.76 acres at the northeast corner of Centerville Road and Pablo Avenue. The project is the construction of a one story, 4,800 square foot office. The property is zoned M-1 (Light Industrial).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Sam Frazier – (850) 251-1505
TIME: 10:00 a.m.

REVISION
TYPE A AND PRE-SUBMITTAL MEETING AGENDA
Thursday, February 28, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-Submittal

Kappa Alpha Theta Parking Improvements (TPA190019) (21-36-50-037-5605, 21-36-50-037-5610 and 21-36-50-037-5615) is located on 0.92 acres at 510 West Park Avenue. The project is the pavement of the gravel parking lot, a new driveway off Palm Court and drainage improvements. The properties are zoned CC (Central Core) and are located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and the FSU Transition Area Design Review District.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: DRMP – (850) 562-9600
TIME: 8:30 a.m.

Type A Site Plan

Market Square Hotel (TSP190015) (11-08-51-004-0430) is located on 3.14 acres at 1481 Timberlane Road. The project is the development of a four-story, 128-room hotel totaling 72,576 square feet. The property is zoned AC (Activity Center).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Moore Bass Consulting, Inc. – (850) 222-5678
TIME: 9:15 a.m.

Market Square Redevelopment (TSP190012) (11-08-51-004-0400, 11-08-51-004-0430, and 11-08-51-004-0401) is located on approximately 10.46 acres at 1415 Timberlane Road. The project includes the demolition of the existing pavilion and three existing buildings at the rear of the site, and the construction of a 32,432 square foot movie theatre and a 20,020 square foot retail building. The project also includes improvements to two existing buildings at the front of the site which will remain. The property is zoned AC (Activity Center).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Kimley-Horn – (850) 553-3500
TIME: 10:00 a.m.

TYPE A AND PRE-SUBMITTAL MEETING AGENDA (Revision 1)

Thursday, March 7, 2019

Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-Submittal

Electric Logistics Facility (TPA190021) (41-04-20-010-0000) is located on 9.39 acres at 2601 Jackson Bluff Road. The project is the construction of a 7,560 square foot building with dining area, kitchen, bathrooms and storage for electric personnel responding to an emergency. Site existing conditions includes a 12,437 square foot transmission material warehouse. The property is zoned GO-2 (Government Operations 2).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Wood Environment & Infrastructure Solutions, Inc. – (850) 656-1293
TIME: 8:30 a.m.

Wildwood Church Driveway and SWMF (TPA190022) (14-18-20-207-0000) is located on 56.60 acres at 8018 Oak Grove Road. The project is the construction of a new drive aisle to connect the existing parking lot and improve traffic circulation, as well as construction of a new stormwater treatment facility and expansion of the existing stormwater facility. The property is zoned PUD (Wildwood Presbyterian Church PUD Concept Plan).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Jaks Engineering – (850) 386-2058
TIME: 9:15 a.m.

Type A Site Plan

Lake Bradford Road Circle K Redevelopment (TSP190014) (41-02-20-019-0000) is located on 2.53 acres at 809 Lake Bradford Road. The project is the demolition of the existing building and the construction of a 5,314 square foot gas station/convenience store. The property is zoned CU-45 (Central Urban 45) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and is within the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Blackhawk Engineering, Inc. – (850) 222-4295
TIME: 10:00 a.m.

TYPE A AND PRE-SUBMITTAL MEETING AGENDA

Thursday, March 14, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Type A Major Modification

Kraft Motorcar Expansion (TSP190020) (11-27-20-216-0000) is located on 10.57 acres at 3277 Mahan Drive. The project is a major modification to site plan TSP170035 to increase the size of the building from 5,186 square feet to 11,311 square feet. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Urban Catalyst Consultants – (850) 999-4241
TIME: 8:30 a.m.

Pre-Submittal

Concrete Enterprises (TPA190023) (31-19-20-608-0020) is located on 4.12 acres on the north side of Crossway Road, approximately 1,400 feet west of Woodville Highway. The project is the placement of a 2,000 square foot temporary mobile unit for operations and control for a portable concrete producing plant. The property is zoned I (Industrial).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Concrete Enterprises LLC – (850) 251-0068
TIME: 9:15 a.m.

Pre-Submittal

Independence Landing (TPA190024) (31-22-20-801-0000) is located on a 20.01-acre leased area within the 62.76-acre parcel. The project site is located on the south side of School House Road, approximately 1,200 feet east of Four Oaks Boulevard. The project is the construction of a 52-unit multi-family development with 79 bedrooms for adults with cognitive, intellectual, developmental and physical disabilities and a 6,000 square foot administrative building. The property is zoned PUD (Southwood Planned Unit Development).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Moore Bass Consulting – (850) 222-5678
TIME: 10:00 a.m.

TYPE A AND PRE-SUBMITTAL MEETING AGENDA

Thursday, March 21, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-Submittal

Day Care Center – 3716 Mahan Dr (TPA190026) (11-22-51- G-2090) is located on 3.37 acres at 3716 Mahan Drive. The project is the construction of a 7,965 square foot preschool building, a 7,734 square foot afterschool building and a playground. The property is zoned MCN (Mahan Corridor Node).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Concept Companies – (352) 333-3233 Ext. 203
TIME: 8:30 a.m.

Type A Site Plan

Maclay Beck Family Innovation Center (TSP190021) (14-31-20-606-0000) is located on 1.49 acres within the 102-acre Alfred B. Maclay School Campus at 3737 North Meridian Road. The project is the construction of a 21,331 square foot laboratory and student center building. The property is zoned LP (Lake Protection).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Moore Bass Consulting, Inc. – (850) 222-5678
TIME: 9:15 a.m.

TYPE A AND PRE-SUBMITTAL MEETING AGENDA (Revision 1)

Thursday, March 28, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-Submittal

Cambridge Parc PUD (TPA190025) (14-33-20-148-0000, 14-33-20-152-0000 and 14-33-20-156-0000) is located on 7.45 acres at 4680, 4732 and 4738 Thomasville Road. The subject parcels are currently in the process of annexation into the city limits. The project is a proposed Planned Unit Development with a maximum of 27 single family residential detached homes. The properties are zoned RP (Residential Preservation).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Magnolia Engineering LLC – (850) 385-0203
TIME: 8:30 a.m.

Bob's Auto Warehouse (TPA190027) (41-11-18-000-0260, 41-11-18-000-0270, 41-11-18-000-0280 and 41-11-18-000-0300) is located on .93 acres at 2293 Lake Bradford Road. The project is the construction of a 13,500 square foot warehouse building. The properties are zoned M-1 (Light Industrial) and C-2 (General Commercial) and are located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Barkley Consulting Engineers, Inc. – (850) 297-0440
TIME: 9:15 a.m.

735 Wailes Mixed Use (TPA190028) (41-01-75-000-0030) is located on .29 acres at 735 Wailes Street. The project is the construction of a 6,804 square foot, three-story mixed-use building. The property is zoned UT (University Transition) and is located within the MMTD (Multi-Modal Transportation District) and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Civil Consulting Engineers, Inc. – (321) 698-7042
TIME: 10:00 a.m.

Type A Site Plan

Uptown Self Storage Phase 2 (TSP190023) (11-21-20-420-0000) is located on 3.73 acres at 2781 Alexis Lane. The project is the construction of a 19,125 square foot self-storage facility and removal of approximately 757 square feet from the easternmost building on the site. The property is zoned CP (Commercial Parkway) and OR-3 (Office Residential).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Jaks Engineering – (850) 386-2058
TIME: 10:45 a.m.

Pre-Submittal

Plymouth Subdivide (TPA190029) (11-33-75- B-0050) is located on .21 acres at 583 Plymouth Court. The project is the subdivision of the property into three lots for construction with three attached townhomes. The property is zoned MR-1 (Medium Density Residential).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176

AGENT: Sulimon Leone – (786) 608-7447

TIME: 11:30 a.m.

TYPE A AND PRE-SUBMITTAL MEETING AGENDA

Thursday, April 4, 2019

Growth Management Conference Room

435 N. Macomb Street /First Floor

Pre-Submittal

Buckingham Gates (TPA190030) (31-04-60- D-0010 and 31-04-20-218-0000) is located on 15.02 acres on the east side of Richardson Road approximately 200 feet north of Apalachee Parkway. The project is the subdivision of the property into 33 single family residential detached homes. The properties are zoned RP-1 (Residential Preservation) and PUD (Cross Creek PUD).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176

AGENT: Kimley Horn – (850) 553-3503

TIME: 8:30 a.m.

NOTE THE AFTERNOON START TIME

TYPE A AND PRE-SUBMITTAL MEETING AGENDA

Thursday, April 11, 2019

Growth Management Conference Room

435 N. Macomb Street /First Floor

Pre-Submittal

Florida Cancer Specialist (TPA190033) (11-29-20-031-0000) is located on 5.19 acres on the southwest corner of North Blair Stone Road and Miccosukee Road. The project is the construction of two medical office buildings. The Phase One building is a one-story, 21,000 square foot private cancer center. The Phase Two building is a one-story, 12,000 square foot private medical office. The property is zoned OR-3 (Office Residential 3).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010

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

TIME: 1:00 p.m.

Type A Site Plan

Islamic Center of Tallahassee (TSP180032) (21-09-51-302-1060) is located on 2.91 acres at 3617 Old Bainbridge Road. The project is the construction of a 4,681 square foot mosque. The property is zoned RP-1 (Residential Preservation 1). This was continued from the May 3, 2018 meeting.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176

APPLICANT: DEC Engineering, Inc. – (850) 385-5288

TIME: 1:45 p.m.

TYPE A AND PRE-SUBMITTAL MEETING AGENDA

Thursday, April 18, 2019

Growth Management Conference Room

435 N. Macomb Street /First Floor

Pre-Submittal

JJMF 5 (TPA190037) (41-02-56- D-0240) is located on 0.16-acres on the south side of Pepper Drive, approximately 1,400 feet west of Lake Bradford Road. The project is the placement of a 1,000 square foot modular office building. The proposed building is a community facility. The property is zoned R-3 (Single Detached, Attached and Two-Family Residential) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176

AGENT: Farhood Basiri – (407) 412-7467

TIME: 8:30 a.m.

Max Dr (TPA190031) (21-20-20-641-0000) is located on 1.05 acres at 1489 Max Drive. The project is the subdivision of the property into two lots. The property is zoned M-1 (Light Industrial).

PROJECT COORDINATOR: Kim Cole Sweazy- Senior Planner (850) 891-7010

AGENT: Laura Guy – (850) 509-4045

TIME: 9:15 a.m.

FAMU Wesley Foundation (TPA190035) (41-01-54-000-0260) is located on .36 acres at 140 Palmer Avenue West. The project is the conversion of one apartment into a church office, the addition of a 1,125 square foot meeting hall on the east end of the building and a 140 square foot laundry room on the rear of the building. The property is zoned CU-26 (Central Urban-26) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay, and is within the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010

AGENT: The Blueprint Shop – (850) 224-2699

TIME: 10:00 a.m.

FSUS STEAM Building (TPA190036) (31-22-23- A-0010) is located on 50.04 acres at 3000 Schoolhouse Road. The proposed STEAM building is approximately 54,000 square feet and consists of classrooms and a 750-seat auditorium with a potential future expansion of 18,000 square feet. In addition, the existing gym is proposed to be renovated and expanded from 23,970 square feet to 28,585 square feet. The property is located in the MUEI-2 (Mixed Use Education and Institutional) zoning category of the Southwood PUD.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042

AGENT: George & Associates Consulting Engineers, Inc. – (850) 521-0344

TIME: 10:45 a.m.

Munroe House Alteration & Addition (TPA190038) (21-36-40-022-3205) is located on .25 acres at 403 East Call Street. The project is the demolition of an accessory building at the southeast corner of the property, covered porch and the rear portion of the main building. Proposed is a 660 square foot addition to the building. The property is zoned SCD (Special Character District) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and the Downtown Community Redevelopment area. This property is also on the Historic Preservation Overlay register.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Workshop 131 Architecture & Interiors – (850) 284-4827
TIME: 1:00 p.m.

LC Sheriff's Office Training Facility (TPA190039) (41-09-20-801-0000) is located on 9.78 acres at 3969 Tyson Road. The project is the construction of an advanced law enforcement training facility that would include an administration building, classroom building, restroom building, canine training range, a 13,200 square foot firing range, a simunitions shoot house, a small pond to be used for dive team training and inmate aquaculture program, obstacle course and a rappelling tower. The property is zoned M-1 (Light Industrial).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Dewberry Preble-Rish – (850) 523-0062
TIME: 1:45 p.m.

729 Brevard Street (TPA190040) (21-35-75-001-0090) is located on .35 acres at 729 West Brevard Street. The project is the construction of a nine-unit, one-bedroom, apartment complex. The property is zoned CU-26 (Central Urban-26) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay, and is within the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Booker Warren – (850) 445-3622
TIME: 2:30 p.m.

TYPE A AND PRE-SUBMITTAL MEETING AGENDA

Thursday, April 25, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-Submittal

PlayBig Southside (TPA190042) (41-01-20-086-0000) is located on 2.96 acres at 1549 South Monroe Street. The project is the establishment of a school within the existing structure on the north side of the property, as well as vehicle use area improvements, with the primary frontage for the school being on East Jennings Street. The property is zoned CU-45 (Central Urban 45) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay, and is within the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Rachel Scharlepp – (850) 942-2000
TIME: 8:30 a.m.

SneauxBall (TPA190041) (21-24-30-C-0040) is located on .26 acres at 2049 North Monroe Street. The project is to utilize the existing slab and drive thru (formally Rally's) with a 96 square foot utility shed which will meet building and food safety requirements. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Jarrett Maloy (850) 933-1239
TIME: 9:15 a.m.

629 W Pensacola Apartments (TPA190043) (21-36-80-037-7670, 21-36-80-037-7675, 21-36-80-037-7680, 21-36-80-038-7710, 21-36-80-038-7700 and 21-36-80-038-7705) is located on 1.45 acres at the northwest corner of West Lafayette Street and South Copeland Street. The project is the construction of a six-story student housing building (90 units, 376 beds), a clubhouse and a parking garage. The properties are zoned UT (University Transition) and are located within the MMTD (Multi-Modal Transportation District), Downtown Overlay.

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Moore Bass Consulting (850) 222-5678
TIME: 10:00 a.m.

Type A Site Plan

Boys Town Additional Home (TSP190028) (21-21-51-131-3550) is located on 9.85 acres located at 2743 Hollyhock Hill. The project is the construction of an additional 5,293 square foot residence. The property is zoned R-1 (Single Family Detached Residential) and R-3 (Single and Two-Family Residential).

PROJECT COORDINATOR: Kate Daniel – Senior Planner (850) 891-7042
AGENT: DRMP (850) 562-9631
TIME: 10:45 a.m.

TYPE A AND PRE-SUBMITTAL MEETING AGENDA

Thursday, May 2, 2019

Growth Management Conference Room

435 N. Macomb Street /First Floor

Type A Site Plan

Uptown Self Storage Phase 2 (TSP190023) (11-21-20-420-0000) is located on 3.73 acres at 2781 Alexis Lane. The project is the construction of a 19,125 square foot self-storage facility and removal of approximately 757 square feet from the easternmost building on the site. The property is zoned CP (Commercial Parkway) and OR-3 (Office Residential). This is continued from the March 28, 2019 meeting.

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010

AGENT: Jaks Engineering – (850) 386-2058

TIME: 8:30 a.m.

TYPE A AND PRE-SUBMITTAL MEETING AGENDA

Thursday, May 9, 2019

Growth Management Conference Room

435 N. Macomb Street /First Floor

Pre-Submittal:

Ananeo Trust/Christmas by King (TSP190044) (11-05-20-004-0050) is located on .39 acres at 3503 Financial Plaza. The project is a 5,400 square-foot post and beam barn for retail sales and office space. The property is zoned PUD (The Villages of Maclay Planned Unit Development).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010

AGENT: James King (850) 363-7681

TIME: 8:30 a.m.

TYPE A AND PRE-SUBMITTAL MEETING AGENDA

Thursday, May 16, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Type A Site Plan:

Home 2 Suites by Hilton (TSP190031) (31-03-25-000-0041) is located on 4.86 acres on the south side of Dick Wilson Blvd. approximately 250 feet east of Capital Circle Southeast. The project is the construction of a 53,012 square-foot hotel with 87 rooms. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: John Reddick- Senior Planner (850) 891-7176
AGENT: Urban Catalyst Consultants (850) 999-4241
TIME: 8:30 a.m.

Pre-Submittal:

Uniti Fiber POP (TPA190046) (41-09-20-013-0000) is located on .87 acres at the northeast intersection of Orange Avenue West and Saturday Road. The project is the construction of a 336 square-foot shelter and generator within a 40' x 50' fenced footprint for a fiber optic Point of Presence. The property is zoned OR-2 (Office Residential, Medium Density) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Young Contracting (770) 522-9270
TIME: 9:15 a.m.

Ortiz Dental Office (TPA190047) (31-16-26- C-0060) is located on .94 acres at 3665 Coolidge Court. The project is the construction of a 6,900 square-foot building with 4,500 square feet of dental office space and 2,400 square feet of general office space. The property is zoned PUD (Southwood Planned Unit Development).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Magnolia Engineering LLC (850) 385-0203
TIME: 10:00 a.m.

Family Worship and Praise Center (TPA190048) (41-13-20-410, 422, 425, 426, 427, 438, 484, 486, 496 and 498-0000) is located on 16.01 acres on the south side of Gaile Avenue, between Woodville Highway and Crawfordville Road. The project is the construction of a 50,000 square-foot church. The property is zoned C-2 (General Commercial).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Blackhawk Engineering Inc (850) 224-4295
TIME: 10:45 a.m.

NOTICE 9:15 A.M. START TIME

TYPE A AND PRE-SUBMITTAL MEETING AGENDA (Revision 1)

Thursday, May 23, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-Submittal:

Circle K Site Modifications (TPA190050) (21-34-51-000-1200) is located on .64 acres at 2027 West Pensacola Street. The project is to remove a portion of the building to construct 12 additional parking spaces. The property is zoned UT (University Transition) and is located within MMDT (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Dewberry (850) 523-0062
TIME: 9:15 AM

Chick-fil-A (TPA190045) (11-31-20-420-0000) is located on 0.48 acres at the northeast corner of Magnolia Drive and Governors Square Blvd. Concept 1 proposes a 4,101 square foot restaurant with dual design drive thru. Concept 2 proposes a 4,849 square foot restaurant with dual design drive thru. The property is zoned C-2 (General Commercial) and is located within the MMDT (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Bowman Consulting (954) 314-8480
TIME: 10:00 AM

TYPE A AND PRE-SUBMITTAL MEETING AGENDA

Thursday, May 30, 2019

Growth Management Conference Room

435 N. Macomb Street /First Floor

Pre-Submittal:

Women's Health Clinic (TPA190051) (21-28-20-432-0010) is located on 1.24 acres on the north side of West Tennessee Street, approximately 2,000 feet east of Appleyard Drive. The project is a mobile health unit and a future 2,520 square foot medical clinic. The property is zoned for CP (Commercial Parkway) and is located within MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042

AGENT: Poole Engineering (850) 386-5117

TIME: 8:30 a.m.

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

Thursday, June 13, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-Submittal

Villa Reanna Redevelopment (TPA190053) (21-34-51-000-1080) is located on 4.71 acres at 1924 West Pensacola Street. The project is demolition of the apartment complex and residential dwellings and the construction of a 5-level mix of residential, leasing offices, and associated amenities space and contains 116 units. The property is zoned UT (University Transition) and is located within MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Architects Lewis + Whitlock (850) 942-1718
TIME: 8:30 a.m.

Lafayette Park Apartments (TPA190056) (11-31-20-417-0000) is located on 6.36 acres at southwest corner of the intersection of East Lafayette Street and South Magnolia Drive. The project is the construction of a three (3) three-story apartment buildings with 96 units. The property is zoned UP-1 (Urban Pedestrian-1) and is located within MMTD (Multi-Modal Transportation District)

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Inovia Consulting Group (850) 298-4213
TIME: 9:15 a.m.

Kingdom Word Ministries (TPA190057) (21-25-25- B-0350) is located on .31 acres at the northeast corner of Gibbs Drive and W. Fourth Avenue. The project is the construction of a 4,950 square foot church. The property is zoned CU-26 (Central Urban 26) and is located within MMTD (Multi-Modal Transportation District) and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Jaks Engineering, Inc (850) 386-2058
TIME: 10:00 a.m.

US 27 Dunkin and Car Wash (TPA190058) (21-09-51-720-1460) is located on 1.64 acres at 3738 North Monroe Street. The project is the construction of an 820 square foot drive-thru restaurant, an automated carwash, and subdivision of the property into two parcels. The property is zoned CP (Commercial Parkway)

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Poole Engineering & Surveying Inc. (850) 386-5117
TIME: 10:45 a.m.

Type A and Presubmittal Agenda
June 13, 2019

Tennessee Capital Car Rental (TPA190059) (21-30-20-001-0000) is located on 1.74 acres at the northeast corner of West Tennessee Street and Nashville Drive. The project is the construction of an 1,875 square foot automobile rental facility. The property is zoned AC (Activity Center).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Poole Engineering & Surveying Inc. (850) 386-5117
TIME: 11:30 a.m.

Type A Site Plan

FSUS STEAM Building and Auditorium (TSP190033) (31-22-23- A-0010) is located on 50.04 acres at 3000 Schoolhouse Road. The project is the construction of classrooms and auditorium totaling 50,822 square feet and a 4,615 square foot addition to the gymnasium. The property is zoned PUD (Southwood Planned Unit Development).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: George & Associates (850) 521-0344
TIME: 1:15 p.m.

Stanley Steemer (TSP190034) (31-09-28- A-0040) is located on 1.32 acres at 2421 Barcelona Lane. The project is the construction of a 6,697 square foot building. The property is zoned PUD (Southwood Planned Unit Development).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Melvin Engineering (850) 228-2138
TIME: 2:00 p.m.

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

Thursday, June 20, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Type A Site Plan

Ortiz Dental Office (TSP190036) (31-16-26- C-0060) is located on .94 acres at 3665 Coolidge Court. The project is the construction of 6,900 square foot building containing a 4,500 square foot dental office and 2,400 square feet of general office. The property is zoned PUD (Southwood Planned Unit Development).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Magnolia Engineering LLC (850) 385-0203
TIME: 8:30 AM

Stanley Steemer (TSP190034) (31-09-28- A-0040) is located on 1.32 acres at 2421 Barcelona Lane. The project is the construction of a 6,697 square foot building. The property is zoned PUD (Southwood Planned Unit Development). The application is continued from the June 13, 2019 meeting.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Melvin Engineering (850) 228-2138
TIME: 9:15 AM

Pre-Submittal

Starling Subdivision Project (TPA190060) (41-09-20-019-0000) is located on .89 acres on the east side of Saturday Road, approximately 200 feet north of West Orange Avenue. The project is subdivision of the property into two lots. The property is zoned OR-2 (Office Residential-2) and is in the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Carl Sterling (850) 294-5176
TIME: 10:00 AM

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

Thursday, June 27, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-Submittal

Jiffy Lube (TPA190052) (11-22-51- H-2210) is located .79 acres on the north side of Mahan Drive at its intersection with Buck Lake Road. The project is the construction of a 3,020 square foot oil change facility. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Kim Cole Sweazy – Senior Planner (850) 891-7010
APPLICANT: Boos Development, Inc. (727) 669-2900
TIME: 8:30 AM

Evangel Assembly Building Addition (TPA190063) (21-22-20-033-0000) is located at 2300 Old Bainbridge Rd. The current SF is 40,818 the Project consist of expansion of the Church not to exceed 2,200 SF with no increase to impervious area. The property is zoned PUD (Evangel Assembly of God Planned Unit Development).

PROJECT COORDINATOR: Kim Cole Sweazy – Senior Planner (850) 891-7010
APPLICANT: George & Associates (850) 521-0345
TIME: 9:15 AM

Cascades Trail – Skateable Art – Public Art Skatepark (TPA190062) (41-02-20-003-0000) is located at the northwest corner of the FAMU Way and Pinellas Street intersection and adjacent to Coal Chute pond. The application is for the construction of a skate park. The property is zoned UT (University Transition) and is in the MMTD (Multi-Modal Transportation District), Downtown Overly and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel – Senior Planner (850) 891-7042
APPLICANT: City of Tallahassee - Roger Cain (850) 891-2869
TIME: 10:00 AM

T-Square- (TPA190064) (21-13-20-002-0000) is located on 1.79 acres at 302 Bermuda Rd. The project consists subdivision of the property into six lots for the construction of single-family homes. The property is zoned RP-1 (Residential Preservation – 1).

PROJECT COORDINATOR: Kate Daniel – Senior Planner (850) 891-7042
APPLICANT: Tolliver, Don (850) 339-9311
TIME: 10:45 AM

E Seaboard Triplex

(TPA190065) (11-31-80-000-0160) is located on .26 acres on E Seaboard Street, approximately 100 feet west of Marvin Street. The project is the construction of a triplex dwelling with carport/garage. The property is zoned CU- 26 (Central Urban-26) and is located in the MMTD (Multi-Modal Transportation District)

PROJECT COORDINATOR: John Reddick – Senior Planner (850) 891-7176

APPLICANT: Dennis St Pierre-Charles (850) 445-3189

TIME: 1:00 PM AM

Type A Site Plan

Water Quality Laboratory (TSP190047) (41-15-20-801-0000) is located on 489.13 acres at 4505 Springhill Road. The project is the construction of an 8,720 square foot laboratory. The building will be located off Springhill Road, east of the T.P. Smith Water Treatment Plant Gate C access. The property is zoned M-1(Light Industrial).

PROJECT COORDINATOR: John Reddick – Senior Planner (850) 891-7176

APPLICANT: Mott McDonald (850) 238-3225

TIME: 1:45 PM

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

Thursday, July 11, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-Submittal

804 Stiles (TPA190066) (21-23-60- C-0090) is located on 3.2 acres on the west side of Monticello Drive at its intersection with Stiles Avenue. The project is a discussion of the development of the lot to construct three single family residences. The property is zoned RP-1 (Residential Preservation 1).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
APPLICANT: Jay Goddard (850) 210-4011
TIME: 8:30 AM

Magnolia Square at Cascades (TPA190068) (11-31-50- B-0130) is located on .83 acres at 735 East Tennessee Street. The project is the resubdivision of lots 13 and 14 of Block B, Franklin Park into four lots for construction of a single-family residence and an accessory dwelling unit on each lot. The property is zoned OR-1 (Office Residential-1) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
APPLICANT: Urban Catalyst Consultants (850) 999-4241
TIME: 9:15 AM

Type A Site Plan

Haven 17 Major Modification (TSP190050) (21-34-51-000-1410) is located at the southwest corner of West Pensacola Street and Rivoli Road. The modification is being requested for revisions to approved site plan TSP180059 to remove the stormwater detention and water quality treatment areas and revisions to parking and landscape areas. The property is zoned UT (University Transition) and is located in the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
APPLICANT: Urban Catalyst Consultants (850) 999-4241
TIME: 10:00 AM

Pre-Submittal

Southwood LSF-3 (TPA190067) (31-10-20-012-0000) is located on 62 acres at the southwest corner of Orange Avenue East and Four Oaks Boulevard. The project is subdivision of the property into 61 single family lots. The property is zoned for PUD (Southwood Planned Unit Development).

PROJECT COORDINATOR: Kate Daniel -Senior Planner (850) 891-7042
APPLICANT: Kimley-Horn (850) 553-3500.
TIME: 10:45 AM

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

Thursday, July 18, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-Submittal

Charles & Chuck's Place (TPA190069) (41-01-50- N-0010) is located on .82 acres at 2011 South Adams Street. The project the demolition of the existing structure and construction of a 4-story multi-use building containing 1,200 square foot restaurant/lounge, 7,080 square feet of event space, and 20 multi-family units. The property is zoned CU-45 (Central Urban - 45) and is in the MMTD (Multi-Modal Transportation District) Downtown Overlay, Downtown Community Redevelopment Area and Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
APPLICANT: C&B Enterprise, LLC (919) 272-3447
TIME: 8:30 AM

St Joe Southwood Biltmore Avenue (TPA190070) (31-10-20-012-0000) is located on 19.43 acres between Orange Avenue and Old St. Augustine Road, west of Southwood Plantation Road. The project is the development of a residential roadway "Biltmore Avenue" and 31 single-family residential lots, as well as the widening of Orange Avenue from Biltmore Avenue to Southwood Plantation Road. The property is zoned PUD (Southwood PUD).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
APPLICANT: Kimley-Horn & Associates, Inc. (850) 553-3502
TIME: 9:15 AM

St. Francis Apts. (TPA190071) (21-36-90-032-8760) is located on .24 acres at 450 St. Francis Street. The project is the demolition of the existing structure and the construction of a 3-story, with 9 multi-family units. The property is zoned ASN-A (All Saints Zoning District-A) and is in the MMTD (Multi-Modal Transportation District) Downtown Overlay, and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
APPLICANT: Huffman Associates (850) 212-2668
TIME: 10:00 AM

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

Thursday, July 25, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-Submittal

4Forty North Monroe (TPA190072) (21-36-40-153-3790 and 21-36-40-153-3795) is located on 2.51 acres at 440 North Monroe Street. The project is the demolition of the existing building and drive-thru and the construction of a multi-use project including 230 apartments units, 17 townhouse units, 12,177 square feet of commercial/restaurant area and a 114,387 square foot parking garage. The properties are zoned CC (Central Core) are located within the MMTD (Multi-Modal Transportation District), Downtown Overlay, and are in the Downtown Community Redevelopment Area.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
APPLICANT: Inovia Consulting Group – (850) 298-4213
TIME: 8:30 AM

Commerical Parking Relocation (TPA190073) (11-05-25- J-0040) is located on 1.44 acres at 3534 Maclay Blvd. The project is the demolition of 31 existing parking spaces and construction of approximately 40 new parking spaces to serve the Maclay Center commercial development and a future City park to be constructed as part of the Market District Multi-Purpose Stormwater Project. The properties are zoned PUD (Villages of Maclay PUD).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
APPLICANT: DPB & Associates – (850) 556-6547
TIME: 9:15 AM

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

Thursday, August 08, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-Submittal

Tallahassee Classical School – Southwood (TPA190075) (31-20-20-002-0010) is located on 11.4 acres, south of Tram Road, at the western boundary of the Southwood PUD, approximately 0.90 miles west of Capital Circle SE. The project is the construction of a two-story, 32,000 square foot charter school. The property is zoned PUD (Southwood Planned Unit Development).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Moore Bass Consulting (850) 222-5678
TIME: 9:30 AM

Young Engineers (TPA190076) (41-01-20-056-0000) is located on 0.46 acres at 1413 South Monroe Street. The project is the conversion of the existing building to an afterschool learning center. The property is zoned CU-45 (Central Urban-45) and is located with the MMTD (Multi-Modal Transportation District), Downtown Overlay and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: - Khary Henry (850) 445-7654
TIME: 10:15 AM

Lafayette Street Apartments (TPA190074) (11-31-20-417-0000) is located on 5.77 acres at 1235 Lafayette Street. The project is the construction of a 96-unit multi-family residential complex, consisting of 61 one-bedroom, 18 two-bedroom and 18 three-bedroom units. The property is zoned UP-1 (Urban Pedestrian-1) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Inovia Consulting Group (850) 298-4213
TIME: 11:00 AM

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

Thursday, August 15, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-Submittal

Russell Park Subdivision (TPA190079) (31-08-20-408-0000 and 31-17-20-002-0000) is located on 33.77 acres at 3189 S Blair Stone Road. The proposed project is to subdivide the existing two parcels into three parcels. The property is zoned PUD (John Colin English PUD).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Moore Bass Consulting (850) 222-5678
TIME: 8:30 AM

Goodwood Sidewalk Connection (TPA190078) (11-29-20-222-0000) is located on 19.95 acres at 1600 Miccosukee Road. The project is the proposed construction of a sidewalk to connect visitors from Tallahassee Memorial HealthCare to the Goodwood Museum and Gardens property. The property is zoned CM (Medical Arts Commercial) and is within the Historic Preservation Overlay (HPO).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Wood & Partners (850) 391-0357
TIME: 9:15 AM

FAMU Wesley Foundation (TPA190077) (41-01-42- F-0040) is located on .10 acres at 2023 S. Martin Luther King Jr. Boulevard. The project is the proposed conversion a 2,275 square foot residence to a religious facility. The property is zoned RP-2 (Residential Preservation - 2) and is located within the MMTD (Multi-Modal Transportation District) and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Construction Permitting Solutions (850) 879-0798
TIME: 10:00 AM

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

Thursday, August 22, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Type A Site Plan

Florida Cancer Specialists (TSP190054) (11-29-20-031-0000) is located on 4.98 acres at the southwest corner of Miccosukee Road and N. Blair Stone Road. The project is the proposed construction of a 22,207 square foot medical office. The property is zoned OR-3 (Office Residential-3).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Moore Bass Consulting (850) 222-5678
TIME: 8:30 AM

4417 Entrepot Warehouse (TSP190055) (41-15-50-000-0300) is located on 1.10 acres at 4417 Entrepot Blvd. The project is the proposed construction of two warehouse buildings in phases. Phase 1 will be the construction of all on-site infrastructure and a 5,000 square foot warehouse and Phase 2 will be the construction of an additional 1,250 square feet. The property is zoned M-1 (Light Industrial).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Southeastern Consulting Services (850) 544-6771
TIME: 9:15 AM

Pre-Submittal

Tallahassee Suites (TPA190081) (11-31-20-601-0000) is located on approximately 1.61 acres located at 918 E Lafayette St. The proposed project is to construct a three-story, 57-room hotel. The property is zoned AC (Activity Center) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Kimley-Horn & Associates, Inc (850) 553-3500
TIME: 10:00 AM

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

Thursday, August 29, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Type A Site Plan

Gateway Commercial Center – Phase II (TSP190057) (41-11-18-000-0260, 0270, 0280, 0290, 0300, 0310 and 0320) is located on .69 acres at 2289 Lake Bradford Road. The project is the construction of two 6,000 square foot warehouse buildings. The properties are zoned M-1 Light Industrial and C-2 (General Commercial). The C-2 portion of the development is pending rezoning to M-1.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Barkley Consulting Engineers, Inc. (850) 297-0440
TIME: 8:30 AM

Pre-Submittal

Panera Bread (TPA190082) (31-05-20-095-0000) is located on approximately 1.58 acres located at 2009 Apalachee Parkway. The proposed project is to construct a new 4,300 square foot restaurant with drive through and associated parking. The property is zoned PUD (Parkway Village PUD).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Inovia Consulting Group (850) 298-4213
TIME: 9:15 AM

2805 Thomasville Road (TPA190083) (11-17-20-614-0000) is located on approximately 9.10 acres located at 2805 Thomasville Road. The proposed project is subdivision of the parcel into five lots for single-family residential homes. The property is zoned RP-1 (Residential Preservation - 1).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Moore Bass Consulting (850) 222-5678
TIME: 10:00 AM

3446 Thomasville Road Medical (TPA190084) (11-08-51-007-0710) is located on approximately .61 acres at 3446 Thomasville Road. The proposed project is to construct of a 4,000 square foot medical office. The property is zoned AC (Activity Center).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Moore Bass Consulting (850) 222-5678
TIME: 10:45 AM

Palmer Re-Plat (TPA190085) (11-28-65-000-0010 and 0030) is located on approximately 2.41 acres located at 2633 Mahan Drive. The proposed project is to subdivide Lot 1 of the W. H. Palmer Office Complex into three parcels. The properties are zoned C-2 (General Commercial) and OR-3 (Office Residential 3).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176

AGENT: Urban Catalyst Consultants, Inc. (850) 999-4241

TIME: 11:30 AM

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

Thursday, September 5, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-Submittal

St. Augustine/Noleside Properties (TPA190086) (21-35-70- A-0050) is located on approximately .11 acres on the North side of W. St. Augustine Street between Lorene Street and Gay Street. The proposed project the construction of a three-story dwelling. The property is zoned UT (University Transition) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Matt Hale (850) 591-5910
TIME: 8:30 AM

1432 Grape Street (TPA190087) (11-30-57-000-0220 and 11-30-57-00-0120) is located on approximately .27 acres at 1432 Grape Street and .33 acres at 1449 Thomasville Road. The proposed project is to adjust the property lines. The properties are zoned RP-2 (Residential Preservation - 2) and NBO (Neighborhood Boundary Office) and are located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Meridian Surveying & Mapping (850) 668-7641
TIME: 9:15 AM

Fellowship Hall (TPA190089) (11-33-20-001-0000) is located on approximately 7 acres at the Tallahassee First Seventh Day Adventist Church, 618 Capital Circle NE. The proposed project is to construct a 4,200 square foot fellowship hall. The property is zoned CP (Commercial Parkway)

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Joey Suarez (850) 932-3123
TIME: 10:00 AM

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

Thursday, September 12, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-Submittal

Southwood LDR-5 Phase III (TPA190090) (31-10-20-012-0000) is located on 17.30 acres on Orange Ave just east of Conley Elementary School. The proposed project is to subdivide the property into 55 single-family residential lots. The property is zoned PUD (Southwood PUD).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Dewberry - (850) 354-5181
TIME: 8:30 AM

Southwood Magnolia Park Phase 2 (TPA190095) (31-10-20-012-0000) is located on 5.97 acres south of Orange Avenue East and east of Jasmine Hill Road. The proposed project is to subdivide the property into 28 lots for single-family residential development. The property is zoned PUD (Southwood PUD).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Atkins - (850) 580-7876
TIME: 9:15 AM

Andrew Landing (TPA190094) (31-04-20-405-0000) is located on 8.82 acres at 2822 Old Saint Augustine Road. The proposed project is to construct four three-story, multi-family residential buildings consisting of 108 units. The property is zoned AC (Activity Center).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: The Vestcor Companies - (904) 316-8487
TIME: 10:00 AM

Melissa Grove (TPA190096) (21-21-51-026-1580 and 21-21-51-047-2525) is located on 10.94 acres at 2532 W Tharpe Street and 2521 Pecan Road. The proposed project is construct four three-story multi-family residential buildings consisting of 108 units with a clubhouse/leasing office and amenities. The properties are zoned MR-1 (Medium Density Residential).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: The Vestcor Companies - (904) 316-8487
TIME: 10:45 AM

MFN Old Bainbridge Shelter (TPA190091) (21-26-20-000-0090) is located on .15 acres on the east side of Old Bainbridge Road across from Commercial Park Drive. The proposed project is to construct a precast concrete equipment shelter for a passive optical network. The property is zoned UP-1 (Urban Pedestrian-1) and is located in the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Metronet - (812) 213-1308
TIME: 1:00 PM

MFN Killearn Network Shelter (TPA190093) (11-09-17-000-0010) is located on .33 acres at 2349 Killearn Center Blvd. The proposed project is to redevelop the parcel and construct a precast concrete equipment shelter for a passive optical network. The property is zoned R-3 (R-3 Single and Two-Family Residential).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Metronet - (812) 213-1308
TIME: 1:45 PM

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

Thursday, September 19, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Type A Site Plan

Delta Office & Parking (TSP190060) (21-24-14- A3-0040 & 0060) is located on .96 acres at 2139 Delta Boulevard. The proposed project is to construct a two-story office building with the first floor being a parking garage. The property is zoned PUD (Hillcrest Office Park PUD).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Poole Engineering & Surveying, Inc. - (850) 386-5117
TIME: 8:30 AM

3446 Thomasville Road – Urgent Care (TSP190061) (11-08-51-007-0710) is located on .67 acres at 3446 Thomasville Road. The project is redevelopment of the parcel in order to construct a 4,000 square foot medical office. The property is zoned AC (Activity Center).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Moore Bass Consulting (850) 222-5678
TIME: 9:15 AM

TYPE A AND PRE-SUBMITTAL MEETING

AGENDA

Thursday, September 26, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-submittal

West Tennessee Office Expansion (TPA190100) (21-28-20-434-0050 and 21-28-20-434-0060) is located on 4.26 acres at 2610 W. Tennessee Street. The proposed project is the renovation of the existing building and construction of an approximately 640 square foot addition. The property is zoned CP (Commercial Parkway) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Barry Wilson Architecture (850) 838-0521
TIME: 8:30 AM

Tuffy's Auto Service (TPA190102) (21-23-20-015-0000) is located on .73 acres at 2501 N. Monroe Street. The proposed project is for the construction of a 2,610 square foot addition. The property is zoned AC (Center).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: A3 Engineering Group, LLC (229) 224-8638
TIME: 9:15 AM

Midyette (TSP190098) (31-09-20-202-0000 & 31-09-20-257-0000) is located on 4 acres at 2030 Midyette Road. The proposed project is the construction of a 96 or 108 unit apartment complex. The properties are zoned AC (Activity Center).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: McDowell Housing Partner (773) 981-1817
TIME: 10:00 AM

Magnolia (TSP190099) (31-07-20-209-0000) is located on 6.80 acres at 833 E. Magnolia Drive. The proposed project is the construction of a 96 or 120 unit apartment complex. The property is zoned CU-45 (Central Urban-45) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-042
AGENT: McDowell Housing Partner (773) 981-1817
TIME: 10:45 AM

Community Leadership Academy Playground Addition (TSP190103) (11-28-20-029-0000) is located on 2.32 acres at 2816 Mahan Drive. The proposed project is the construction of a playground for the school and rezoning one acre on the north part of the property from Commercial Parkway to Evening Rose PUD. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-010
AGENT: TLG Property (850) 251-1505
TIME: 1:00 PM

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

Thursday, October 3, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Type A Site Plan

Southwood Apartments (TSP190062) (31-09-20-054-0000 and 31-09-20-055-0000) is located on 18.32 acres at the terminus of Bluff Oak Way. The proposed project is for the construction of 252 multi-family dwelling units. The property is zoned PUD (Southwood PUD).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Urban Catalyst Consultants (850) 999-4241
TIME: 8:30 AM

Pre-submittal

Duval Street – College Ave. Parking Lot (TPA190106) (21-36-25-189-1735) is located on .27 acres at southeast corner of Duval Street & College Avenue. The proposed project is for the construction of an 18-space asphalt parking lot. The property is zoned CC (Central Core) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Dantin Consulting, LLC (850) 251-1238
TIME: 9:15 AM

SCP Tallahassee-V (TPA190107) (41-01-20-221-0000) is located on 1.12 acres 1224 Conklin Avenue. The proposed project is for the demolition of the laundry facility building and the construction of a of 12 multi-family dwelling units. The property is zoned UT (University Transition) and is located within the MMTD (Multi-Modal Transportation District) and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Off Campus Holding LLC (850) 320-5848
TIME: 10:00 AM

Jacob Heights (TPA190104) (21-28-20-413-0000 and 21-28-20-601-0000) is located on 7.62 acres at 975 & 991 Appleyard Drive. The proposed project is the construction of 102 multi-family dwelling units. The property is zoned CP (Commercial Parkway) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Vestcor (904) 316-8487
TIME: 10:45 AM

Golden Lighting Shipping Dock (TPA190105) (11-28-81- B-0022 & 11-28-81- B-0053) is located on 3.48 acres at 2847 & 2819 Industrial Plaza Drive. The proposed project is the addition of approximately 3,000 sq. ft. of warehouse space and loading dock, as well as the construction of a connector drive between the two parcels. The property is zoned M-1 (Light Industrial).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: David H. Melvin, Inc. (850) 228-2138
TIME: 11:30 AM

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

Thursday, October 10, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Type A Site Plan

Capital Hill Plaza (TSP190066) (11-16-20-604-0000; 11-16-20-620-0000; 11-16-20-646-0000; 11-16-20-651-0000 and 11-16-20-658-0000) is located on 8.83 acres at 2314 Capital Circle Northeast. The proposed project is the construction of a 30,000 square foot furniture store, 136,640 square feet (4 story) self-storage/warehouse, 5,263 square feet of restaurant with drive-thru and 24,227 square feet of retail/office space. The property is zoned CP (Commercial Parkway) and R-5 (Manufactured Home and Single Family Residential) and is pending rezoning the PUD (Capital Hill Planned Unit Development).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7176
AGENT: Moore Bass Consulting (850) 222-5678
TIME: 8:30 AM

Panera Bread at Apalachee Parkway (TSP190070) (31-05-20-095-0000) is located on 1.45 acres at 2009 Apalachee Parkway. The project is the construction of a 4,300 square foot restaurant with drive-thru. The property is zoned PUD (Parkway Village Planned Unit Development).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7042
AGENT: Inovia Consulting Group (850) 298-4213
TIME: 9:15 AM

Family Worship & Praise Center (TSP190069) (41-13-20-410-0000, 41-13-20-422-0000, 41-13-20-425-0000, 41-13-20-426-0000, 41-13-20-427-0000, 41-13-20-438-0000, 41-13-20-484-0000, 41-13-20-486-0000, 41-13-20-496-0000 and 41-13-20-498-000) is located on 16.01 acres on the south side of Gaile Avenue, between Woodville Highway and Crawfordville Road. The project is the construction of a 50,000 square foot religious facility. The property is zoned C-2 (General Commercial).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Blackhawk Engineers (850) 224-4295
TIME: 10:00 AM

Pre-submittal

Greenwood/Bay Lot Division (TPA190108) (21-24-50-D-0010) is located on .54 acres at 1947 Greenwood Drive. The proposed project is subdivision of the property into two parcels. The property is zoned OR-1 (Office Residential District) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7010
AGENT: Mark Miller (850) 201-2623
TIME: 10:45 AM

TYPE A AND PRE-SUBMITTAL MEETING

AGENDA

Thursday, October 17, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-submittal

Cross Creek Outparcel (TPA190110) (Parcel ID 31-04-20-016-0000 and 31-04-20-021-0000) is located on 11.26 acres at 1212 Capital Circle SE. The proposed project is the creation of an outparcel for the development of a 10,000 sq. ft. multi-use structure or a 6,000 sq. ft. restaurant. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Kate Daniel, Senior Planner (850) 891-7042

AGENT: Paul Davidson (850) 228-2138

TIME: 8:30 AM

Mayo Brothers (TPA190111) (Parcel ID 21-25-43- F-0100) is located on .73 acres at 208 W 8th Avenue. The proposed project is to divide the parcel into two lots. The property is zoned CU-45 (Central Urban - 45), and is located within the MMTD Overlay (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kate Daniel, Senior Planner (850) 891-7042

AGENT: Mayo Brothers Properties, LC (850) 567-4011

TIME: 9:15 AM

Spectrum Tallahassee Site (TPA190112) (Parcel ID 21-28-20-602-0000) is located on 2.36 acres at 2628 W. Tennessee St. The proposed project is to develop a multi-use site to include: a 2,200 sq. ft. Popeyes restaurant with a drive-through; a 5,000 sq. ft. Jiffy Lube; and a 3,500 sq. ft. retail space. The property is zoned CP (Commercial Parkway) and is located within the MMTD Overlay (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick, Senior Planner (850) 891-7176

AGENT: Rachael Myers (727) 669-2900

TIME: 10:00 AM

TYPE A AND PRE-SUBMITTAL MEETING

AGENDA

Thursday, October 24, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-submittal

Blue Water Express Wash (TPA190116) (21-34-81-000-2220, 21-34-81-000-2221, 21-34-81-000-2230) is located on 2.20 acres at the Southeast corner of W Tennessee St. and Ocala Rd. The proposed project is to construct a 2,310 square foot self-service carwash. The property is zoned CP (Commercial Parkway) and is located within the MMTD Overlay (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick, Senior Planner, (850) 891-7176

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

TIME: 8:30 AM

The Pointe at Piney-Z (TPA190115) (31-02-25- J-0040, 31-02-25- J-0050, 31-02-25- J-0060) is located on 9.64 acres at the northwest intersection of Conner Blvd and Apalachee Pkwy. The proposed project is to construct a 102-unit Multi-Family apartment complex. The property is zoned PUD (Apalachee East PUD).

PROJECT COORDINATOR: Kate Daniel, Senior Planner, (850) 891-7042

AGENT: Urban Catalyst Consultants (850) 999-4241

TIME: 9:15 AM

Woodbridge Apartments (TPA190114) (41-14-20-551-0000, 41-14-70- -0001) is located on 20.00 acres on Tangelo Dr. The proposed project is to construct an 80-unit Duplex development. The property is zoned R-3 (Single Family, Attached and Two Family Residential).

PROJECT COORDINATOR: Kate Daniel, Senior Planner (850) 891-7042

AGENT: John Dupont (989) 233-6274

TIME: 10:00 AM

Prayer Temple Church of God (TPA190117) (41-01-27- C-0010) is located on 1.05 acres at the corner of Poppy St. & Kissimmee St. The proposed project is to construct a 4,900 square foot Religious Facility. The property is zoned RP-2 (Residential Preservation-2).

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner (850) 891-7010

AGENT: Paradigm Engineers & Consultants (850) 264-4869

TIME: 10:45 AM

TYPE A AND PRE-SUBMITTAL MEETING

AGENDA

Thursday, November 7, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-submittal

Canopy Planned Unit Development Amendment (TPA190113) (11-14-20-405-0000) is located on 505 acres bordered on the west side by Fleischmann Road, on the north by Centerville Road and on the south by the Miccosukee Canopy Road Greenway. The proposed project is to amend the PUD to include 1,670 residential units, incorporate a Town Center District at the intersection of Dempsey Mayo Road and Welaunee Boulevard, relocate the Senior Center to the south side of Welaunee Boulevard, increase the multi-family building height, and allow RV/Boat storage facilities. The property is zoned PUD (Canopy PUD).

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, (850) 891-7010
AGENT: Hopping Green & Sams, P.A. (850) 222-7500
TIME: 8:30 AM

Cascades Phase Two (TPA190120) (21-36-29-000-0030) is located on 2.54 acres at the southeast corner of South Gadsden street and East Gaines Street. The proposed project is the construction of two buildings; a six-story (6) building containing 38 residential units and 3,600 square feet of commercial space located on the ground floor and an 11-story building containing 86 residential units and 3,650 square feet of commercial space on the third floor. The property is zoned PUD (NAP Cascades Mixed Use Development PUD) and is located within MMDT (Multi-Modal Transportation District), Downtown Overlay, and the Downtown Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner, (850) 891-7042
AGENT: Genesis Halff (850) 224-4400
TIME: 9:15 AM

Cascades Townhomes (TPA190121) (21-36-25-031-1180) is located on 2.66 acres at the southwest corner of South Gadsden street and East Gaines Street. The proposed project is the construction of 9 3-story single family attached townhomes. The property is zoned PUD (NAP Cascades Mixed Use Development PUD) and is located within MMDT (Multi-Modal Transportation District), Downtown Overlay, and the Downtown Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner, (850) 891-7042
AGENT: Genesis Halff (850) 224-4400
TIME: 10:00 AM

1557 Jacks Drive (TPA190118) (31-05-53- C-0090) is located on .25 acres at 1557 Jacks Drive. The proposed project is to subdivide the property into 3 lots for the construction of three single-family attached residences. The property is zoned MR-1 (Medium Residential - 1).

PROJECT COORDINATOR: Elise Fisher - Senior Planner, (850) 891-7083
AGENT: Wojciech Rutkowski (850) 933-1330
TIME: 10:30 AM

Apalachee Self Storage (TPA190119) (31-03-20-061-0000) is located on 2.67 acres on the south side of Apalachee Parkway, approximately 450 feet west of Idlewild Drive. The proposed project is to construct a 2-story, 54,000 square foot climate controlled self-storage facility and one-story storage units totaling 10,400 square feet. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Elise Fisher - Senior Planner, (850) 891-7083
AGENT: Poole Engineering & Surveying, Inc. (850) 386-5117
TIME: 11:15 AM

W. Lafayette & Gay Street (TPA190123) (21-36-90-113-9495 and 21-36-90-113-9500) is located on .21 acres at 506 Gay Street and 669 West Lafayette Street. The proposed project is to adjust the property line between the two parcels. The property is zoned UT (University Transition) and is located within MMDT (Multi-Modal Transportation District), Downtown Overlay.

PROJECT COORDINATOR: John Reddick - Senior Planner, (850) 891-7176
AGENT: Moore Bass Consulting (850) 222-5678
TIME: 1:00 PM

Midtown Pointe (TPA190122) (21-25-51-000-0040 and 21-25-51-000-0051) is located on .81 acres at the southwest corner of Thomasville Road and E. 7th Avenue. The proposed project is to demolish all existing structures and construct a 5-story mixed use building with a parking garage on the lower levels. The property is zoned CU-45 (Central Urban-45) and is located within MMDT (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick - Senior Planner, (850) 891-7176
AGENT: Blackhawk Engineering, Inc. (850) 224-4295
TIME: 1:45 PM

TYPE A AND PRE-SUBMITTAL MEETING

AGENDA

Thursday, November 14, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-submittal

Cedarbrook Lot Split (TPA190124) (21-21-75- -0001 & 21-21-75-000-0010) is located on 4.87 acres at 2200 Cedarbrook Court. The proposed project is to subdivide the property into two lots. Lot 1 will maintain the existing residential units and associated parking, while Lot 2 will be developed with new residential units. The property is zoned R-4 (Single, Two & Multi-Family Residential).

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, (850) 891-7010
AGENT: Poole Engineering & Surveying, Inc. (850) 386-5117
TIME: 8:30 AM

Abandonment Request (TPA190128) (21-25-20-216-0000) is located on .28 acres at 526 W 6th Avenue. The proposed project is a request to have the right-of-way portion of Ford Avenue, to the west of the property, abandoned in order to acquire it to include in the residential parcel. The property is zoned RP-2 (Residential Preservation - 2).

PROJECT COORDINATOR: Elise Fisher, Senior Planner, (850) 891-7083
AGENT: Eve Williams (850) 694-0552
TIME: 9:15 AM

1557 Jacks Drive (TPA190118) (31-05-53- C-0090) is located on .25 acres at 1557 Jacks Drive. The proposed project is to subdivide the property into 3 lots for the construction of three single-family attached residences. The property is zoned MR-1 (Medium Residential - 1).

PROJECT COORDINATOR: Elise Fisher, Senior Planner, (850) 891-7083
AGENT: Wojciech Rutkowski (850) 933-1330
TIME: 10:00 AM

TYPE A AND PRE-SUBMITTAL MEETING

AGENDA

Thursday, November 21, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-submittal

New Mt Zion AME Church/Brownville Prep (TPA190129) (21-25-95- A-0010) is located on 3.42 acres located at 1401 Old Bainbridge Rd. The proposed project is for the establishment of a school on the first floor of the existing building. The property is zoned PUD (New Mt. Zion A.M.E. Church / L.C.P.H.U.) and is located within the MMTD Overlay (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, (850) 891-7010
AGENT: Lee Colson (850) 491-3862
TIME: 8:30 AM

The Fieldhouse (TPA190130) (21-35-51-000-1190, 21-35-51-000-1200 & 21-35-51-000-1210) is located on 1.35 acres at 1119 W Gaines St. The proposed project is to construct a 7-story multi-family housing development to consist of 100 units and 385 bedrooms with on-site parking. The property is zoned UV (University Urban Village) and is located within the MMTD Overlay (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kate Daniel, Senior Planner, (850) 891-7042
AGENT: Carolyn Bibler (850) 848-9428
TIME: 9:15 AM

Vystar Credit Union (TPA190125) (11-27-30-000-0140) is located on .58 acres at 1814 W Tennessee St. The proposed project is to convert a 4,080 square foot existing vacant commercial building into a banking facility, which includes adding a drive-through window on the north side of the building with signage. The property is zoned CP (Commercial Parkway) and is located within the MMTD Overlay (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kate Daniel, Senior Planner, (850) 891-7042
AGENT: Newkirk Engineering Inc, (386) 872-7794
TIME: 10:00 AM

Vystar Credit Union (TPA190126) (11-22-51- F-1916) is located on 2.93 acres at 3926 Mahan Drive. The proposed project is to construct a 2,800 square foot banking facility with two (2) drive-through teller lanes and 35 parking spaces. The property is zoned MCN (Mahan Corridor Node).

PROJECT COORDINATOR: Kate Daniel, Senior Planner, (850) 891-7042
AGENT: Newkirk Engineering Inc (386) 872-7794
TIME: 10:45 AM

Vystar Credit Union (TPA190127) (14-28-42- B-0100 & 14-28-42- B-0120) is located on 3.07 acres at 2728 Ox Bottom Rd. The proposed project is to construct a 2,800 square foot banking facility with two (2) drive-thru teller lanes and 16 parking spaces. The property is zoned PUD (Ox Bottom Meadows PUD Amended 18-Z-10AA).

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, (850) 891-7010
AGENT: Newkirk Engineering Inc (386) 872-7794
TIME: 11:30 AM

Spark by Hilton (TPA190132) (21-36-90-050-9035, 21-36-90-050-9045 & 21-36-90-050-9065) is located on .62 acres located at the NW corner of Gaines St. & S. Macomb St. The proposed project is to construct a 5-story, 120-room boutique hotel with underground parking. The property is zoned ASN-D (All Saints Neighborhood-D).

PROJECT COORDINATOR: Elise Fisher, Senior Planner, (850) 891-7083
AGENT: Tom O'Steen (850) 222-5678
TIME: 1:30 PM

West Tennessee and Appleyard Redevelopment (TPA190131) (21-28-20-602-0000) is located on 2.36 acres at 2628 W. Tennessee St. The proposed project is to construct a 2,200 square foot restaurant, a 4-bay automotive service facility, and a future 3,500 square foot retail building. The property is zoned CP (Commercial Parkway) and is located within the MMTD Overlay (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, (850) 891-7010
AGENT: Inovia Consulting Group (850) 298-4213
TIME: 2:15 PM

TYPE A AND PRE-SUBMITTAL MEETING

AGENDA

Thursday, December 5, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-submittal

Burger King (TPA190133) (31-19-61-000-0020) is on .77 acres located at the northwest corner of Capital Circle SE. and Woodville Hwy. The proposed project is to construct a 2,348 sf restaurant. The property is zoned C-2 (General Commercial).

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, (850) 891-7010

AGENT: John Odem (417) 343-2602

TIME: 8:30 AM

**TYPE A AND PRE-SUBMITTAL MEETING
AGENDA (REVISED)**

Thursday, December 12, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Pre-submittal

Gaines Street Hotel (TPA190136) (21-35-51-000-1300, 21-35-51-000-1140, 41-02-51-002-0030, 41-02-51-003-0030, 41-02-51-003-0040, 41-02-51-003-0050, 41-02-51-003-0060, 41-02-51-003-0070, 41-02-51-004-0110 & 41-02-51-004-0120) is on 4.21 acres located on the south side of Gaines Street between southwest corner of Stone Valley Way and north of Mosely Street. The proposed project is to construct a 7-story hotel including a small retail component and parking. The property is zoned UV (University Urban Village) and is located within the MMTD Overlay (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick, Senior Planner, (850) 891-7176
AGENT: Moore Bass (850) 222-5678
TIME: 8:30 AM

Tallahassee Drive Clustered Subdivision (TPA190135) (11-04-20-606-0000) is located on 2.60 acres located at 3601 Thomasville Road. The proposed project is to subdivide the property into five lots in order to construct single-family detached homes. The property is zoned LP (Lake Protection).

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, (850) 891-7010
AGENT: Magnolia Engineering, LLC (850) 385-0203
TIME: 9:15 AM

Pristine PUD (TPA190137) (31-05-20-013-0000) is on 4.84 acres located at 2001 Apalachee Parkway. The proposed project is to change the zoning of the property to a Planned Unit Development in order to allow for the property to be used for a self-storage facility. The property is zoned OR-3 (Office Residential).

PROJECT COORDINATOR: Elise Fisher, Senior Planner, (850) 891-7083
AGENT: Kimley-Horn (850) 553-3500
TIME: 10:00 AM

Leon County Government - Amtrak Station Improvements (TPA190138) (41-01-20-2050-0000) is on 2.46 acres located at 912 Railroad Avenue. The proposed project is to conduct interior renovations to the existing building, and site improvements that will include: enhancing vehicular/pedestrian access; reconstructing the existing paved areas with and addition to the parking area; a new driveway connection to Bike Blvd.; installation of new drainage structure/systems; and landscape/hardscape improvements. The property is zoned UV (University Urban Village) and is located within the MMTD Overlay (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick, Senior Planner, (850) 891-7176
AGENT: WGI (850) 907-6869
TIME: 10:45 AM

TYPE A AND PRE-SUBMITTAL MEETING AGENDA

Thursday, December 19, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

Type A Site Plan

Apalachee Self Storage (TSP190077) (31-03-20-061-0000) is located on 2.67 acres approximately .5 miles west of Capital Circle SE on Apalachee Parkway. The project is for the construction of a 2-story climate controlled self-storage facility. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Elise Fisher, Senior Planner (850) 891-7083
AGENT: Poole Engineering & Surveying, Inc. (850) 386-5117
TIME: 8:30 AM

Pre-submittal

Proposed Haramyeha Daycare (TPA190134) (31-07-20-044-0000 & 31-07-20-045-0000) is located on 3.87 acres located on the east side of Country Club Drive approximately 300 ft north of Sebring Court. The proposed project is the installation of a 4,000 SF Modular building to be used as a daycare facility. The property is zoned CU-18 (Central Urban-18) and is located within the MMTD Overlay (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner, (850) 891-7010
AGENT: Spectra Engineering & Research, Inc. (850) 656-9834
TIME: 9:15 AM

Cambridge Parc PUD (TPA190139) (14-33-20-148-0000, 14-33-20-152-0000 and 14-33-20-156-0000) is located on 7.45 acres at 4680, 4732 and 4738 Thomasville Road. The project is a proposed Planned Unit Development with a maximum of 26 single family residential detached homes. The properties are zoned RP (Residential Preservation).

PROJECT COORDINATOR: Kim Cole Sweazy, Senior Planner (850) 891-7010
AGENT: Magnolia Engineering LLC – (850) 385-0203
TIME: 10:00 AM

Crossway Plaza Parking Improvements (TPA190141) (41-24-20-608-0000) is located on 4.23 acres at 4727 Crawfordville Road. The project is to expand the existing parking lot by constructing 20 additional parking spaces and relocate the dumpster pad location. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: John Reddick, Senior Planner (850) 891-7176
AGENT: Urban Catalyst Consultants (850) 999-4241
TIME: 10:45 AM

Type A & Pre-Submittal Meeting Agenda

New Townhomes at 1517 Jackson Street (TPA190140) (21-25-90- B-0040) is located on .26 acres at 1517 Jackson Street. The project is to subdivide the parcel into 2 lots and construct 4 three-story townhomes. The property is zoned RP-2 (Residential Preservation-2) and is located within the MMTD Overlay (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick, Senior Planner (850) 891-7176

AGENT: Conn & Associates, Inc. (850) 878-8784

TIME: 11:30 AM

TYPE A & PRE-SUBMITTAL MEETING AGENDA

Thursday, December 26, 2019
Growth Management Conference Room
435 N. Macomb Street /First Floor

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

“Please be advised that if a person decides to appeal any decision made by the Development Review Committee with respect to any matter considered at this meeting, such person will need a record of these proceedings, and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.”