

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

Thursday, December 27, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**This meeting is canceled**

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

Thursday, December 20, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal:**

**1309 Thomasville Road Penthouse Enlargement and Addition** (TPA180133) (11-30-20-305-0000) is located on .65 acres at 1309 Thomasville Road. The project is the renovation of five floors of the existing office building and the enlargement of the sixth level penthouse to 3,750 square feet. The project is zoned CU-45 (Central Urban 45) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPICANT: Conn & Associates. (850) 878-8784  
TIME: 8:30 a.m.

**Southeast Park – COT Parks, Recreation and Neighborhood Affairs** (TPA180132) (31-22-20-801-0000) is located on the western-most 43 acres of the 62.76-acre site at the southeast corner of Four Oaks Blvd. and School House Road. The project is the construction of a recreational park that will include two multi-purpose fields, six pickleball courts, two basketball courts, five sand volleyball courts, two restrooms, one concession/restroom building, disc golf and playground/exercise areas. The project is zoned PUD (Southwood Planned Unit Development).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
APPICANT: City of Tallahassee (850) 891-2857  
TIME: 9:15 a.m.

**Chick Fil A #4370, West Tennessee Street** (TPA180130) (21-26-25- A-0340) is located on 0.89 acres at 1650 West Tennessee Street. The project is the construction of a 3,258 square foot restaurant with drive thru. The property is zoned CU-45 (Central Urban 45) located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7001  
AGENT: Bowman Consulting – (954) 314-8468  
TIME: 10:00 a.m.

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

Thursday, December 13, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal:**

**Pinecrest West Apartments** (TPA180118) (21-27-20-029-0000) is located on 6.2 acres at 1380 Ocala Road, Building A, Apartment 1. The project is a second story addition to each existing building for a total of 96 units. The property is zoned MR-1 (Medium Density Residential 1) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
AGENT: AOTD Investments – (269) 207-1021  
TIME: 8:30 a.m.

**Betton Road and Marion Avenue Right-of-Away Abandonment** (TPA180124) (00-00-00-ROW-0000) is located at 1595 Marion Avenue, the southeast corner of Marion Avenue and Betton Road. The area requested for abandoned is 36' x 221' (7,956 square feet) along Betton Road

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
AGENT: J.T. Ehrhardt – (850) 980-1202  
TIME: 9:15 a.m.

**Big Oak** (TPA180129) (11-17-20-614-0000 and 11-17-20-619-0000) is located on 11.94 acres at 2805 and 2807 Thomasville Road. The project is the subdivision of the properties into 28 single-family detached lots. The properties are zoned RP-1 (Residential Preservation 1).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7001  
AGENT: The Blueprint Shop LLC – (850) 224-2699  
TIME: 10:00 a.m.

**Church Construction** (TPA180128) (41-13-20-490-0000) is located on 2.64 acres at 3645 Woodville Highway. The project is the construction of a 12,000 square foot church and a 3,000 square foot banquet hall. The property is zoned OR-2 (Office Residential 2).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
AGENT: Hugues Balde – (917) 698-2128  
TIME: 10:45 a.m.

**Dick Wilson Apartments** (TPA180131) (31-03-25-000-0040) is located on approximately 30 acres at the end of Dick Wilson Blvd., approximately 1,150 feet east of Capital Circle Southeast. The project is the construction of an apartment complex consisting of 324 units. The property is zoned MR-1 (Medium Density Residential District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
AGENT: Urban Catalyst Consultants – (850) 999-4241  
TIME: 11:30 a.m.

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

Thursday, December 6, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal:**

**2045 N. Monroe Street** (TPA180123) (21-24-30- C-0050) The project is demolition of the site and construction of a 1,645 square foot restaurant with drive-thru. The project is located on .41 acres and is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPICANT: Poole and Engineering & Surveying, Inc. (850) 386-5117  
TIME: 8:30 a.m.

**Grow Healthy Redevelopment** (TPA180126) (21-34-20-005-0000) is located on .41 acres at 1787 West Tennessee Street. The project is alteration and change of use of building from retail to medical marijuana dispensary and constructing additional parking. The property is zoned CP (Commercial Parkway) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
APPICANT: Blackhawk Engineering, Inc. (850) 224-4295  
TIME: 9:15 a.m.

**Art Village** (TPA180127) (41-02-20-029-0000) is located on .49 acres at the northwest Eugenia Street and Cleveland Street. The project is the construction of 7 duplex dwellings. The property is zoned UT (University Transition), is located with the MMTD (Multi-Modal Transportation District) and the Frenchtown Southside CRA.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPICANT: Adam Kaye (850) 228-5035  
TIME: 10:00 a.m.

**581 Plymouth Court** (TPA180121) (11-33-75- B-0050) The project is the subdivision of the property into 3 lots for construction of single-family attached units. The project is located on .22 acres and is zoned MR-1 (Medium Density Residential).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPICANT: LMS Construction (786) 608-7447  
TIME: 10:45 a.m.

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

Thursday, November 29, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal:**

**TSB Offsite Parking Lot** (TPA180117) (41-03-27- G-0010) is located on 9.10 acres at 1706 Paul Dirac Drive. The project is the on-site improvements to the existing parking lot which includes curbs/sidewalks and the construction of an off-site parking lot located in the easement on the south end of the property. The property is located within the Innovation Park Planned Unit Development and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPICANT: George and Associates Consulting Engineers, Inc. (850) 521-0344  
TIME: 8:30 a.m.

**Woodbridge Apartments** (TPA180119) (41-14-20-551-0000) is located on 19.81 acres at the end of Tangelo Drive, approximately 400 feet east of Estates Road. The project is the construction of 16 duplex buildings totaling 32 units. The property is zoned R-3 (Single and Two-Family Residential District).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
APPICANT: JPM Outlook, LLC (904) 610-7219  
TIME: 9:15 a.m.

**Speedway Store #101085** (TPA180120) (21-27-50- B-0010) is located on 6.14 acres at 2412 West Tennessee Street. The project is the construction of a 4,608 square foot convenience store with ten fuel stations on the CP portion of the property. The property is zoned CP (Commercial Parkway) and MR-1 (Medium Density Residential) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7001  
APPICANT: McBride Dale Clarion (513) 561-6232 Ext 4  
TIME: 10:00 a.m.

**4738 Thomasville Road** (TPA180122) (14-33-20-152-0000, 14-33-20-148-0000 and 14-33-20-156-0000) is the discussion of the proposed annexation of the three subject parcels totaling approximately 8.21 acres, located at 4680, 4732, and 4738 Thomasville Road. The properties are zoned Residential Preservation (RP) and are currently under Leon County jurisdiction.

PROJECT COORDINATOR: Cindy Smith - Senior Planner, (850) 891-7001  
APPICANT: Matt Matherne, City of Tallahassee, (850) 891-8458  
TIME: 10:45 a.m.

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

Thursday, November 15, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Type A Site Plan:**

**8 Five 0** (TSP180075) (11-15-25- H-0040) is located on 7.69 acres at the northwest corner of Fleischmann Way and Crestline Road. The project is the construction of a 43,622 square foot entertainment facility, 48,000 square feet of mixed use office/retail space and 6,000 square feet of retail/restaurant totaling 97,622 square feet. The property is zoned PUD (Canopy Planned Unit Development).

PROJECT COORDINATOR: Cindy Smith – Senior Planner (850) 891-7001  
APPICANT: Moore Bass Consulting, Inc. – (850) 222-5678  
TIME: 8:30 a.m.

**Pre-Submittal:**

**Olson Partners** (TPA180115) (11-09-20-459-0000) is located on .97 acres on the southeast corner of Olson Road and Sam Governor Lane. The project is the subdivision of the property into two lots for the development of single-family homes. The property is zoned R-5 (Manufactured Home and Single Family Residential).

PROJECT COORDINATOR: Kim Cole Sweazy – Senior Planner (850) 891-7001  
APPICANT: Clifton Renn  
TIME: 9:15 a.m.

**The Place on Polk** (TPA180116) (41-12-75-000-0060, 0070, 0080, 0090, 0110, 0130, 0140, 0150, 0160 and 0180) is located on 1.76 acres on the north side of Polk Drive just west of South Meridian Street. The project is the construction of a 108-unit, 192-bedroom multi-family development. The properties are zoned CU-45 (Central Urban 45) and are located within the MMTD (Multi-Modal Transportation District) and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: John Reddick – Senior Planner (850) 891-7001  
APPICANT: Housing Trust Group – (786) 238-1131  
TIME: 10:00 a.m.

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

Thursday, November 8, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal:**

**Anne Peery Lots** (TPA180098) (31-06-70- E-0010, 31-06-70- E-0020, 31-06-70- E-0090 and 31-06-70- E-0100) is located on .95 acres at 1509 Country Club Drive. The proposed project is the re-subdivision of the four existing lots into three lots. The properties are zoned RP-1 (Residential Preservation-1) and are located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: Patricia Peery – (850) 320-4927  
TIME: 8:30 a.m.

**East Gaines Street Abandonment (Waterworks)** (TPA180105) (21-36-25-027-1167) is located on .59 acres at 404 East Gaines Street. The project is the abandonment of the portion of the Waterworks building encroaching on the City-maintained right-of-way (East Gaines Street) to facilitate the sale and redevelopment of the property. The property is zoned CC (Central Core) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and is within the Downtown Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
APPLICANT: City of Tallahassee Real Estate Management – (850) 891-8068  
TIME: 9:15 a.m.

**Henderson House and HHO Overlay** (TPA180109) (31-22-21- C-0010) is located on 28.25 acres at the southwest corner of Biltmore Avenue and Hemingway Boulevard. The applicant is requesting a PUD amendment, preliminary plat and Type B site plan for the Historic House Overlay (HHO) located within the Southwood PUD. The project includes the addition of 34 single family lots, an inn and an event hall. The property is zoned PUD (Southwood Planned Unit Development).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
APPLICANT: WGI – (850) 201-0101  
TIME: 10:00 a.m.

**Fleischman Road Assisted Living** (TPA180112) (11-16-20-408-0000) is located on 4.25 acres on the west side of Fleischman Road, approximately 640 feet south of Centerville Road. The project is the development of the site with four buildings totaling 38,000 square feet. Each building will consist of 16, one-bedroom units. The property is zoned R-4 (Urban Residential District).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: EUTAW Inc.– (850) 386-4242  
TIME: 10:45 a.m.

**Oak Vista Estates** (TPA180113) (21-28-20-435-0000) is located on 4+/- acres at 2540 West Tennessee Street. The project is the development of a three-story, 64-unit apartment complex. 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  
APPLICANT: Urban Catalyst Consultants – (850) 999-4241  
TIME: 12:30 p.m.

**Greenleaf Miccosukee** (TPA180111) (11-30-22- K-0150) is located on .18 acres at 1217 and 1219 Miccosukee Road. The project is the redevelopment of an existing office building into a four-unit residential building. The property is zoned CM (Medical Arts Commercial District) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7001  
APPLICANT: Stephan L. Waldoch – (850) 212-5028  
TIME: 1:15 p.m.

**Type A Site Plan:**

**Centre of Tallahassee State Office Building** (TSP180070) (21-24-20-206-0000, 21-24-20-208-0000 and 21-24-20-209-0000) is located on 92.91 acres at 2415 North Monroe Street. The project is the redevelopment of approximately 450,791 square feet of building space to be converted for use as State offices. The Department of State building includes approximately 31,774 square feet of leasable office space and a proposed 4,338 square foot building expansion. The property is zoned AC (Activity Center).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Atwell Group – (770) 900-6848  
TIME: 2:00 p.m.



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

Thursday, November 1, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal**

**1309 Thomasville Road Redevelopment** (TPA180099) (11-30-20-305-0000) is located on .65 acres at 1309 Thomasville Road. The project is the renovation of the existing office building and an 815 square foot addition and courtyard. The property is zoned CU-45 (Central Urban-45) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: Barkley Consulting Engineers, Inc. – (850) 297-0440  
TIME: 8:30 a.m.

**D&F Enterprises Subdivision** (TPA180100) (11-09-20-426-0000 and 11-09-20-432-0000) is located on one acre at 2925 Tony Willis Drive. The project is the subdivision of the property into four lots for development with single family residential houses. The properties are zoned R-5 (Manufactured Home and Single Family Residential).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Fred Daigle – (850) 545-4497  
TIME: 9:15 a.m.

**TCB Retail** (TPA180106) (21-30-60- B-0500, 21-30-60- B-0510 and 21-30-60- B-0520) is located on 1.38 acres on the south side of Tennessee Capital Boulevard, approximately 450 feet west of Capital Circle Northwest. The project is the construction of a one-story, 10,000 square foot retail building. The properties are zoned AC (Activity Center).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Poole Engineering & Surveying, Inc – (850) 386-5117  
TIME: 10:00 a.m.

**FFA Office Building** (TPA180104) (11-15-20-609-0000) is located on 1.03 acres on the south side of Fleischmann Road, approximately 300 feet east of Welaunee Boulevard. The project is the construction of a two-story, 7,000 square foot office building. The property is zoned CM (Medical Arts Commercial).

PROJECT COORDINATOR: Kim Cole Sweazy - Senior Planner (850) 891-7001  
APPLICANT: WGI – (850) 210-0101  
TIME: 10:45 a.m.

**Hyatt House** (TPA180107) (41-01-20-210-0000, 41-01-20-212-0000, 41-01-20-216-0000 and 41-01-20-952-0000) is located on 2.03 acres at the northwest and southwest corners of Railroad Avenue and McDonnell Drive. The project is the construction of a 6,368 square foot, one-story retail building on the north parcel and a hotel on the south parcel. The properties are zoned UT (University Transition) and are located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
APPLICANT: Moore Bass Consulting, Inc. – (850) 222-5678  
TIME: 12.30 p.m.

**Boys Town Additional Home** (TPA180108) (21-21-51-131-3550) is located on 12.37 acres at 2752 Hollyhock Hill. The project is the construction of a 5,293 square foot residence. The property is zoned R-1 (Single Family Detached Residential district).

PROJECT COORDINATOR: Kate Daniel- Senior Planner (850) 891-7001  
APPLICANT: DRMP, Inc. – (850) 562-9600  
TIME: 1:15 a.m.

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

Thursday, October 25, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal:**

**Killian Crossing** (TPA180103) (21-28-20-601-0000 and 21-28-20-413-0000) is located on 7.62 acres at 975 and 991 Appleyard Drive. The project is the construction of a 102-unit, 45,600 square-foot multi-family development. The property is zoned CP (Commercial Parkway) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Vestcor – (904) 316-8487  
TIME: 8:30 a.m.

**The Yard at Railroad Square – Beer Garden Expansion** (TPA180102) (41-01-40- C-0140, 41-01-40- C-0150 and 41-01-40- C-0160) is located on one acre at 644 McDonnell Drive. The project is the expansion of the outdoor gathering/seating area with a new concrete patio. The property is zoned UT (University Transition) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: Adam Kaye – (850) 228-5035  
TIME: 9:15 a.m.

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

Thursday, October 18, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal:**

**Circle K Redevelopment Lake Bradford Road** (TPA180089) (41-02-20-019-0000 and 41-02-20-089-0000) is located on 2.53 acres at 811 Lake Bradford Road. The project is the demolition of the existing building and parking lot and the construction of a 4,968 square foot building and parking lot to be utilized as a convenience store with gas pumps. The properties are zoned CU-45 (Central Urban-45) and are located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and the Frenchtown/Southside CRA.

PROJECT COORDINATOR: John Reddick – Senior Planner (850) 891-7001  
APPLICANT: Circle K Stores Inc. – (813) 910-5351  
TIME: 8:30 a.m.

**Centre of Tallahassee State Offices Site** (TPA180095) (21-24-20-206-0000, 21-24-20-208-0000 and 21-24-20-209-0000) is located on 92.91 acres at 2415 North Monroe Street. The project is the redevelopment of 450,791 square feet of building space converted to use for state offices and a 4,338 square foot addition to the former fitness center. The properties are zoned AC (Activity Center).

PROJECT COORDINATOR: Cindy Smith – Senior Planner (850) 891-7001  
APPLICANT: Atwell Group – (770) 423-0807  
TIME: 9:15 a.m.

**The Pointe at Blairstone** (TPA180096) (11-32-20-401-0000) is located on 9.21 acres at 1410 Evangeline Way. The project is the construction of a 117-unit apartment complex with access through the Blairstone Apartments. The property is zoned MR-1 (Medium Density Residential).

PROJECT COORDINATOR: John Reddick – Senior Planner (850) 891-7001  
APPLICANT: Urban Catalyst Consultants – (850) 999-4241  
TIME: 10:00 a.m.

**Osceola Ridge** (TPA180097) (31-09-20-202-0000 and 31-09-20-257-0000) is located on 4.05 acres at 2030 and 2036 Midyette Road. The project is the construction of a 75-unit affordable housing community. The properties are zoned AC (Activity Center).

PROJECT COORDINATOR: Cindy Smith – Senior Planner (850) 891-7001  
APPLICANT: Matthew Lipoff – (813) 288-6988  
TIME: 10:45 a.m.

# CANCELLED

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

### AGENDA

Thursday, October 11, 2018

Growth Management Conference Room

435 N. Macomb Street /First Floor

#### Pre-Submittal:

**Circle K Redevelopment Lake Bradford Rd** (TPA180089) (41-02-20-019-0000 and 41-02-20-089-0000) is located on 2.53 acres at 811 Lake Bradford Road. The project is for the proposed demolition of the existing building and parking lot and the construction of a 4,968 square foot building and parking lot to be utilized as a convenience store with gas pumps. The properties are zoned CU-45 (Central Urban-45), is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and the Frenchtown/Southside CRA.

PROJECT COORDINATOR: John Reddick – Senior Planner (850) 891-7001

APPLICANT: Circle K Stores Inc. – (813) 910-5351

TIME: 8:30 a.m.

**Centre of Tallahassee State Offices Site** (TPA180095) (21-24-20-206-0000, 21-24-20-208-0000 and 21-24-20-209-0000) is located on 92.91 acres at 2415 North Monroe Street. The project is for the proposed redevelopment of 450,791 square feet of building space converted to use for state offices and a 4,338 square foot addition to the former fitness center. The properties are zoned AC (Activity Center).

PROJECT COORDINATOR: Cindy Smith – Senior Planner (850) 891-7001

APPLICANT: Atwell Group – (770) 423-0807

TIME: 9:15 a.m.

**The Pointe at Blairstone** (TPA180096) (11-32-20-401-0000) is located on 9.21 acres at 1410 Evangeline Way. The project is for the proposed construction of a 117-unit apartment complex with access through the Blairstone Apartments. The property is zoned MR-1 (Medium Density Residential).

PROJECT COORDINATOR: John Reddick – Senior Planner (850) 891-7001

APPLICANT: Urban Catalyst Consultants – (850) 999-4241

TIME: 10:00 a.m.

**Osceola Ridge** (TPA180097) (31-09-20-202-0000 and 31-09-20-257-0000) is located on 4.05 acres at 2030 and 2036 Midyette Road. The project is for the proposed construction of a 75-unit affordable housing community. The properties are zoned AC (Activity Center).

PROJECT COORDINATOR: Cindy Smith – Senior Planner (850) 891-7001

APPLICANT: Matthew Lipoff – (813) 288-6988

TIME: 10:45 a.m.

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

Thursday, October 4, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal**

**8 Five 0** (TPA180093) (11-15-25- H-0040) is located on 7.69 acres at the northwest corner of Fleischmann Way and Crestline Road. The project is the construction of a 43,650 square foot entertainment facility and a 24,000 square foot office/retail buildings totaling 67,650 square feet. The property is zoned PUD (Canopy Planned Unit Development).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Moore Bass Consulting, Inc. – (850) 222-5678  
TIME: 8:30 a.m.

**Reserve at Stoney Creek** (TPA180094) (21-09-20-001-0000) is located on 20.44 acres on the southeast corner of Old Bainbridge Road and Fred George Road. The project is the development of six single family detached homes on the RP-2 zoned property and 22 tiny homes and 96 multi-family units on the R-4 zoned property. The property is zoned R-4 (Single, Two Family and Multi-Family Residential) and RP-2 (Residential Preservation 2).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Moore Bass Consulting, Inc. – (850) 222-5678  
TIME: 9:15 a.m.

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

Thursday, September 27, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Type A Site Plan**

**Russell Office Development** (TSP180064) (31-08-20-408-0000) is located on 31.77 acres on the east side of South Blair Stone Road, directly across from East Paul Russell Road. The project is the construction of three state office buildings totaling 164,167 square feet. The applicant is also requesting a minor amendment to the PUD MUOC component related to this property to allow a second bay of parking between the building and street and to the Vehicular Circulation Plan to allow a temporary access to the property from Orange Avenue East in the event that access to Paul Russell Road is not available. The property is zoned PUD (English Property Planned Unit Development).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: Moore Bass Consulting, Inc. – (850) 222-5678  
TIME: 8:30 a.m.

**Pre-Submittal**

**Lafayette Park** (TPA180091) (11-31-20-417-0000) is located on 5.76 acres at 1235 East Lafayette Street. The project is the construction of a 102-unit multi-family development with 122 bedrooms. The property is zoned PUD (Lafayette Center Planned Unit Development) and is located within the MMTD (Multi-Modal Transportation District). The property is currently undergoing a rezoning to restore the site back to the original UP-1 (Urban Pedestrian 1) zoning district.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
AGENT: Housing Trust Group – (786) 347-4549  
TIME: 9:15 a.m.

**Franklin Academy Inc.** (TPA180086) (21-22-20-053-0000) is located on 1.20 acres at 2303 Old Bainbridge Road. The project is the continued use of the property as a day care center and the addition of a private K thru 8 school and church in the existing 3,800 square foot building. The property is zoned MR-1 (Medium Density Residential).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Franklin Academy Inc. – (850) 322-2860  
TIME: 10:00 a.m.

Type A and Presubmittal Agenda  
September 27, 2018

**MH Property** (TPA180087) (11-18-20-244-0000) is located on 2.11 acres at 707 Twin Oaks Lane. The project is the subdivision of the property into two single family detached residential lots. The property is zoned RP-1 (Residential Preservation 1).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Mary Helen Sukhia – (850) 445-7887  
TIME: 10:45 a.m

**Live Oak Apartments** (TPA180088) (31-04-20-405-0000) is located on 8.82 acres at 2822 Old Saint Augustine Road. The project is the construction of a 108-unit multi-family development with 234 bedrooms. The property is zoned AC (Activity Center) and is located on a Canopy Road.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
AGENT: Zimmerman Properties – (770) 265-1429  
TIME: 11:30 a.m.



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

Thursday, September 20, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal**

**Market Square Hotel** (TPA180078) (11-08-51-004-0430) is located on 3.14 acres at 1481 Timberlane Road. The project is the construction of a 70,100 square foot hotel with 128 guest rooms and 500 square feet of meeting space. The property is zoned AC (Activity Center).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: Continental Properties – (262) 502-5500  
TIME: 8:30 a.m.

**502 Ocala Road Rebuild** (TPA180079) (21-34-81-000-2420) is located on 15.29 acres at 502 Ocala Road. The project is the subdivision of the property to create one residential lot for development with a single family detached home. The property is zoned UT (University Transition) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: Remodel Tallahassee – (850) 519-3638  
TIME: 9:15 a.m.

**Type A Site Plan**

**Lakeshore Shell & Fast Food Site** (TSP180063) (21-14-51-000-0310 and 21-14-51-000-0320) is located on 2.64 acres at the southwest corner of North Monroe Street and Lakeshore Drive. The project is the construction of a 4,400 square foot convenience store with gas pumps, a 920 square foot car wash and a 3,886 square foot drive-through restaurant. The properties are zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Genesis Group – (850) 224-4400  
TIME: 10:00 a.m.

**TYPE A AND PRE-SUBMITTAL MEETING  
AGENDA – Revision 1**

Thursday, September 13, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Type A Site Plan**

**CCYS Expansion Project Phase 2** (TSP180057) (41-03-20-236-0000) is located on 3.97 acres at 2407 Roberts Avenue. The project is the construction of a 4,422 square foot building. The property is zoned MR-1 (Medium Density Residential) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
AGENT: Paradigm Engineers and Consultants – (850) 385-5796  
TIME: 8:30 a.m.

**Pre-Submittal**

**Waterworks Site Redevelopment** (TPA180082) (21-36-25-027-1167) is located on .94 acres at the northeast corner of East Gaines Street and South Gadsden Street. The project is the construction of a 1,420 square foot kitchen and redevelopment of the two-story building and cistern and demolition of two non-historic buildings. Potential uses include a brewpub, restaurant and meeting space and retail fronting East Gaines Street. The property is zoned CC (Central Core) is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay, is within the Downtown Community Redevelopment Area and in the Historic Preservation Overlay.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
APPLICANT: Genesis Group – (850) 224-4400  
TIME: 9:15 a.m.

**Waffle House** (TPA180084) (21-34-20-613-0000 and 21-34-20-614-0000) is located on .87 acres at 2230 West Pensacola Street. The project is the demolition of the existing structure and construction of a 1,923 square foot restaurant. The properties are zoned UT (University Transition) and are located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
APPLICANT: Poole Engineering & Surveying, Inc. – (850) 386-5117  
TIME: 10:00 a.m.

**WITHDRAWN**

**Caribbean Crossroads** (TPA180083) (41-01-20-465-0000) is located on .26 acres at 2025 South Monroe Street. The project is the redevelopment of the existing 2,400 square foot building into a restaurant. 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) 891-7001  
APPLICANT: Manoucheka Orange – (850) 345-5744  
TIME: 10:45 a.m.

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

Thursday, September 6, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Type A Site Plan**

**Persimmon Square** (TSP180053) (14-27-20-210-0000) is located on .79 acres at 5794 Thomasville Road. The project is the construction of a 5,880 square foot commercial building. The property is zoned C-2 (General Commercial). This was continued from the August 16, 2018 meeting.

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Paradigm Engineers & Consultants – (850) 385-5796  
TIME: 8:30 a.m.

**Maryland Circle Office/Warehouse** (TSP180060) (21-19-31- E-0040) is located on 1.78 acres at 2043 Maryland Circle. The project is the construction of an 8,334 square foot office/warehouse building. The property is zoned M-1 (Light Industrial).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Moore Bass Consulting – (850) 222-5678  
TIME: 9:15 a.m.

**Pre-Submittal**

**Maclay Tennis Pavilion** (TPA180080) (14-31-20-606-0000) is located on a .27-Maacre portion of the 102 acre Maclay School Complex at 3737 North Meridian Road. The project is the construction of a 745 square foot tennis pavilion. The property is zoned LP (Lake Protection).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: Moore Bass Consulting – (850) 222-5678  
TIME: 10:00 a.m.

**Damon Subdivision Right-of-Way Abandonment** (TPA180081) The project is the abandonment of a 644 square foot portion of right-of-way located on the south side of 1016 Seaboard Street. The property is zoned UT (University Transition) within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
APPLICANT: Moore Bass Consulting – (850) 222-5678  
TIME: 10:45 a.m.

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

Thursday, August 30, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Type A Site Plan:**

**Haven West Pensacola Student Housing** (TSP180059) (21-34-51-000-1410, 21-34-51-000-1420, 21-34-51-000-1430, 21-34-24- B-0010, 21-34-24- B-0020, 21-34-24- B-0030 and 21-34-24- B-0040) is located on 4.84 acres on the southwest corner of West Pensacola Street and Rivoli Road. The project is the construction of a student housing development with 210 units (702 beds). The properties are zoned UT (University Transition) and are located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001

APPLICANT: Urban Catalyst Consultants– (850) 999-4241

TIME: 8:30 a.m.

**TYPE A AND PRE-SUBMITTAL MEETING  
AGENDA (REVISION 1)**

Thursday, August 23, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal:**

**Golden Lighting** (TPA180072) (11-28-81- B-0053) is located on 1.67 acres at 2821 Industrial Plaza Drive. The project is the addition of 3,250 square feet to an existing warehouse and construction of a 4,187 square foot covered loading dock. The property is zoned M-1 (Light Industrial).

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001  
APPLICANT: Jaks Engineering (850) 386-2058  
TIME: 8:30 a.m.

**Melvin Street** (TPA180070) (41-01-54-000-0280) is located on .19 acres at the northeast corner of Melvin Street and Palmer Avenue West. The project is the construction of a 2,925 square foot student worship center on the first floor with four residential units on the second floor. 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: Kate Daniel - Senior Planner (850) 891-7001  
APPLICANT: The Blueprint Shop- (850) 224-2699  
TIME: 9:15 a.m.

**Lakeshore Shell and Fast Food Site** (TPA180071) (21-14-51-000-0310 and 21-14-51-000-0320) is located on 2.64 acres on the southeast corner of North Monroe Street and Callaway Road. The project is the construction of a 4,400 square foot convenience store with gas pumps, a 920 square foot car wash and a 3,886 square foot drive-through restaurant. The properties are zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Genesis Group (850) 224-4400  
TIME: 10:00 a.m.

**Russell Office Development** (TPA180073) (31-08-20-408-0000) is located on 31.77 acres on the east side of South Blair Stone Road, directly across from East Paul Russell Road. The project is the construction of three state office buildings totaling 162,275 square feet. The property is zoned PUD (English Property Planned Unit Development).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Moore Bass Consulting (850) 222-5678  
TIME: 10:45 a.m.

**SoMo Market** (TPA180075) (41-01-20-082-0000, 41-01-20-083-0000 and 41-01-20-085-0000) is located on 1.05 acres at 1530 South Monroe Street. The project is the redevelopment of an existing 12,916 square foot warehouse for development with a neighborhood market and food hub. The properties are zoned CU-45 (Central Urban-45) and are located within the MMTD (Multi-Modal Transportation District), Downtown Overlay, and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001

APPLICANT: A3 Engineering– (229) 224-8638

TIME: 11:30 a.m.

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

Thursday, August 16, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Type A Site Plan:**

**Persimmon Square** (TSP180053) (14-27-20-210-0000) is located on .79 acres at 5794 Thomasville Road. The project is the construction of a 5,880 square foot commercial building. The property is zoned C-2 (General Commercial).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Paradigm Engineers & Consultants – (850) 385-5796  
TIME: 8:30 a.m.

**Pre-Submittal:**

**Market Square Hotel** (TPA180067) (11-08-51-004-0430) is located on 3.14 acres at 1481 Timberlane Road. The project is the construction of a four-story, 70,100 square foot hotel. The property is zoned AC (Activity Center).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: Continental Properties – (262) 532-9314  
TIME: 9:15 a.m.

**Gulf Winds FCU – Renovated Structure** (TPA180068) (21-36-40-114-3670) is located on 0.19 acres at 133 North Monroe Street. The project is the partial demolition of the building with the remaining 2,766 square feet being renovated for a credit union. The property is zoned CC (Central Core) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and is in the Downtown Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
APPLICANT: DBSI Inc. (602) 264-7263  
TIME: 10:00 a.m.

**Gulf Winds FCU – New Structure** (TPA180069) (21-36-40-114-3670) is located on 0.19 acres at 133 North Monroe Street. The project is the demolition of three buildings and construction of a 2,000 square foot credit union. The property is zoned CC (Central Core) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and is in the Downtown Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
APPLICANT: DBSI Inc. (602) 264-7263  
TIME: 10:45 a.m.





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

Thursday, August 9, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal:**

**2011 South Adams** (TPA180066) (41-01-50- N-0010) is located on .82 acres at 2011 South Adams Street. The project is the redevelopment of an existing 7,528 square foot building to include a 1,180 square foot restaurant, a 3,550 square foot event area, 650 square feet for a commercial kitchen and 1,200 square feet of covered patio space. 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) 891-7001  
APPLICANT: CB2 Enterprise LLC – (919) 272-3447  
TIME: 8:30 a.m.

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

Thursday, August 2, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**No applications for Type A or Pre-Submittal have been filed. This meeting is canceled.**

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

Thursday, July 26, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal**

**Chick-fil-A** (TPA180062) (21-26-25- A-0340) is located on 0.90 acres at 1650 West Tennessee Street. The project is the construction of a 2,190 square Chick-fil-A restaurant with outdoor seating and a two-lane drive-thru. The property is zoned CU-45 (Central Urban 45) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
AGENT: SCS Site Development, Inc. (678) 438-5392  
TIME: 8:30 a.m.

**Old Tharpe Mixed Use** (TPA180063) (21-23-23-000-0001) is located on 1.03 acres at 1000 West Tharpe Street. The project is the construction of 2,000 square feet of retail space and a 1,400 and a 2,400 square foot restaurant with drive-thru. The property is zoned UP-1 (Urban Pedestrian 1).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
AGENT: Urban Catalyst Consultants (850) 999-4241  
TIME: 9:15 a.m.

**Gulf Winds Federal Credit Union** (TPA180064) (21-36-40-114-3670) is located on 0.19 acres at 133 North Monroe Street. The project is the partial demolition of the building with the remainder being renovated for a credit union. The property is zoned CC (Central Core) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and is in the Downtown Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
AGENT: DSBI Inc. (602) 264-7263  
TIME: 10:00 a.m.

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

Thursday, July 19, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal**

**Speedway Store #101036** (TPA180060) (21-28-20-602-0000) is located on 2.4 acres at the northeast corner of West Tennessee Street and Appleyard Drive. The project is the construction of a 4,608 square foot convenience store with fuel sales. The property is zoned CP (Commercial Parkway) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001  
APPLICANT: McBride Dale Clarion (513) 561-6232  
TIME: 8:30 a.m.

**West Tennessee Street Self Storage** (TPA180061) (21-28-20-432-0020) is located on 1.62 acres on the north side of West Tennessee Street, approximately 150 feet east of its intersection with Cactus Street. The project is the construction of a three-story, 80,865 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: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Moore Bass Consulting (850) 222-5678  
TIME: 9:15 a.m.

**TYPE A AND PRE-SUBMITTAL MEETING**

**AGENDA (Revision 1)**

Thursday, July 12, 2018

Growth Management Conference Room

435 N. Macomb Street /First Floor

**Type A Site Plan:**

**Canopy Clubhouse** (TSP180049) (11-15-20-405-0000) is located on 2.89 acres between Crestline Drive and Education Way, north of Canopy Unit 3. The project is the construction of a 7,464 square foot clubhouse (4,250 square feet heated and cooled), a covered pavilion, pool and outdoor recreation areas. The property is zoned PUD (Canopy Planned Unit Development).

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001

APPLICANT: Greenman-Pederson, Inc. – (850) 297-2922

TIME: 8:30 a.m.

**Pre-Submittal:**

**Whitney Drive/Arbor Hills** (TPA180059) (11-10-25- Q-0310) is located on .61 acres at 3288 Whitney Drive East. The project is the subdivision of the property into two lots for development with single family residential homes. The property is zoned RP-2 (Residential Preservation 2).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

APPLICANT: Gina Snyder – (850) 566-0978

TIME: 9:15 a.m.

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

Thursday, July 5, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Type A Site Plan**

**Freedom Church at Canopy** (TSP180046) (11-15-20-405-0000) is located on 8 acres on the south side of Welaunee Boulevard at its intersection with Education Way. The project is the construction of a 39,600 square foot church. The property is zoned PUD (Canopy Planned Unit Development). This is continued from June 28, 2018.

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001  
APPLICANT: Greenman-Pederson, Inc. – (850) 297-2922  
TIME: 8:30 a.m.

**RDM3 Capital Circle NW** (TSP180048) (21-19-51-009-1086) is located on 1.77 acres at 1691 Capital Circle Northwest. The project is the construction of a 4,000 square foot retail paint store. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: Foresite Group, Inc. – (334) 887-6064  
TIME: 9:15 a.m.

**Pre-Submittal**

**804 Stiles** (TPA180057) (21-23-60- C-0090 thru 0130) 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 five platted lots and the Stiles Avenue right-of-way. The property is zoned RP-1 (Residential Preservation 1).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: Jay Goddard – (850) 210-4011  
TIME: 10:00 a.m.

**PDQ Restaurant – Capital Circle SE** (TPA180058) (31-03-25-000-0022) is located on 1.12 acres at the northeast corner of Capital Circle Southeast and Dick Wilson Boulevard. The project is the construction of a 2,825 square foot restaurant with drive-thru. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Moore Bass Consulting Inc. – (850) 222-5678  
TIME: 10:45 a.m.



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

Thursday, June 28, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Type A Site Plan**

**Freedom Church at Canopy** (TSP180046) (11-15-20-405-0000) is located on 8 acres on the south side of Welaunee Boulevard at its intersection with Education Way. The project is the construction of a 39,600 square foot church. The property is zoned PUD (Canopy Planned Unit Development).

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001  
APPLICANT: GPI Southeast – (850) 668-5211  
TIME: 8:30 a.m.

**Pre-Submittal**

**Olsen Partners LLC** (TPA180055) (11-09-20-459-0000) is located on 1.0 acre at the southeast corner of Olson Road and Sam Governor Lane. The project is the subdivision of the property into two single-family residential lots. The property is zoned R-5 (Manufactured Home and Single Family Detached).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: Cliff Renn – (850) 933-8111  
TIME: 9:15 a.m.

**Thompson Property** (TPA180056) (11-09-20-034-0000) is located on 1.35 acres at 3289 Olson Road. The project is the subdivision of the property into three single-family residential lots. The property is zoned R-5 (Manufactured Home and Single Family Detached).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: Cliff Renn – (850) 933-8111  
TIME: 10:00 a.m.



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

Thursday, June 21, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal**

**Bronough Multi-Family** (TPA180052) (21-25-46-000-0070) is located on .37 acres at 730 North Bronough Street. The project is the redevelopment of the property with 12 multi-family units (24 bedrooms). The property is zoned CU-45 (Central Urban 45) and is located within the MMTD (Multi-Modal Transportation District) and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: Moore Bass Consulting, Inc. – (850) 222-5678  
TIME: 8:30 a.m.

**FAMU Wesley** (TPA180053) (41-01-54-000-0240) is located on .19 acres at 1525 Melvin Street. The project is the renovation of a 3,240 square foot, two story building to include a four bedroom living facility for students on the second floor and an office, kitchen, bathrooms and gathering space on the first floor. 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: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Westscott Construction Inc. – (850) 841-9102  
TIME: 9:15 a.m.

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

Thursday, June 14, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal:**

**Pine Glen Subdivision** (TPA180050) (11-11-20-601-0000) is located on 8.02 acres at 4036 Centerville Road. The project is the subdivision of the property into 32 single-family residential lots. The property is zoned R-3 (Single and Two-Family Residential District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: Moore Bass Consulting (850) 222-5678  
TIME: 8:30 a.m.

**2131 Jackson Bluff Road** (TPA180048) (41-03-20-201-0000) is located on a 0.92 acre portion of a 3.96 acre parcel located at 2131 Jackson Bluff Road. The project is the construction of an 8,320 square foot retail building. The property is zoned UT (University Transition) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-71001  
AGENT: Brad Safley (850) 544-2905  
TIME: 9:15 a.m.

**Type A Site Plan:**

**Sovran Storage** (TSP180043) (21-20-20-695-0000 and 21-20-20-696-0000) is located on 2 acres at the northwest corner of Quality Way and Garber Drive. The project is the construction of a 12,000 square foot warehouse which includes 2,000 square feet of office space. The properties are zoned M-1 (Light Industrial).

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001  
APPLICANT: Moore Bass Consulting (850) 222-5678  
TIME: 10:00 a.m.

**Cascades Mixed Use Development** (TSP180044) (21-36-25-030-1170 and 21-36-25-031-1180) is located on 5.3 acres at 325 and 409 East Gaines Street. This is a mixed use project which includes multi-family residential, a hotel, restaurant, retail, and office space. The properties are currently zoned CC (Central Core) and are pending rezoning to PUD (Planned Unit Development), are located within the MMTD (Multi-Modal Transportation District), Downtown Overlay, and are within the Downtown Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
AGENT: Genesis Group (850) 224-4400  
TIME: 10:45 a.m.

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

Thursday, June 7, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal:**

**4282 Brewster Road** (TPA180041) (11-22-04-000-0330) is located on 0.48 acres at 4282 Brewster Road. The project is the subdivision of the parcel into two lots. The property is zoned R-3 (Single-Detached, Attached, and Two Family Residential). This is continued from May 31, 2018.

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Crystal A. Bends – (850) 251-3969  
TIME: 8:30 a.m.

**Castlewood Cell Tower** (TPA180045) (41-12-20-433-0000) located on 2 acres at 310 Laura Lee Avenue. The project is the construction of a 150-foot tall monopole cell tower. The property is zoned R-3 (Single- and Two-Family Residential).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
AGENT: James Johnston – 407-423-3200  
TIME: 9:15 a.m.

**The Nine Phase II at Tallahassee** (TPA180051) (21-35-20-415-0000 and 21-35-20-417-0000) is located on 0.79 acres at 1040 West Pensacola Street. The project is the demolition of the existing gas station and construction of a six-story student housing facility with 48 units and 228 bedrooms. The properties are zoned UT (University Transition) and are located within the MMTD (Multi-Modal Transportation District), Downtown Overlay.

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
AGENT: Moore Bass Consulting – (850) 222-5678  
TIME: 10:00 a.m.

**Evening Star** (TPA180049) (11-09-05-000-0060 and 11-09-05-000-0070) is located on 1.89 acres at 2605 Raymond Diehl Road. The project is the subdivision of the two lots into three lots for development with a triplex on each of two lots and two single-family detached homes on the third lot. The properties are zoned R-4 (Urban Residential District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: Anne Hingst – (850) 228-3633  
TIME: 10:45 a.m.

**Type A Site Plan:**

**Southwood Unit 27, Lots 3 and 4** (TSP180041) (31-16-27- A-0030) is located on 2.13 acres at 1977 Quail Grove Lane. The project is the construction of two, one-story multi-tenant retail buildings totaling 14,546 square feet for retail and restaurant use. The properties are zoned PUD (Southwood Planned Unit Development).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001

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

TIME: 11:30 a.m.

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

Thursday, May 31, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal:**

**4282 Brewster Road** (TPA180041) (11-22-04-000-0330) is located on 0.48 acres at 4282 Brewster Road. The project is the subdivision of the parcel into two lots. The property is zoned R-3 (Single-Detached, Attached, and Two Family Residential)

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Crystal A. Bends – (850) 251-3969  
TIME: 8:30 a.m.

**Taco Bell** (TPA180042) (11-08-20-001-0000) is located on .83 acres at 3839 Capital Circle Northeast. The project is the renovation of the existing Taco Bell restaurant including the removal of the front of the building and construction of an outdoor patio area. The property is zoned AC (Activity Center).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
APPLICANT: Craig Cornelison – (813) 788-7835  
TIME: 9:15 a.m.

**1800 Capital Circle Northeast Redevelopment** (TPA180046) (11-21-20-428-0000) is located on 1.89 acres at 1800 Capital Circle Northeast. The project is the construction of a three-story, 43,350 square foot warehouse facility and two 1,800 square foot restaurants with drive thru. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: Kimley-Horn and Associates, Inc. – (850) 553-3535  
TIME: 10:00 a.m.

**Canopy Club House and Preliminary Plat** (TPA180047) (11-15-20-405-0000) is located on 3.44 acres of a 154.10 acre parcel on the southwest corner of Crestline Rd. and Dempsey Mayo Rd. The project consists of 4,500 square feet of building including a clubhouse, fitness center, restrooms and administrative offices and subdivision of the property. The property is zoned PUD (Canopy Planned Unit Development).

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001  
APPLICANT: Greenman-Pedersen, Inc. – (850) 297-2922  
TIME: 10:45 a.m.

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

Thursday, May 24, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Type A Site Plan:**

**Department of Financial Services at Summit East** (TSP180039) (12-17-28- A-0010) is located on 5.19 acres at 1579 Summit Lake Drive. The project is the construction of a two-story, 74,043 square foot office building. The property is zoned IC (Interchange Commercial).

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001  
APPLICANT: Moore Bass Consulting, Inc. – (850) 222-5678  
TIME: 8:30 a.m.

**Pre-Submittal:**

**2628 West Tennessee Street** (TPA180043) (21-28-20-602-0000) is located on 2.35 acres at 2628 West Tennessee Street. The project is the demolition of the existing structures and construction of a 2,845 square foot gas station and a 2,312 square foot restaurant with drive-thru. The property is zoned CP (Commercial Parkway) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Blackhawk Engineering, Inc. – (850) 224-4295  
TIME: 9:15 a.m.

**Persimmon Square** (TPA180044) (14-27-20-210-0000) is located on 0.79 acres at 5794 Thomasville Road. The project is the construction of a 6,006 square foot retail building. The property is zoned C-2 (General Commercial)

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
APPLICANT: Paradigm Engineers & Consultants – (850) 264-4869  
TIME: 10:00 a.m.

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

Thursday, May 17, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**TYPE A SITE PLAN:**

**Tallahassee Orthopedic Clinic at Welaunee Boulevard** (TSP180037) (11-15-20-616-0000) is located on 7.49 acres at the northeast corner of Welaunee Boulevard and Fleischmann Road. The project will be constructed in two phases. The first phase, which is located on the south end of the property, is the construction of a two-story, 37,108 square foot medical office building. The second phase, located on the north end of the property, is the construction of a one-story, 19,800 square foot medical office building. The property is zoned C-2 (General Commercial).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: Moore Bass Consulting, Inc. – (850) 222-5678  
TIME: 8:30 a.m.

**New Office Building for PRKR, LLC** (TSP180033) (31-16-26- C-0070) is located on 0.90 acres at 3673 Coolidge Court. The project is the construction of a 2,872 square foot office building. The property is zoned PUD (Southwood Planned Unit Development).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
AGENT: Jaks Engineering – (850) 386-2058  
TIME: 9:15 a.m.

**PRE-SUBMITTAL:**

**Dixie Drive Apartments** (TPA180039) (21-27-50- C-0140, 21-27-50- C-0142, 21-27-50- C-0143, 21-27-50- C-0144, 21-27-50- C-0145 and 21-27-50- C-0146) is located on 3.93 acres at 106 Dixie Drive. The project is the construction of a five-story apartment complex with 120 three-bedroom units. The properties are zoned UT (University Transition) and are located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
AGENT: Urban Catalyst Consultants, Inc. – (850) 999-4241  
TIME: 10:00 a.m.

**HCC-Student Housing** (TPA180040) (21-34-51-000-1410, 21-34-51-000-1420, 21-34-51-000-1430, 21-34-24- B-0010, 21-34-24- B-0020 and 21-34-24- B-0030) is located on 4.84 acre on the southeast corner of West Pensacola Street and Atkinson Drive. The project is the demolition of the existing structures and the development of a four-story, 209-unit (737-bed) student housing facility with a six-level parking garage. The properties are zoned UT (University Transition) and are located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
AGENT: Urban Catalyst Consultants, Inc. – (850) 999-4241  
TIME: 10:45 a.m.

**Neil Kirkman Building Site Study** (TPA180038) (31-04-20-902-0000) is located on 21.78 acres at 2900 Apalachee Parkway. The project is the discussion of options for a parking area or parking garage. The property is zoned PUD (Kirkman Building Planned Unit Development).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001

AGENT: David H. Melvin, Inc., Consulting Engineers – (850) 671-7211

TIME: 11:30 a.m.



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

Thursday, May 10, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal:**

**Park Place Tallahassee Right-Of-Way Abandonment** (TPA180036) (21-35-51-000-1141) is located on 1.52 acres. The project is the abandonment of an eastern portion of the Lorene Street right-of-way at its intersection with the north side of West Gaines Street for a proposed student housing development. The property is zoned UV (University Urban Village) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay. This is also located in a Design Review District and the Downtown Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
AGENT: Genesis Group – (850) 224-4400  
TIME: 8:30 a.m.

**Pre-Submittal:**

**Oasis Car Wash South Monroe Street** (TPA180037) (41-12-30- C-0060) is located on 1.18 acre at 2613 South Monroe Street. The project is the construction of a 2,850 square foot car wash. 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: Cindy Smith - Senior Planner (850) 891-7001  
AGENT: Clifford Lamb & Associates – (850) 385-2800  
TIME: 9:15 a.m.

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

Thursday, May 3, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**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).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: DEC Engineering, Inc. – (850) 385-5288  
TIME: 8:30 a.m.

**Pre-Submittal:**

**Delta Gamma Sorority (TPA180035)** (21-36-50-040-5685) is located on .64 acre at 143 North Copeland Street. The project is the construction of a 3,600 square foot addition to the sorority house. 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) 891-7001  
AGENT: Urban Catalyst Consultants – (850) 999-4241  
TIME: 9:15 a.m.

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

Thursday, April 26, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Type A Site Plan:**

**Beck Family Research Center at Maclay School** (TSP180031) (14-31-20-606-0000) is located on 0.45 acres within the 102-acre Maclay School campus at 3737 North Meridian Road. The project is the addition of three shipping containers to be connected as one 2,880 square foot building. The property is zoned LP (Lake Protection).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: Moore Bass Consulting – (850) 222-5678  
TIME: 8:30 a.m.

TYPE A AND PRE-SUBMITTAL MEETING  
AGENDA

Thursday, April 19, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Type A Site Plan**

**Rhettro Student Housing** (TSP170052) (41-01-75-000-0060) is located on 0.41 acres at 712 Gamble Street. The project is the construction of a ten-unit, 37-bedroom student housing development. The property is zoned UT (University Transition) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and the Frenchtown/Southside Community Redevelopment Area. This was continued from the December 21, 2017 meeting.

PROJECT COORDINATOR: Cindy Smith - Senior Planner (891-7001)  
APPLICANT: Melvin Engineering, Inc. – (850) 228-2138  
TIME: 8:30 a.m.

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

Thursday, April 12, 2018

**LAND USE AND ENVIRONMENTAL SERVICES CONFERENCE ROOM**

435 N. Macomb Street /Third Floor

**Type A Site Plan:**

**The Commons at Holy Comforter Episcopal School** (TSP180030) (11-15-20-616-0000) is located on 83.79 acres at 2001 Fleischmann Road. The project is the construction of a two-story, 21,411 square foot dining hall and performing arts center. The property is zoned OR-2 (Office Residential 2).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

APPLICANT: Moore Bass Consulting – (850) 222-5678

TIME: 8:30 a.m.

**Pre-Submittal:**

**4Forty** (TPA180034) (21-36-40-153-3790 and 21-36-40-153-3795) is located on 2.30 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 224 multi-family residential units, 13,000 square feet of restaurant and amenities, 14,000 square feet of retail and a two-story, 88,000 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: Bill Pable - Senior Planner (850) 891-7001

AGENT: Inovia Consulting Group – (850) 298-4213

TIME: 9:15 a.m.

TYPE A AND PRE-SUBMITTAL MEETING

AGENDA

Thursday, April 5, 2018

**LAND USE AND ENVIRONMENTAL SERVICES CONFERENCE ROOM**

435 N. Macomb Street /Third Floor

**Pre-Submittal**

**Franklin Park, A Condominium** (TPA180029) (11-31-48-000-0010, 11-31-48-000-0020, 11-31-48-000-0030, 11-31-48-000-0040, 11-31-48-000-0050 and 11-31-48-000-0060) is located on 1.00 acre at 603 Franklin Court. The project is the construction of twelve single family homes on the six lots. The properties are zoned CU-45 (Central Urban 45) and are located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and the Downtown Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001

AGENT: Broward Davis & Associates, Inc. – (850) 878-4195

TIME: 8:30 a.m.

**TYPE A AND PRE-SUBMITTAL MEETING**  
**AGENDA**  
**Thursday, March 29, 2018 (Revision 2)**  
**LAND USE AND ENVIRONMENTAL SERVICES CONFERENCE ROOM**  
435 N. Macomb Street /Third Floor

**Type A Site Plan**

**2849 Pablo Avenue** (TSP180026) (11-15-30- C-0060) is located on .95 acres at the intersection of Centerville Road and Pablo Avenue. The project is the construction of a 4,500 square foot office. The property is zoned M-1(Light Industrial).

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001  
AGENT: Greenman-Pedersen, Inc. – (850) 668-5211  
TIME: 8:30 a.m.

**Inland Gas Station** (TSP180027) (21-30-20-009-0000) is located on 1.53 acres at 1458 Capital Circle Northwest. The project is the demolition and redevelopment of the property for construction of a 5,300 square foot convenience store with eight fueling stations. The property is zoned AC (Activity Center).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
AGENT: Clifford Lamb and Associates - (850) 385-2800  
TIME: 9:15 a.m.

**Pre-Submittal**

**Geek Sources Inc.** (TPA180031) (41-01-20-447-0000 and 41-01-20-448-0000) is located on 0.80 acres at 1900 and 1908 South Monroe Street. The project is the conversion of the vacant 8,865 square foot building to an office. The property is zoned CU-45 (Central Urban-45). The properties are located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and the Frenchtown /Southside Community Redevelopment Area.

PROJECT COORDINATOR: Cindy Smith – Senior Planner (850) 891-7001  
AGENT: Darryl Edwards – (850) 385-2800  
TIME: 10:00 a.m.

**SunTrust Apalachee** (TPA180032) (31-03-20-248-0000) is located on .77 acres at 3098 Apalachee Parkway. The project is a change of use in the vacant building to a bank. The second scope of work (31-04-20-004-0000) is located on 5.88 acres at 2990 Apalachee Parkway. The project is the installation of a remote ATM with drive-thru in the parking lot. The properties are zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
AGENT: Chris Haines - (813) 380-6930  
TIME: 10:45 a.m.

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

Thursday, March 22, 2018

**LAND USE AND ENVIRONMENTAL SERVICES CONFERENCE ROOM**

435 N. Macomb Street /Third Floor

**Type A Site Plan**

**Osaka Japanese Steakhouse and Sushi Bar** (TSP180024) (11-05-10- B-0041) is located on 1.42 acres at the southwest corner of Joshua Court and Maclay Commerce Drive. The project is the construction of an 8,568 square foot restaurant and a two-story, 7,987 square foot mixed-use building. The property is zoned AC (Activity Center).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: EMO Architects, Inc. – (850) 222-8001  
TIME: 8:30 a.m.

**Pre-Submittal**

**1691 Capital Circle Northwest** (TPA180027) (21-19-51-009-1086) is located on 1.77 acres on the east side of Capital Circle Northwest approximately 350 feet south of Commonwealth Boulevard. The project is the construction of a 4,000 square foot retail building. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: Foresite Group, Inc. – (334) 887-6064  
TIME: 9:15 a.m.

**Pre-Submittal**

**Tower Relocation** (TPA180030) (41-02-20-060-0000) is located on .7 acres at 817 Lake Bradford Street. The project is the relocation of a wireless telecommunications tower to this property. The property is zoned CU-45 (Central Urban-45), is located within the MMTD (Multi-Modal Transportation District) and is in the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
AGENT: Katie Cole (727) 259-6791  
TIME: 10:00 a.m.

**Pre-Submittal**

**U-Haul Self-Storage Facility** (TPA180028) (21-28-51- C-0001, 21-28-51- C-0002, 21-28-51- C-0003 and 21-28-51- C-0004) is located on 7.30 acres at 817 Appleyard Drive. The project is the construction of a three-story, 32,428 square foot self-storage facility, seven free standing self-storage buildings of approximately 1,700-2,300 square feet each and a 1,000 square foot pre-fabricated self-storage building. The existing 9,227 square foot building will be used for nonpublic storage. The properties are zoned CP (Commercial Parkway) and are located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001  
APPLICANT: DEC Engineering, Inc. – (850) 385-5288  
TIME: 10:45 a.m.





**TYPE A AND PRE-SUBMITTAL MEETING**  
**AGENDA**  
Thursday, March 15, 2018  
**LAND USE AND ENVIRONMENTAL SERVICES CONFERENCE ROOM**  
435 N. Macomb Street /Third Floor

**Type A Site Plan**

**Highlands Commercial Lots 4 thru 7** (TSP180022) (11-33-39-000-0040, 11-33-39-000-0050, 11-33-39-000-0060 and 11-33-39-000-0070) is located on 2.27 acres at the northernmost end of Highland Oaks Terrace, on the west side of the street. The project is the construction of a 4,000 square foot commercial building on Lot 4 and two 6,000 square foot medical office buildings on Lots 5 thru 7. The properties are zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
AGENT: Urban Catalyst Consultants, Inc. – (850) 999-4241  
TIME: 8:30 a.m.

**Pre-Submittal**

**Dede's Land Grab** (TPA180013) (11-31-42- B-0010, 11-31-42- B-0020 and 11-31-20-218-0000) is located on .23 acres at 803 East Call Street. The project is the reconfiguration of three lots, two lots in the East Highlands neighborhood and one lot of record. The properties are zoned RP-2 (Residential Preservation 2) and are located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
AGENT: Denise Harter – (850) 224-2108  
TIME: 9:15 a.m.

**TYPE A AND PRE-SUBMITTAL MEETING**

**AGENDA (Revision 1)**

Thursday, March 8, 2018

Growth Management Conference Room

435 N. Macomb Street /First Floor

**Type A Site Plan:**

**PDQ Restaurant** (TSP180021) (11-08-51-007-0710) is located on .67 acres at 3446 Thomasville Road. The project is the demolition of the existing gas station and the construction of a 2,825 square foot restaurant with drive-thru. The property is zoned AC (Activity Center).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

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

TIME: 8:30 a.m.

**Pre-Submittal:**

**MDC Retail Development** (TPA180026) (11-22-51- H-2210) is located on the north side of Mahan Dr. at its intersection with Buck Lake Road. The project is the construction of a Starbucks with drive-thru or a multi-tenant retail building with drive-thru. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001

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

TIME: 9:15 a.m.

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

Thursday, March 1, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal**

**506 All Saints Street** (TPA180025) (41-01-80-000-0380) is located on 0.08 acres at 506 All Saints Street. The project is the construction of a 5,876 square foot, two-story building with a multipurpose studio on the first floor and three residential units on the second floor. The property is zoned ASN-C (All Saints Neighborhood C), and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
AGENT: Dewberry Engineers Inc. – (850) 354-5185  
TIME: 8:30 a.m.

**Pre-Submittal**

**Sigma Phi Epsilon Fraternity** (TPA180024) (21-35-90-000-0090, 21-35-90-000-0110 and 21-35-90-000-0120) is located on .32 acres at the northeast corner of West Lafayette Street and Lorene Street. The project is the demolition of the existing buildings and the construction of a 13,000 square foot, three-story fraternity house with ground floor parking and two habitable floors. The properties are zoned UT (University Transition) and are located within the MMTD (Multi-Modal Transportation District), Downtown Overlay.

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
AGENT: Moore Bass Consulting – (850) 222-5678  
TIME: 9:15 a.m.

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

Thursday, February 22, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal:**

**Armens 2 Lots** (TPA180020) (21-15-27- B-0360, 21-15-27- B-0370 and 21-15-27- B-0380) are located on .26 acres at 2700, 2704 and 2708 Summer Meadow Drive. The project is the reconfiguration of the three lots into two lots. The properties are zoned R-3 (Single Detached, Attached and Two Family Residential).

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001  
APPLICANT: Larry Cobb – (850) 519-3356  
TIME: 8:30 a.m.

**Pre-Submittal:**

**Mayo Manor** (TPA180021) (21-35-22-000-0080) is located on .46 acres at 325 Mayo Street. The project is the construction of four, two-story duplexes. The property is zoned UT (University Transition) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: William Betancourt – (305) 492-9117  
TIME: 9:15 a.m.

**Pre-Submittal:**

**Hotel Development – Dick Wilson Lot 4** (TPA180022) (31-03-25-000-0040) is located on 4.97 acres on the south side of Dick Wilson Blvd., approximately 325 feet east of Capital Circle Southeast. The project is the construction of a four-story (maximum), 73,536 square foot hotel with 95 rooms. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Urban Catalyst Consultants – (850) 999-4241  
TIME: 10:00 a.m.

**Pre-Submittal:**

**Arive on Gaines** (TPA180023) (21-35-51-000-1300) is located on 1.48 acres at 745 West Gaines Street. The project is the construction of a six-story multi-family development with 92 units (294 bedrooms). The property is zoned UV (University Urban Village) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and is within the Frenchtown/Southside Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
APPLICANT: Poole Engineering & Surveying, Inc. – (850) 386-5117  
TIME: 10:45 a.m.

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

### **AGENDA (Revision 1)**

Thursday, February 15, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

#### **Pre-Submittal:**

**East Tennessee Street Medical Office** (TPA180017) (11-31-20-020-0000 and 11-31-20-068-0000) is located on 1.32 acres on the south side of East Tennessee Street at its intersection with Briarcliff Road. The project is the construction of a 6,000 square foot medical office building. The property is zoned OR-3 (Office Residential) and is located within the MMTD (Multi-Modal Transportation District).

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
APPLICANT: Clifford Lamb & Associates – (850) 385-2800  
TIME: 8:30 a.m.

#### **Pre-Submittal:**

**Holy Comforter Dining Hall** (TPA180018) (11-15-20-616-0000) is located on 43.91 acres at 2001 Fleischmann Road. The project is the construction of a two-story, 21,411 square foot dining hall and performing arts center. The property is zoned OR-2 (Office Residential 2).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: Moore Bass Consulting, Inc. – (850) 222-5678  
TIME: 9:15 a.m.

#### **Pre-Submittal:**

**124 West Jefferson Street** (TPA180019) (21-36-25-192-1740) is located on 0.14 acres at 124 West Jefferson Street. The project is the demolition of the existing structure and construction of a two-story, 12,000 square-foot office building. The property is zoned CC (Central Core) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay and is within the Downtown Community Redevelopment Area.

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Moore Bass Consulting, Inc. – (850) 222-5678  
TIME: 10:00 a.m.

#### **Type A Site Plan:**

**Stadium Enclave Major Modification** (TSP180016) (21-35-51-000-1120, 21-35-51-000-1130, 21-35-51-000-1140, 41-02-20-078-0000, 41-02-20-085-0000 and 41-02-20-951-0001) is located on 13 acres on the north side of Mosley Street at its intersection with Stearns Street. The modification includes the redesign of the Game Day Pavilion, adding additional property to the south; The addition of Building 11 which includes 14 additional units with 48 beds; the realignment of the City of Tallahassee trail; and revisions to utilities within Mosley Street and extension of stormwater infrastructure. The property is zoned UT (University Transition) and UV (University Urban Village) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay.

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Moore Bass Consulting, Inc. – (850) 222-5678  
TIME: 10:45 a.m.

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

### **AGENDA (Revision 1)**

Thursday, February 1, 2018

Growth Management Conference Room

435 N. Macomb Street /First Floor

#### **Pre-Submittal:**

**Lake Bradford Road McDonald's** (TPA180004) (41-02-20-089-0000) is located on 1.33 acres on the northeast corner of Lake Bradford Road and LBI Drive. The project is the construction of a 4,400 square foot McDonald's restaurant. 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: Kate Daniel - Senior Planner – (850) 891-7001

APPLICANT: CPH, Inc. – (904) 332-0999

TIME: 8:30 a.m.

#### **Pre-Submittal:**

**Tri-Delta Sorority Redevelopment** (TPA180007) (21-36-50-038-5630, 21-36-50-038-5640, 21-36-50-038-5645 and 21-36-50-039-5660) is located on 1.21 acres on the north side of Park Avenue West, approximately 300 feet west of North Macomb Street. The project is the demolition of the existing sorority houses and the construction of a new 23,329 square foot sorority house with 29 rooms (59 beds). The property is zoned CC (Central Core) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay.

PROJECT COORDINATOR: Cindy Smith - Senior Planner – (850) 891-7001

APPLICANT: Inovia Consulting, Inc. – (850) 298-4213

TIME: 9:15 a.m.

#### **Pre-Submittal:**

**FSU Interdisciplinary Health Clinic** (TPA180008) (41-04-50- D-0001 and 41-04-50- E-0001) is located on 1.8 acres on the southwest corner of Roberts Avenue and Eisenhower Street. The project is the development of the property with a 10,529 square foot health clinic. The property is zoned RP-2 (Residential Preservation 2).

PROJECT COORDINATOR: Cindy Smith - Senior Planner – (850) 891-7001

APPLICANT: David H. Melvin, Inc. Consulting Engineers – (850) 671-7221

TIME: 10:00 a.m.

#### **Type A Site Plan:**

**Red Rapids Capital Circle Northeast Car Wash** (TSP180009) (11-21-20-406-0000) is located on 3.95 acres on the east side of Capital Circle Northeast approximately 375 feet south of Alexis Lane. The project is the construction of a 5,000 square foot drive-thru car wash, with 21 vacuum stalls. The property is zoned CP (Commercial Parkway and OR-3 (Office Residential 3)).

PROJECT COORDINATOR: Bill Pable - Senior Planner – (850) 891-7001

APPLICANT: Blackhawk Engineering, Inc. – (850) 224-4295

TIME: 10:45 a.m.





**TYPE A AND PRE-SUBMITTAL MEETING**

**AGENDA (Revision 2)**

Thursday, January 25, 2018

Growth Management Conference Room

435 N. Macomb Street /First Floor

**Pre-Submittal:**

**Kallinger** (TPA180003) (21-14-20-629-0000) is located on one acre at 1408 Pullen Road. The project is the subdivision of the property into two lots. The property is zoned MR-1 (Medium Density Residential).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001

APPLICANT: Jim Kallinger – (850) 322-6396

TIME: 8:30 a.m.

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

Thursday, January 4, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal:**

**Lakeshore Shell Convenience Store** (TPA170110) (21-14-51-000-0310 and 21-14-51-000-0320) is located on 2.64 acres at 2800 and 2828 North Monroe Street. The project is the construction of a 3,500 square foot convenience store with gas sales. The property is zoned CP (Commercial Parkway).

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Genesis Group – (850) 224-4400  
TIME: 8:30 a.m.

**Pre-Submittal:**

**CHP Clinic and Medical Office** (TPA170113) (11-08-36-000-0090, 11-08-36-000-0100 and 11-08-36-000-0110) is located on 5.11 acres at the north end of Metropolitan Boulevard. The project is the construction of a 72,000 square foot medical office facility. The property is zoned PUD (Metropolitan Corporate Center Planned Unit Development).

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001  
APPLICANT: Inovia Consulting Group – (850) 298-4213  
TIME: 9:15 a.m.

**Pre Submittal:**

**Lofts at Railroad Square** (TSP170112) (41-01-40- C-0100) is located on 0.53 acres at 618 McDonnell Drive. The project is the construction of a 12-unit live/work project. 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) 891-7001  
APPLICANT: Huffman Associates – (850) 212-2668  
TIME: 10:00 a.m.

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

Thursday, January 11, 2018  
Growth Management Conference Room  
435 N. Macomb Street /First Floor

**Pre-Submittal:**

**Southern Scholarship House Improvements** (TPA170111) (21-35-40- C-0170 and 21-35-40- C-0180) is located on 0.63 acres at 803 and 815 West Jefferson Street. The project is the construction of a two-story, 7,088 square-foot student housing residence with 17 beds. The properties are zoned UT (University Transition) and are located within the MMTD (Multi-Modal Transportation District), Downtown Overlay.

PROJECT COORDINATOR: Cindy Smith - Senior Planner (850) 891-7001  
APPLICANT: Inovia Consulting Group – (850) 298-4213  
TIME: 8:30 a.m.

**Pre-Submittal:**

**Bay Tree Cottages** (TPA170114) (31-04-20-218-0000 and 31-04-60- D-0010) is located on 15.02 acres on the east side of Richardson Road, approximately 150 feet north of Apalachee Parkway. The project is the subdivision of the property into 50 lots for development with single family attached or detached units. The properties are zoned RP-1 (Residential Preservation) and PUD (Cross Creek Planned Unit Development).

PROJECT COORDINATOR: John Reddick - Senior Planner (850) 891-7001  
APPLICANT: Blackhawk Engineering, Inc. – (850) 224-4295  
TIME: 9:15 a.m.

**Pre-Submittal:**

**1725 Capital Circle Northeast** (TPA180001) (11-21-45- -0001, 11-21-45-000-0010, 11-21-45-000-0040 and 11-21-45-000-0050) is located on 3.72 acres at 1725 Capital Circle Northeast. The project is the construction of three 7,600 square-foot buildings. The properties are zoned CP (Commercial Parkway) and OR-3 (Office Residential).

PROJECT COORDINATOR: Bill Pable - Senior Planner (850) 891-7001  
APPLICANT: Blackhawk Engineering – (850) 224-4295  
TIME: 10:00 a.m.

**Pre-Submittal:**

**Munroe House Alterations** (TPA180002) (21-36-40-022-3205) is located on .25 acres at 413 East Call Street. The project is the change of use of the existing structure into an owner occupied four-unit bed and breakfast inn. The property is zoned SCD (Special Character District) and is located within the MMTD (Multi-Modal Transportation District), Downtown Overlay, HPO and the Downtown Community Redevelopment Area.

PROJECT COORDINATOR: Kate Daniel - Senior Planner (850) 891-7001  
APPLICANT: Workshop 131, Inc. – (850) 284-4827  
TIME: 10:45 a.m.