

Email from City staff to the author, as received. Printed from the author's inbox. Only the two messages City staff sent on Sept. 25, 2026 are shown. The author's email address is removed. The author's own messages and their recipient lists, the Webex meeting block, and the signature's survey and newsletter links are left out. The staff message text is otherwise unchanged. The first message's attachment (the comments report) is in the City permit portal, case TSP260037.

From Jacobson, Lance <Lance.Jacobson@talgov.com>
To Max Epstein [author's address removed]
Sent Friday, September 25, 2026, 3:00 PM
Subject **RE: Written Public Comment — TSP260037 (908 Cigar Factory) — DRC Aug. 10, 2026**

Good afternoon,

I have attached the comments report for this project. Staff will be recommending conditional approval of the site plan on Monday, and the attached comments are the conditions that will need to be met before the project can be approved.

Staff is recommending approval of the setback deviation based the location of existing utilities making it infeasible to meet the required setbacks.

One of the conditions of approval for the site plan states that ARB approval of the new structure is required in addition to the certificate of appropriateness that was issued for the demolition. The ARB included the following statement on the CA for the demolition:

"Proposed work includes demolition of existing structure. Recommendation to undertake appropriate documentation including measured drawings and high-resolution photography prior to demolition. Additionally, utilize architectural salvage and incorporate historic materials into the commemoration and interpretation of the building and cigar industry in the area. All future development of subject parcel to be reviewed by the Architectural Review Board."

Final approval of the project is conditioned on meeting the requirements of the approved CA.

The most recent plans provided show that this project will provide 74 dwelling units, which is within the density range for the All Saints neighborhood. The architectural tabulations include units from a nearby project which is intended to share amenities with the Cigar Factory development. That project will be reviewed separately and must meet the Tallahassee Land Development Code requirements on its own. Other exterior design elements have been reviewed and approved by the Tallahassee-Leon County Planning Department through the Design Review process. Additionally, no trees have been identified on site that meet the exceptional specimen/patriarch requirements of the TLDC.

Thank you for your input. A link to Monday's meeting is below, and our staff is available to answer any questions you may have.

Best regards,

Lance

Lance Jacobson, Principal Planner
City of Tallahassee | Growth Management

From Jacobson, Lance <Lance.Jacobson@talgov.com>
Sent Friday, September 25, 2026, 4:18 PM

Subject **RE: Written Public Comment — TSP260037 (908 Cigar Factory) — DRC Aug. 10, 2026**
(same thread)

Hi Max, I saw your follow-up email via the zoning email address, and I wanted to clarify that the Growth Management staff recommendation to the DRC will be for conditional approval of the site plan. If the other DRC members agree, then the applicant will still need to address the identified issues before they can receive site plan approval.

Best,

Lance

Lance Jacobson, Principal Planner
City of Tallahassee | Growth Management