



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, January 15, 2026

MEETING INFORMATION:

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

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

Documentation associated with each agenda item, as well as more information on other meetings and projects, is available on our website at:

https://www.talgov.com/growth/gm_meetings
The interactive map will allow you to access documentation and details associated with each project.

GENERAL MEETING GUIDELINES

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

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

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

For more information on Type A Site Plans and Pre-submittals please visit: <https://www.talgov.com/growth/growth-apps-landuse>

PUBLIC PARTICIPATION

The public is encouraged to attend and observe this meeting, however there is no public comment period offered during the meeting. Members of the public can instead submit written comments to be considered to Zoning@talgov.com or directly to the project coordinator listed on the agenda.

For more information on public participation and ways to become more involved visit:
https://www.talgov.com/growth/gm_meetings

Type A Site Plan

TSP250073 - DMS Emergency Operations Center - Modification

MEETING TIME: 8:30 AM

AGENT: Kyle Mann, George & Associates, (850) 521-0344

PROJECT LOCATION: 2489 SHUMARD OAK BLVD (TAX ID# 3121209040000)

ZONING DISTRICT: PUD (Capital Circle Office Complex Planned Unit Development)

ACRES: 46.57 acres

PROJECT DESCRIPTION: The proposed modification will add a 9,754 square foot maintenance building and 1,000 square foot generator enclosure to the previously approved Emergency Operations Center site.

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

TSP250074 - Solitude Apartments Major Modification

MEETING TIME: 9:00 AM

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

PROJECT LOCATION: (TAX ID# 3120200030000)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

ACRES: 29.58 acres

PROJECT DESCRIPTION: The proposed modification is to adjust the locations of several buildings and reduce the total number of dwelling units.

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