



TYPE A & PRE-SUBMITTAL MEETING

AGENDA: Thursday, January 29, 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

TSP250071 - Park at Southwood

MEETING TIME: 8:30 AM

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

PROJECT LOCATION: (TAX ID# 3116360000020)

ZONING DISTRICT: PUD (Southwood Planned Unit Development)

ACRES: 6.05 acres

PROJECT DESCRIPTION: The proposed project is for the development of 72-unit multi-family housing.

PROJECT COORDINATOR: Lily Savage, Senior Planner, Lily.Savage@talgov.com

This item was continued from the January 15 and 22, 2026, DRC meetings.

TSP260003 - Sun Stop 527 and Ellianos Coffee

MEETING TIME: 9:00 AM

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

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

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 3.51 acres

PROJECT DESCRIPTION: The proposed project is a modification to approved site plan TSP230088. The modification will change the proposed drive-thru restaurant from 1,100 square feet with a single drive-thru to 895 square feet with a double drive-thru

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

Pre-Submittal

TPA260005 - Mahan Campus USA

MEETING TIME: 9:45 AM

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

PROJECT LOCATION: (TAX ID# 1123206160000)

ZONING DISTRICT: MCN (Mahan Corridor Node)

ACRES: 3.30 acres

PROJECT DESCRIPTION: The proposed project is for a commercial development consisting of a 10,000 square foot bank and 14,000 square feet medical offices.

PROJECT COORDINATOR: Lily Savage, Senior Planner, Lily.Savage@talgov.com

TPA260002 - 3100 Apalachee Pkwy

MEETING TIME: 10:15 AM

AGENT: Sean Morgan, (850) 443-0115

PROJECT LOCATION: 3100 2-256 APALACHEE PKWY (TAX ID# 3103202060000)

ZONING DISTRICT: CP (Commercial Parkway)

ACRES: 3.83 acres

PROJECT DESCRIPTION: The proposed project is for the demolition of an existing structure on a portion of the site to construct a two story, 40-unit residential building.

PROJECT COORDINATOR: Taylor Jones, Senior Planner, Taylor.Jones@talgov.com