

Major Development May 2004 Report

**in '03 Rept*

Project Name: * Sable Chase Subdivision		Jurisdiction: County		Ref. No. 01
General Type: Residential		Review: Type C		
SF Lots:	84	Comm SqFt:	0	Status: Approved
Twnhse Lots:	0	Office SqFt:	0	Tax Id: 14-08-20-406-0000
Two Family Lots:	0	Total Acres:	29.18	Comments: Site Plan (LSP030012) complete 8/25/2003. Formerly known as Bannerman Road Subdivision. Environmental permit (LEM0300079) approved 12/02/2003.
MH Lots:	0	Location:	1760 Bannerman Rd	
Apartments:	0	Between	Bull Headley Rd And Tekesta Dr	
Group Qtrs units:	0			

Project Name: * Killlearn Lakes Plaza		Jurisdiction: County		Ref. No. 02
General Type: Commercial		Review: Type B		
SF Lots:	0	Comm SqFt:	241,500	Status: Approved
Twnhse Lots:	0	Office SqFt:	0	Tax Id: 14-09-20-403-0000
Two Family Lots:	0	Total Acres:	17.43	Comments: Site Plan (LSP030008) completed 12/03/2003 with conditions. All conditions met 1/21/2004. Thirteen (13) lot mixed used commercial subdivision, vested for up to 241,500 sqft of commercial. Environmental permit (LEM0300113) approved 4/2/2004.
MH Lots:	0	Location:	S Deerlake Dr	
Apartments:	0	Between	Kinhega Dr And Tekesta Dr	
Group Qtrs units:	0			

Project Name: Bradfordville First Baptist Church		Jurisdiction: County		Ref. No. 03
General Type: Church		Review: Type C		
SF Lots:	0	Comm SqFt:	120,434	Status: Under Review
Twnhse Lots:	0	Office SqFt:	0	Tax Id: 14-22-20-210-0010
Two Family Lots:	0	Total Acres:	20.00	Comments: Pre-Application (LPA03038) completed 12/04/2003. Site Plan (LSP040003) is pending (1/14/2004).
MH Lots:	0	Location:	Thomasville Rd	
Apartments:	0	Between	Loma Farm Rd And Bannerman Rd	
Group Qtrs units:	0			

***in '03 Rept**

Project Name:	Tallahassee North	Jurisdiction:	County	Ref. No.	04
General Type:	Commercial	Review:	Type B		
SF Lots:	0	Comm SqFt:	134,000	Status	Under Review
Twnhse Lots:	0	Office SqFt:	0	Tax Id:	14-22-20-026-0000
Two Family Lots:	0	Total Acres:	13.28	Comments:	
MH Lots:	0	Location:	Bradfordville Rd		Pre-Application (LPA03034) pending 10/15/2003. Site Plan (LSP030058) pending 12/03/2003.
Apartments:	0	Between	Thomasville Rd	And	Velda Dairy Rd
Group Qtrs units:	0				

Project Name:	* Bull Run	Jurisdiction:	City	Ref. No.	05
General Type:	Mixed Use	Review:	PUD		
SF Lots:	345	Comm SqFt:	295,000	Status	Under Construction
Twnhse Lots:	0	Office SqFt:	23,500	Tax Id:	14-28-20-224-0100
Two Family Lots:	0	Total Acres:	427.00	Comments:	
MH Lots:	0	Location:	2801 Chancellorsville Dr		Wal-Mart (221,318sqft) ABC Liquors (7,260sqft) & Eckerds (14,581sqft) open. 300 unit Barrington Park Apts. under const. Chili's (5,715sqft), Self Storage (90,000sqft) & 78 sf lots (TSD030032) approved. 87 sf lots (TSD040011) under review.
Apartments:	300	Between	Thomasville Rd	And	Kerry Forest Pkwy
Group Qtrs units:	0				

Project Name:	Centerville Farms	Jurisdiction:	County	Ref. No.	06
General Type:	Residential	Review:	Type D		
SF Lots:	200	Comm SqFt:	0	Status	Proposed
Twnhse Lots:	0	Office SqFt:	0	Tax Id:	15-19-20-001-0010
Two Family Lots:	0	Total Acres:	975.82	Comments:	
MH Lots:	0	Location:	8240 Centerville Rd		PUD concept plan (LSP040009) application on 2/11/2004.
Apartments:	0	Between	Pisgah Church Rd	And	Freshwater Farms Rd
Group Qtrs units:	0				

***in '03 Rept**

Project Name: * Thomasville Rd/I-10 PUD	Jurisdiction: City	Ref. No. 07
General Type: Mixed Use	Review: PUD	
SF Lots: 6	Comm SqFt: 0	Status: Under Review
Twnhse Lots: 0	Office SqFt: 300,000	Tax Id: 11-08-20-620-0000
Two Family Lots: 0	Total Acres: 38.00	Comments: Includes 11-08-20-622,626,681-0000 & 11-08-51-001-0100, -016-1600. PUD has been approved. Plans signed 10/14/2003 for 12 lot subdivision (TSD010033). Environmental permit (TEM030239) under review.
MH Lots: 0	Location: Thomasville Rd	
Apartments: 0	Between: Live Oak Plantation Rd And I-10	
Group Qtrs units: 0		

Project Name: * Hampton Inn & Suites	Jurisdiction: City	Ref. No. 08
General Type: Hotel	Review: Type B	
SF Lots: 0	Comm SqFt: 64,918	Status: Under Construction
Twnhse Lots: 0	Office SqFt: 0	Tax Id: 11-08-20-454-0000
Two Family Lots: 0	Total Acres: 2.23	Comments: Site Plan (TPS020056) approved 03/10/2003; Environmental Permit (TEM020188) issued 04/17/2003. Building Permit (TBB030239) issued 8/28/2003. 122 Rooms.
MH Lots: 0	Location: 3388 Lonnbldh Rd	
Apartments: 0	Between: Raymond Diehl Rd And Metropolitan Blvd	
Group Qtrs units: 0		

Project Name: Meadows Office Building	Jurisdiction: City	Ref. No. 09
General Type: Office	Review: Pre-Submittal	
SF Lots: 0	Comm SqFt: 0	Status: Proposed
Twnhse Lots: 0	Office SqFt: 52,720	Tax Id: 11-08-75- A-0050
Two Family Lots: 0	Total Acres: 2.50	Comments: Pre-Submittal (TPA040008) completed 2/6/2004. This is the redevelopment of a 52,720 sqft convalescent facility to a 51,756 sqft office building and multi-deck parking garage.
MH Lots: 0	Location: 1978 Village Green Way	
Apartments: 0	Between: Capital Cir NE And Raymond Diehl Rd	
Group Qtrs units: 0		

***in '03 Rept**

Project Name: * Hermitage Lot 7 **Jurisdiction:** City **Ref. No.** 10
General Type: Office **Review:** Type B
SF Lots: 0 **Comm SqFt:** 2,500 **Status:** Under Review **Tax Id:** 11-17-20-004-0000
Twnhse Lots: 0 **Office SqFt:** 115,000
Two Family Lots: 0 **Total Acres:** 11.01
MH Lots: 0
Apartments: 0 **Location:** 1800 Hermitage Blvd
Group Qtrs units: 0 **Between** Vieux Carre Dr **And** Lonnbldh Rd

Comments:
Site Plan (TSP030030) plans signed 7/9/2003. Plan for a 5-story office building.

Project Name: * Christian Life Center & Office Bldg **Jurisdiction:** City **Ref. No.** 11
General Type: Mixed Use **Review:** Type B
SF Lots: 0 **Comm SqFt:** 25,000 **Status:** Under Construction **Tax Id:** 11-17-20-006-0010
Twnhse Lots: 0 **Office SqFt:** 62,000
Two Family Lots: 0 **Total Acres:** 15.21
MH Lots: 0
Apartments: 0 **Location:** 1701-1 Hermitage Blvd
Group Qtrs units: 0 **Between** Thomasville Rd **And** Vieux Carre Dr

Comments:
A limited partition (TSD030007) dividing parcel into 4 lots signed 04/14/03. 32,000sqft bldg on parcel -0010 under construc.; parcel -0020 approved for 30,000sqft; applied for bldg permit (TBB040555) 3/5/2004. 25,000sqft bldg for Christian Life Cntr

Project Name: * Buckhead Phase III **Jurisdiction:** City **Ref. No.** 12
General Type: Residential **Review:** Preliminary Plat
SF Lots: 81 **Comm SqFt:** 0 **Status:** Under Review **Tax Id:** 11-11-20-004-0000
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 68.60
MH Lots: 0
Apartments: 0 **Location:** E Hannon Hill Dr
Group Qtrs units: 0 **Between** Muirwood Ct **And** Dead End

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Project Name: * Welaunee Plantation	Jurisdiction: City	Ref. No. 13
General Type: Mixed Use	Review: CPA	
SF Lots: 0	Comm SqFt: 0	Status: Proposed
Twlhse Lots: 0	Office SqFt: 0	Tax Id: 11-14-20-405-0000
Two Family Lots: 0	Total Acres: 2,450.00	Comments: Critical Planning Area plan approved by Commissions & DCA. Master plan found to be consistant with local & state Comp Plans. Master plan contains 4,819 dwellings and 1,578,840sqft office & commercial. Development in 2 phases. No change from prior yr
MH Lots: 0	Location: Fleischman Rd	
Apartments: 0	Between Miccosukee Rd And Centerville Rd	
Group Qtrs units: 0		

Project Name: Holy Comforter Episcopal Church	Jurisdiction: City	Ref. No. 14
General Type: Church	Review: Type A	
SF Lots: 0	Comm SqFt: 47,000	Status: Approved
Twlhse Lots: 0	Office SqFt: 0	Tax Id: 11-15-20-616-0000
Two Family Lots: 0	Total Acres: 41.38	Comments: Existing School 67,600 sqft.on parcel. Site Plan (TSP030095) plans signed 1/7/2004. Environmental permit (TEM040024) issued 2/25/2004.
MH Lots: 0	Location: 2001 Fleischmann Rd	
Apartments: 0	Between Miccosukee Rd And Centerville Rd	
Group Qtrs units: 0		

Project Name: * Regional Center Office Park	Jurisdiction: City	Ref. No. 15
General Type: Mixed Use	Review: Preliminary Plat	
SF Lots: 0	Comm SqFt: 80,000	Status: Under Review
Twlhse Lots: 0	Office SqFt: 220,000	Tax Id: 11-15-20-604-0000
Two Family Lots: 0	Total Acres: 38.00	Comments: Formerly 40 townhouses, Villages at Fleischmann. Pre-Application (TPA030148) completed 12/01/2003. Subdivision plan to create 12 lots (TSD030046) being reviewed. #sqft: 215,000 medical offices; 5,000 bank; 25,000 retail; 55,000 hotel (120 rooms).
MH Lots: 0	Location: 2143 Settlement Rd	
Apartments: 0	Between Centerville Rd And Dead End	
Group Qtrs units: 0		

***in '03 Rept**

Project Name:	Charleston	Jurisdiction:	City	Ref. No.	16
General Type:	Residential	Review:	Preliminary Plat		
SF Lots:	105	Comm SqFt:	0	Status	Under Review
Twnhse Lots:	0	Office SqFt:	0	Tax Id:	11-22-51- J-2370
Two Family Lots:	0	Total Acres:	32.44	Comments:	Preliminary plat (TSD030041) submitted 11/21/2003.
MH Lots:	0	Location:	Miccosukee RD		
Apartments:	0	Between	Capital Medical Blvd And Dax Ct		
Group Qtrs units:	0				

Project Name:	* Westminster Oaks PUD Modification	Jurisdiction:	County	Ref. No.	17
General Type:	Residential	Review:	PUD		
SF Lots:	0	Comm SqFt:	0	Status	Approved
Twnhse Lots:	0	Office SqFt:	0	Tax Id:	11-14-20-602-0000
Two Family Lots:	0	Total Acres:	18.50	Comments:	Westminster Oaks has modified their PUD by increasing the allowed number of residential units from 780 to 1,200 and the land area from 96 acres to 114.5 acres.
MH Lots:	0	Location:	Dempsey Mayo Rd		
Apartments:	0	Between	Miccosukee Rd And Maylor Rd		
Group Qtrs units:	420				

Project Name:	* Summit East	Jurisdiction:	City	Ref. No.	18
General Type:	Mixed Use	Review:	Type B		
SF Lots:	0	Comm SqFt:	141,000	Status	Under Construction
Twnhse Lots:	0	Office SqFt:	145,132	Tax Id:	12-17-25- -0000
Two Family Lots:	0	Total Acres:	116.65	Comments:	2 Buildings (85,132sqft) built. 60,000sqft bldg--shell only--on lot C-0010, (TBB030655). 2 fast food restaurants(7,000sqft). Approved development plan allows for a convenience store, a hotel (95 rooms), and 141,000sqft of retail & office space.
MH Lots:	0	Location:	1625 Summit Lake Dr		
Apartments:	0	Between	Apex Dr And Dead End		
Group Qtrs units:	0				

***in '03 Rept**

Project Name:	Calvery Chapel	Jurisdiction:	County	Ref. No.	19
General Type:	Church	Review:	Type B		
SF Lots:	0	Comm SqFt:	121,760	Status	Under Review
Twnhse Lots:	0	Office SqFt:	0	Tax Id:	12-16-20-002-0000
Two Family Lots:	0	Total Acres:	28.09	Comments:	Site Plan (LSP030041) pending 9/10/2003.
MH Lots:	0	Location:	8747 Miles Johnson Rd		
Apartments:	0	Between	Miccosukee Rd	And	Chaires Cross Rd
Group Qtrs units:	0				

Project Name:	* SE Community Medical Campus PUD	Jurisdiction:	City	Ref. No.	20
General Type:	Mixed Use	Review:	PUD		
SF Lots:	0	Comm SqFt:	0	Status	Proposed
Twnhse Lots:	0	Office SqFt:	376,400	Tax Id:	11-20-20-603-0000
Two Family Lots:	0	Total Acres:	31.98	Comments:	For medical offices, medically related retail (80,000 sqft/ac & 200,000sqft/parcel), hospital building (176,000sqft/ac), residential care facilities (100,000sqft/ac), and residential development (2-20 units/ac). No change from prior year.
MH Lots:	0	Location:	1650 Miccosukee Rd		
Apartments:	0	Between	Carraway St	And	Coombs Dr
Group Qtrs units:	0				

Project Name:	Mahan Center Lot 2	Jurisdiction:	City	Ref. No.	21
General Type:	Office	Review:	Type B		
SF Lots:	0	Comm SqFt:	0	Status	Approved
Twnhse Lots:	0	Office SqFt:	49,000	Tax Id:	11-28-20-070-0000
Two Family Lots:	0	Total Acres:	4.43	Comments:	Site Plan (TSP030132) approved 2/23/2004.
MH Lots:	0	Location:	Mahan Dr		
Apartments:	0	Between	Mahan Center Blvd	And	Jaydell Cir
Group Qtrs units:	0				

***in '03 Rept**

Project Name: * Evergreens at Mahan **Jurisdiction:** City **Ref. No.** 22
General Type: Mixed Use **Review:** Type B
SF Lots: 0 **Comm SqFt:** 284,000 **Status:** Under Construction **Tax Id:** 11-28-29- B-0010
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 24.56
MH Lots: 0
Apartments: 412 **Location:** 901 Riggins Rd
Group Qtrs units: 0 **Between** Mahan Dr **And** Wintergreen Rd

Comments:
Site Plan TSP000041 for the multi-family development was approved 7/28/2000 on 24.56 acres. Pre-App(TPA010095) complete 10/09/2001. Environmental permit (TEM030053) issued on 2/10/2004. Building Permit issued on 1/15/2004 for 209 units.

Project Name: Auto Dealership **Jurisdiction:** City **Ref. No.** 23
General Type: Commercial **Review:** Type A
SF Lots: 0 **Comm SqFt:** 60,188 **Status:** Approved **Tax Id:** 11-27-20-216-0000
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 9.55
MH Lots: 0
Apartments: 0 **Location:** 3509 Mahan Dr
Group Qtrs units: 0 **Between** Weems Rd **And** Brewster Rd

Comments:
Conversion of a Winn-Dixie grocery store to an auto dealership. Site plan (TSP040032) approved 4/15/2004.

Project Name: * Falls Chase **Jurisdiction:** County **Ref. No.** 24
General Type: Residential **Review:** Type B
SF Lots: 145 **Comm SqFt:** 0 **Status:** Approved **Tax Id:** 11-26-40- -0000
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 53.45
MH Lots: 0
Apartments: 0 **Location:** Fallschase Blvd
Group Qtrs units: 0 **Between** Buck Lake Rd **And** Dead End

Comments:
Purchased by Lafayette Hills, Inc. Sept.2001. PUD Concept covers 623 acres. The County approved two replats, West Village Units IA & IB, located within the original Phase I, recorded Nov. 2002.

***in '03 Rept**

Project Name:	Hilton Garden Inn	Jurisdiction:	City	Ref. No.	25
General Type:	Hotel	Review:	Type B		
SF Lots:	0	Comm SqFt:	54,425	Status	Under Review
Twnhse Lots:	0	Office SqFt:	0	Tax Id:	31-05-20-041-0000
Two Family Lots:	0	Total Acres:	3.15	Comments:	
MH Lots:	0	Location:	Blairstone Rd		Site Plan (TSP040001) submitted 1/9/2004 for 85 room hotel.
Apartments:	0	Between	Old St. Augustine Rd And Apalachee Pkwy		
Group Qtrs units:	0				

Project Name:	Extended Stay Hotel	Jurisdiction:	City	Ref. No.	26
General Type:	Hotel	Review:	Pre-Submittal		
SF Lots:	0	Comm SqFt:	60,000	Status	Proposed
Twnhse Lots:	0	Office SqFt:	0	Tax Id:	31-04-40- A-0010
Two Family Lots:	0	Total Acres:	1.70	Comments:	
MH Lots:	0	Location:	Apalachee Pkwy		Pre-Submittal (TPA030164) completed 1/8/2004. On the site of the existing KOGERAMA BUILDING. 150 rooms in a 3-story building.
Apartments:	0	Between	Hendrix Rd And Executive Center Dr		
Group Qtrs units:	0				

Project Name:	* Highlands at Hendrix	Jurisdiction:	City	Ref. No.	27
General Type:	Residential	Review:	Type A		
SF Lots:	0	Comm SqFt:	0	Status	Under Construction
Twnhse Lots:	0	Office SqFt:	0	Tax Id:	31-04-20-602-0000
Two Family Lots:	0	Total Acres:	6.78	Comments:	
MH Lots:	0	Location:	1320 Hendrix Rd		Includes parcel 31-04-20-604-0000. Formerly St. Augustine Villas. Site plan (TSP020111) approved 11/07/02; plans signed 12/19/02. Building permits issued 12/17/2003.
Apartments:	70	Between	Apalachee Pkwy And Old St. Augustine Rd		
Group Qtrs units:	0				

***in '03 Rept**

Project Name: * Brookwood Trace **Jurisdiction:** City **Ref. No.** 28
General Type: Residential **Review:** Type A
SF Lots: 0 **Comm SqFt:** 0 **Status:** Under Review **Tax Id:** 31-09-20-201-0000
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 7.06
MH Lots: 0
Apartments: 62 **Location:** 2014 Midyette Rd
Group Qtrs units: 0 **Between** Old St Augustine Rd **And** Capital Cir SE

Comments:
Site plan (TSP030035) was approved 04/10/03. Applied for Building Permits 3/22/2004.

Project Name: Camden Suites **Jurisdiction:** City **Ref. No.** 29
General Type: Mixed Use **Review:** Type B
SF Lots: 0 **Comm SqFt:** 39,500 **Status:** Approved **Tax Id:** 31-04-20-015-0000
Twnhse Lots: 0 **Office SqFt:** 20,000
Two Family Lots: 0 **Total Acres:** 4.50
MH Lots: 0
Apartments: 0 **Location:** SE Capital Cir
Group Qtrs units: 0 **Between** Governor's Court Dr **And** Apalachee Pkwy

Comments:
Site plan (TSP030017) approved 8/25/2003. Includes an 84 room hotel (39,500 sqft).

Project Name: * Sam's Club **Jurisdiction:** City **Ref. No.** 30
General Type: Commercial **Review:** Type B
SF Lots: 0 **Comm SqFt:** 134,824 **Status:** Under Construction **Tax Id:** 31-03-25-000-0010
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 23.16
MH Lots: 0
Apartments: 0 **Location:** 3122 Dick Wilson Blvd
Group Qtrs units: 0 **Between** Capital Cir SE **And** Dead End

***in '03 Rept**

Project Name: * Apalachee East Phase III **Jurisdiction:** City **Ref. No.** 31
General Type: Mixed Use **Review:** PUD
SF Lots: 0 **Comm SqFt:** 125,000 **Status:** Under Construction **Tax Id:** 11-35-20-004-0000
Twnhse Lots: 98 **Office SqFt:** 50,000
Two Family Lots: 0 **Total Acres:** 169.26
MH Lots: 0
Apartments: 144 **Location:** 3909 Reserve Dr
Group Qtrs units: 0 **Between:** Conner Blvd **And:** Dead End

Comments:
Plans signed 01/28/03. Environmental permit (TEM020157) issued 01/22/03. The 144 mf units are The Reserves, Phase II on 14.66 acres. Building permits issued 7/2/03; Slab inspections conducted 3/9/2004.

Project Name: Ken Smith--JAMARO Inc. **Jurisdiction:** County **Ref. No.** 32
General Type: Residential **Review:** Type C
SF Lots: 0 **Comm SqFt:** 0 **Status:** Proposed **Tax Id:** 31-02-20-411-0000
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 94 **Total Acres:** 15.80
MH Lots: 0
Apartments: 0 **Location:** Quazar Rd
Group Qtrs units: 0 **Between:** Apalachee Pkwy **And:** Dead End

Comments:
Pre-Application (LPA03023) complete 8/6/2003.

Project Name: Hampton Creek **Jurisdiction:** County **Ref. No.** 33
General Type: Residential **Review:** Type C
SF Lots: 57 **Comm SqFt:** 0 **Status:** Approved **Tax Id:** 31-01-20-406-0000
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 170 **Total Acres:** 10.72
MH Lots: 0
Apartments: 0 **Location:** 1538 Mt. Sinai Rd
Group Qtrs units: 0 **Between:** Apalachee Pkwy **And:** Dead End

Comments:
Site plan (LSP030028) completed 11/05/2003. Building permit for a retaining wall issued 03/30/2004. Plan has 3 non-residential lots, 57 detached single family lots, & 170 attached unit lots.

***in '03 Rept**

Project Name:	Golden Pheasant	Jurisdiction:	County	Ref. No.	34
General Type:	Residential	Review:	Type C		
SF Lots:	79	Comm SqFt:	0	Status	Approved
Twnhse Lots:	0	Office SqFt:	0	Tax Id:	32-06-25- -0000
Two Family Lots:	0	Total Acres:	170.00	Comments:	
MH Lots:	0	Location:	6570 Apalachee Pkwy		Parent parcels are 31-06-20-002- and -609-0000. Formerly known as Cypress Grove Sub. Preliminary Plat (LPA02002) completed 1/26/2004.
Apartments:	0	Between	Windwood Way	And	Raymond Tucker Rd
Group Qtrs units:	0				

Project Name:	Sierra Woods Subdivision	Jurisdiction:	County	Ref. No.	35
General Type:	Residential	Review:			
SF Lots:	42	Comm SqFt:	0	Status	Approved
Twnhse Lots:	0	Office SqFt:	0	Tax Id:	32-16-31- -0000
Two Family Lots:	0	Total Acres:	135.69	Comments:	
MH Lots:	0	Location:	Louvenia Rd		Parent parcel is 32-17-20-006-0000. Pre-Application (LPA00039) completed 8/2/2000. Plat recorded 12/04/2003.
Apartments:	0	Between	Old St Augustine Rd	And	Louvenia Ct
Group Qtrs units:	0				

Project Name:	* Southwood (Ph.1)	Jurisdiction:	City	Ref. No.	36
General Type:	Mixed Use	Review:	DRI		
SF Lots:	842	Comm SqFt:	317,300	Status	Under Construction
Twnhse Lots:	408	Office SqFt:	698,800	Tax Id:	31-20-20-002-0000
Two Family Lots:	0	Total Acres:	1,859.10	Comments:	
MH Lots:	0	Location:	SE Capital Cir		353 detached single family and 109 attached single family homes have been permitted in Phase 1 as of 04/01/2004. 730 residential lots have been recorded in the last year.
Apartments:	1,020	Between	Centerview Dr	And	Tram Rd
Group Qtrs units:	0				

***in '03 Rept**

Project Name: Southwood Unit 18 **Jurisdiction:** City **Ref. No.** 37
General Type: Residential **Review:** Preliminary Plat
SF Lots: 52 **Comm SqFt:** 0 **Status:** Approved **Tax Id:** 31-20-20-002-0000
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 20.55 **Comments:**
MH Lots: 0 **Location:** Grove Park Dr Preliminary Plat (TSD030020) plans signed 12/02/2003.
Apartments: 0 **Between** Mulberry Park Blvd **And** Shumard Oak Blvd
Group Qtrs units: 0

Project Name: Southwood Unit 19 **Jurisdiction:** City **Ref. No.** 38
General Type: Residential **Review:** Preliminary Plat
SF Lots: 70 **Comm SqFt:** 0 **Status:** Approved **Tax Id:** 31-20-20-002-0000
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 22.29 **Comments:**
MH Lots: 0 **Location:** Grove Park Dr Preliminary Plat (TSD030021) plans signed 1/12/2004.
Apartments: 0 **Between** Mulberry Park Blvd **And** Shumard Oak Blvd
Group Qtrs units: 0

Project Name: Southwood Unit 21 **Jurisdiction:** City **Ref. No.** 39
General Type: Residential **Review:** Preliminar Plat
SF Lots: 48 **Comm SqFt:** 0 **Status:** Approved **Tax Id:** 31-20-20-002-0000
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 40.70 **Comments:**
MH Lots: 0 **Location:** Grove Park Dr Preliminary Plat (TSD030045) was approved on
Apartments: 0 **Between** Mulberry Park Blvd **And** Shumard Oak Blvd 2/23/2004.
Group Qtrs units: 0

***in '03 Rept**

Project Name: * Twin Oaks at Southwood	Jurisdiction: City	Ref. No. 40
General Type: Residential	Review: PUD	
SF Lots: 0	Comm SqFt: 0	Status: Under Construction
Twnhse Lots: 0	Office SqFt: 0	Tax Id: 31-16-28- A-0010
Two Family Lots: 0	Total Acres: 20.00	Comments: Building Permits approved 01/16/2002; one is TBB010057. Notice of Commencement was filed 03/28/03. Part of Southwood Phase I.
MH Lots: 0	Location: 2500 Merchants Row Blvd	
Apartments: 242	Between Bald Cypress Way And Four Oaks Blvd	
Group Qtrs units: 0		

Project Name: * Southwood Southeast Park	Jurisdiction: City	Ref. No. 41
General Type: Public Facility	Review: Type A	
SF Lots: 0	Comm SqFt: 0	Status: Proposed
Twnhse Lots: 0	Office SqFt: 0	Tax Id: 31-20-20-002-0000
Two Family Lots: 0	Total Acres: 62.00	Comments: Tallahassee Parks & Recreation Dept. have completed a conceptual design for a youth sports complex. It is adjacent to a 200+ acre natural preserve which will have walking trails. This park is not funded in the City's 5 Year Capital Improv. Budget.
MH Lots: 0	Location: SE Capital Cir	
Apartments: 0	Between St Augustine Rd And Tram Rd	
Group Qtrs units: 0		

Project Name: * Capital Circle Office Center (CCOC)	Jurisdiction: City	Ref. No. 42
General Type: Office	Review: DRI	
SF Lots: 0	Comm SqFt: 0	Status: Approved
Twnhse Lots: 0	Office SqFt: 100,000	Tax Id: 31-16-20-902-0000
Two Family Lots: 0	Total Acres:	Comments: Additional 2,558,480 sqft State Offices approved w/o concurrency. No changes in status during the last year.
MH Lots: 0	Location: SE Capital Cir	
Apartments: 0	Between Old St Augustine And Tram Rd	
Group Qtrs units: 0		

***in '03 Rept**

Project Name: Lakes at San Marcos **Jurisdiction:** City **Ref. No.** 43
General Type: Residential **Review:** Pre-Submittal
SF Lots: 0 **Comm SqFt:** 0 **Status:** Under Review **Tax Id:** 31-30-20-201-0000
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 23.52
MH Lots: 0
Apartments: 312 **Location:** 6595 SE Capital Cir
Group Qtrs units: 0 **Between** Woodville Hwy **And** Shelfer Rd

Comments:
 Pre-Submittal (TSA040049) is scheduled for review on 4/29/2004.

Project Name: * HTS Enterprises Inc. **Jurisdiction:** County **Ref. No.** 44
General Type: Warehouse **Review:** Type B
SF Lots: 0 **Comm SqFt:** 46,846 **Status:** Under Review **Tax Id:** 31-19-20-608-0020
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 4.00
MH Lots: 0
Apartments: 0 **Location:** 348 Crossway Rd
Group Qtrs units: 0 **Between** Woodville Hwy **And** Shelfer Rd

Comments:
 Pre-Application (LPA03006) was completed 3/5/2003. Property is zoned Industrial.

Project Name: Brook Forest **Jurisdiction:** County **Ref. No.** 45
General Type: Residential **Review:** Type C
SF Lots: 114 **Comm SqFt:** 0 **Status:** Proposed **Tax Id:** 41-23-30-000-0030
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 38.85
MH Lots: 0
Apartments: 0 **Location:** Center Dr
Group Qtrs units: 0 **Between** Westway Rd **And** Balkin Rd

Comments:
 Pre-Application (LPA04008) received 3/17/2004.

***in '03 Rept**

Project Name:	Southbrook PUD	Jurisdiction:	City	Ref. No.	46
General Type:	Mixed Use	Review:	PUD		
SF Lots:	0	Comm SqFt:	0	Status	Proposed
Twnhse Lots:	0	Office SqFt:	0	Tax Id:	41-23-20-203-0000
Two Family Lots:	0	Total Acres:	69.69	Comments:	
MH Lots:	0	Location:	SW Capital		PUD approved. Mixed use development with multi-family residential at a density of 16 du/ac (18.5ac), industrial/manufacturing (50.19ac), neighborhood commercial (1ac), parking, & community uses.
Apartments:	0	Between	Balkin Rd	And	Springhill Rd
Group Qtrs units:	0				

Project Name:	Villages at Wilson Green	Jurisdiction:	City	Ref. No.	47
General Type:	Residential	Review:	Preliminary Plat		
SF Lots:	130	Comm SqFt:	0	Status	Under Review
Twnhse Lots:	0	Office SqFt:	0	Tax Id:	41-13-20-602-0000
Two Family Lots:	0	Total Acres:	27.13	Comments:	
MH Lots:	0	Location:	203 Wilson Green		Pre-Application (TPA040023) complete 3/1/2004. Preliminary Plat (TSD040013) pending 4/9/2004.
Apartments:	0	Between	Crawfordville Hwy	And	Dead End
Group Qtrs units:	0				

Project Name:	Dry Creek Run	Jurisdiction:	City	Ref. No.	48
General Type:	Residential	Review:	Preliminary Plat		
SF Lots:	100	Comm SqFt:	0	Status	Approved
Twnhse Lots:	0	Office SqFt:	0	Tax Id:	31-18-20-001-0000
Two Family Lots:	0	Total Acres:	25.32	Comments:	
MH Lots:	0	Location:	Jim Lee		Includes parcel 31-18-20-030-0000. Preliminary Plat (TSD030038) plans signed 2/17/2004. Environmental permit (TEM040031) issued 4/8/2004.
Apartments:	0	Between	Paul Russel Rd	And	Dead End
Group Qtrs units:	0				

***in '03 Rept**

Project Name: Jack McLean Park Recreation & Aquatic Center **Jurisdiction:** City **Ref. No.** 49
General Type: Public Facility **Review:** Type B
SF Lots: 0 **Comm SqFt:** 24,106 **Status:** Under Construction **Tax Id:** 31-07-20-404-0000
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 52.00
MH Lots: 0
Apartments: 0 **Location:** 700 Paul Russell Rd
Group Qtrs units: 0 **Between** Prospect St **And** Pontiac Dr

Comments:
Site Plan (TSP030051) plans signed 7/14/2003. Building permits issued 1/27/2004 gym, bathhouse, and pump house.

Project Name: * College Club, Phase II **Jurisdiction:** City **Ref. No.** 50
General Type: Residential **Review:** Type A
SF Lots: 0 **Comm SqFt:** 0 **Status:** Under Construction **Tax Id:** 41-12-20-424-0000
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 4.30
MH Lots: 0
Apartments: 40 **Location:** 2833 S Adams St
Group Qtrs units: 0 **Between** Orange Ave **And** Bass St

Comments:
Site Plan (TSP030044) signed 6/4/2003. Environmental permit approved 11/17/2003. 6 houses & 1 commercial unit removed. Building permits issued 12/18/2003.

Project Name: * Campus Pointe Apts. **Jurisdiction:** City **Ref. No.** 51
General Type: Residential **Review:** Type A
SF Lots: 0 **Comm SqFt:** 0 **Status:** Under Construction **Tax Id:** 41-12-20-456-0000
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 13.76
MH Lots: 0
Apartments: 180 **Location:** 3000 S Adams St
Group Qtrs units: 0 **Between** Orange Ave **And** Bass St

***in '03 Rept**

Project Name: *	Airport Commerce Center PUD	Jurisdiction:	City	Ref. No.	52
General Type:	Commercial	Review:	PUD		
SF Lots:	0	Comm SqFt:	189,000	Status	Approved
Twnhse Lots:	0	Office SqFt:	0	Tax Id:	41-16-20-003-0000
Two Family Lots:	0	Total Acres:	76.50	Comments:	
MH Lots:	0	Location:	SW Capital		Plans (TSD020011) signed 07/09/02; Environmental permit issued 08/28/02. Park open for development.
Apartments:	0	Between	Entrepot Blvd	And	Lake Bradford Rd
Group Qtrs units:	0				

Project Name: *	Bradford Trace	Jurisdiction:	County	Ref. No.	53
General Type:	Residential	Review:	Type B		
SF Lots:	0	Comm SqFt:	0	Status	Proposed
Twnhse Lots:	90	Office SqFt:	0	Tax Id:	41-16-20-031-0000
Two Family Lots:	0	Total Acres:	14.30	Comments:	
MH Lots:	0	Location:	SW Capital		Formerly: Capital Circl Industrial Park. Pre-Application (LPA04007) was completed 4/7/2004 for a residential use. The property is zoned M-1.
Apartments:	0	Between	Entrepot Blvd	And	Lake Bradford Rd
Group Qtrs units:	0				

Project Name:	FAMU improvements	Jurisdiction:	City	Ref. No.	54
General Type:	University	Review:			
SF Lots:	0	Comm SqFt:	0	Status	Under Construction
Twnhse Lots:	0	Office SqFt:	0	Tax Id:	41-01-20-902-0003
Two Family Lots:	0	Total Acres:	144.26	Comments:	
MH Lots:	0	Location:	S Martin Luther King Jr		FAMU is adding 57,857 sqft to the Ware Rhaney Building for the School of Allied Health Sciences. The School of Business & Industry is adding a west wing. Bragg Stadium renovation and expansion is in the planning stages, as are Pharmacy & Journalism.
Apartments:	0	Between	FAMU Way	And	Orange Ave
Group Qtrs units:	0				

***in '03 Rept**

Project Name:	Gaines Street Student Housing	Jurisdiction:	City	Ref. No.	55
General Type:	Residential	Review:	Pre-Submittal		
SF Lots:	0	Comm SqFt:	0	Status	Proposed
Twlhse Lots:	0	Office SqFt:	0	Tax Id:	21-36-90-068-9200
Two Family Lots:	0	Total Acres:	2.25	Comments:	
MH Lots:	0	Location:	600 W Gaines St		Pre-Submittal (TPA030115) completed 9/29/2003.
Apartments:	120	Between	Maccomb St	And	Gay St
Group Qtrs units:	0				

Project Name:	* Exchange at Gaines, The	Jurisdiction:	City	Ref. No.	56
General Type:	Residential	Review:	Pre-Submittal		
SF Lots:	0	Comm SqFt:	0	Status	Proposed
Twlhse Lots:	0	Office SqFt:	0	Tax Id:	21-36-90-007-8545
Two Family Lots:	0	Total Acres:	5.30	Comments:	
MH Lots:	0	Location:	402 W Gaines St		Pre-Submittal (TPA030152) was completed 1/27/2004.
Apartments:	220	Between	M L King Jr Blvd	And	Maccomb St
Group Qtrs units:	0				This development is proposed for the entire block south of the Civic Center.

Project Name:	* Civic Center Expansion	Jurisdiction:	City	Ref. No.	57
General Type:	Hotel	Review:	Type A		
SF Lots:	0	Comm SqFt:	284,000	Status	Approved
Twlhse Lots:	0	Office SqFt:	0	Tax Id:	21-36-80-007-7055
Two Family Lots:	0	Total Acres:	8.00	Comments:	
MH Lots:	0	Location:	505 W Pensacola St		Hotel (329 rooms) and garage (650 spaces). The site plan was approved 02/24/2000. No change in status from last year.
Apartments:	0	Between	M L King Jr Blvd	And	Maccomb St
Group Qtrs units:	0				

***in '03 Rept**

Project Name: * Kleman Plaza, SW Corner		Jurisdiction: City		Ref. No. 58
General Type: Mixed Use		Review: PUD		
SF Lots:	0	Comm SqFt:	37,135	Status Proposed
Twnhse Lots:	0	Office SqFt:	75,000	Tax Id: 21-36-35-000-0020
Two Family Lots:	0	Total Acres:	0.96	Comments: Pre-Submittal (TPA040035) completed 3/11/2004. Includes 285 parking spaces. A height variance was granted. A schematic design has been approved by the Design Review Board. Estimated date of completion is 2006.
MH Lots:	0	Location:	Bronough St	
Apartments:	224	Between	Pensacola St And College Ave	
Group Qtrs units:	0			

Project Name: * Tallahassee Center		Jurisdiction: City		Ref. No. 59
General Type: Mixed Use		Review: Pre-Submittal		
SF Lots:	0	Comm SqFt:	13,400	Status Proposed
Twnhse Lots:	94	Office SqFt:	0	Tax Id: 21-36-35-000-0050
Two Family Lots:	0	Total Acres:	0.36	Comments: GameDay proposal was accepted, and it is now called the Tallahassee Center. The schematic design has been approved by the Design Review Board. The Pre-submittal (TPA040038) was completed 3/25/2004. Plans include 9 hotel units.
MH Lots:	0	Location:	College Ave	
Apartments:	0	Between	Duval St And Bronough St	
Group Qtrs units:	0			

Project Name: * Apalachee Pkwy Hotel		Jurisdiction: City		Ref. No. 60
General Type: Hotel		Review: Type B		
SF Lots:	0	Comm SqFt:	115,384	Status Approved
Twnhse Lots:	0	Office SqFt:	0	Tax Id: 11-31-20-616-0000
Two Family Lots:	0	Total Acres:	4.23	Comments: 145-room hotel and 7,500 sqft restaurant. Site plan (TSP030122) signed 3/30/2004.
MH Lots:	0	Location:	722 Apalachee Pkwy	
Apartments:	0	Between	CSX RR And Broward St	
Group Qtrs units:	0			

***in '03 Rept**

Project Name: * The Tennyson	Jurisdiction: City	Ref. No. 61
General Type: Mixed Use	Review: PUD	
SF Lots: 0	Comm SqFt: 4,734	Status: Clearing Site
Twnhse Lots: 90	Office SqFt: 31,144	Tax Id: 21-36-40-114-3680
Two Family Lots: 0	Total Acres: 0.60	
MH Lots: 0	Location: 123 N Monroe St	Comments:
Apartments: 0	Between: Call St	9 Story Mixed Use Building. Also on lots 21-36-40-118-3695 & -3700. Pre-submittal (TPA020104) completed 09/04/02. Site plan (TSP030077) signed 11/10/2003. Clearing lot as of 4/3/2004.
Group Qtrs units: 0	And: Park Ave	

Project Name: * HUD Frenchtown Mixed Use Project	Jurisdiction: City	Ref. No. 62
General Type: Mixed Use	Review:	
SF Lots: 0	Comm SqFt: 50,000	Status: Proposed
Twnhse Lots: 0	Office SqFt: 0	Tax Id: 21-36-50-046-5825
Two Family Lots: 0	Total Acres: 5.30	
MH Lots: 0	Location: W Tennessee St	Comments:
Apartments: 0	Between: Macomb St	HUD grant & loan of \$9.5 million for Frenchtown Arts & Entertainment Complex (261,000 sq.ft), consisting of museum 75,000sqft, retail incl. restaurant & movie theatre 50,000sqft, apartments 76,000sqft, 100 unit hotel & 800 parking spaces. Whole block
Group Qtrs units: 0	And: Copeland St	

Project Name: * Frenchtown Renaissance PUD	Jurisdiction: City	Ref. No. 63
General Type: Mixed Use	Review: PUD	
SF Lots: 0	Comm SqFt: 9,000	Status: Clearing Site
Twnhse Lots: 0	Office SqFt: 60,000	Tax Id: 21-36-50-013-5260
Two Family Lots: 0	Total Acres: 4.40	
MH Lots: 0	Location: 449 W Carolina St	Comments:
Apartments: 90	Between: Macomb St	Includes parcels 21-36-50-047-5920 & 013-5260,5255,5265,5266,5320,5325. Two buildings, on the east & west side of Macomb with offices, retail, gym, club, parking & residences. The east building & 300 space parking garage are approved. PUD is final.
Group Qtrs units: 0	And: M L King Jr Blvd	

***in '03 Rept**

Project Name: * Frenchtown Village Marketplace **Jurisdiction:** City **Ref. No.** 64
General Type: Residential **Review:** Pre-Submittal
SF Lots: 0 **Comm SqFt:** 0 **Status:** Proposed **Tax Id:** 21-36-50-003-5040
Twnhse Lots: 20 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 2.73
MH Lots: 0
Apartments: 0 **Location:** 443 W Brevard St
Group Qtrs units: 0 **Between** Macomb St **And** M L King Jr Blvd

Comments:
Pre-Submittal (TPA020121) was completed 09/26/02.
Moved a single-family home off the lot 2/202004.
Environmental permit (TER040057) issued 4/1/2004.

Project Name: * Goodbread Hills **Jurisdiction:** City **Ref. No.** 65
General Type: Residential **Review:** Type A
SF Lots: 0 **Comm SqFt:** 0 **Status:** Under Review **Tax Id:** 21-25-20-981-0000
Twnhse Lots: 86 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 5.49
MH Lots: 0
Apartments: 0 **Location:** 1010 N Macomb St
Group Qtrs units: 0 **Between** Goodbread Ln **And** 4th Ave

Comments:
Pre-Submittal (TPA030009) completed 01/31/03. Site plan (TSP040027) received 1/18/2004.

Project Name: * Miracle Hill Nursing Center **Jurisdiction:** City **Ref. No.** 66
General Type: Residential **Review:** Type B
SF Lots: 0 **Comm SqFt:** 0 **Status:** Under Review **Tax Id:** 21-26-35- C-0010
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 0.80
MH Lots: 0
Apartments: 0 **Location:** 1208 Birmingham St
Group Qtrs units: 45 **Between** Griffin St **And** Alabama St

***in '03 Rept**

Project Name:	Old Bainbridge Subdivision	Jurisdiction:	City	Ref. No.	67	
General Type:	Residential	Review:	Pre-Submittal			
SF Lots:	62	Comm SqFt:	0	Status	Proposed	
Twlhse Lots:	0	Office SqFt:	0	Tax Id:	21-26-20-090-0000	
Two Family Lots:	0	Total Acres:	9.80	Comments:	Pre-Submittal (TPA040019) completed 4/2/2004.	
MH Lots:	0	Location:	Old Bainbridge Rd			
Apartments:	0	Between	Volusia St	And		Commercial Park Dr
Group Qtrs units:	0					

Project Name:	FSU improvements	Jurisdiction:	City	Ref. No.	68	
General Type:	University	Review:				
SF Lots:	0	Comm SqFt:	0	Status	Under Construction	
Twlhse Lots:	0	Office SqFt:	0	Tax Id:	21-35-20-901-0002	
Two Family Lots:	0	Total Acres:	154.93	Comments:	\$60 million medical complex is the site of the College of Medicine, and the new Psychology & Chemistry Buildings. The Alumni Welcome Center (old President's Home) is being redesigned & renovated and an Alumni Hall added.	
MH Lots:	0	Location:	W Tennessee St			
Apartments:	0	Between	Woodward Ave	And		Call St
Group Qtrs units:	0					

Project Name:	Osceola Village	Jurisdiction:	City	Ref. No.	69	
General Type:	Residential	Review:	Type A			
SF Lots:	0	Comm SqFt:	0	Status	Under Review	
Twlhse Lots:	0	Office SqFt:	0	Tax Id:	21-34-81-000-2140	
Two Family Lots:	0	Total Acres:	5.81	Comments:	Adding 52 units within 4 buildings to the existing 278 units of Osceola Hall's two buildings. Environmental permit (TER040068) approved 4/16/2004. Site plan (TSP040033) submitted 4/15/2004.	
MH Lots:	0	Location:	500 Chapel Dr			
Apartments:	52	Between	Bike Trail	And		Call St
Group Qtrs units:	0					

***in '03 Rept**

Project Name: * Heritage Grove **Jurisdiction:** City **Ref. No.** 70
General Type: Residential **Review:** Type B
SF Lots: 0 **Comm SqFt:** 0 **Status:** Under Construction **Tax Id:** 21-34-81-000-2430
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 37.48
MH Lots: 0
Apartments: 350 **Location:** 801 Ocala Rd
Group Qtrs units: 0 **Between** Honeysuckle Dr **And** Tennessee St

Comments:
Property owned by FSU, being developed by Leon County Educ. Facilities Auth. PUD will allow 599 units, but only 350 units in site plan. To be a student housing complex with a recreation area. Bldg. permits issued 12/12/2003 for 302 units.

Project Name: Osceola Ridge **Jurisdiction:** City **Ref. No.** 71
General Type: Residential **Review:** Pre-Submittal
SF Lots: 0 **Comm SqFt:** 0 **Status:** Under Review **Tax Id:** 21-27-20-429-0000
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 14.70
MH Lots: 0
Apartments: 69 **Location:** 824 High Rd
Group Qtrs units: 0 **Between** Tennessee St **And** Westwood Ln

Comments:
Includes parcel 21-27-20-452-0000 and is an addition to the existing 120 unit University Commons Apartments facing on Ocala Road. Pre-Submittal (TPA040026) submitted 3/18/2004.

Project Name: Timberwood Townhouses **Jurisdiction:** City **Ref. No.** 72
General Type: Residential **Review:** Pre-Submittal
SF Lots: 0 **Comm SqFt:** 0 **Status:** Under Review **Tax Id:** 21-27-20-622-0000
Twnhse Lots: 62 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 4.79
MH Lots: 0
Apartments: 0 **Location:** 741 White Dr
Group Qtrs units: 0 **Between** Horne Ave **And** Mission Rd

Comments:
Includes parcels 21-27-20-610 & -612-0000. Pre-Submittal 9/25/2003.

***in '03 Rept**

Project Name: * Villa del Lago	Jurisdiction: City	Ref. No. 73
General Type: Residential	Review: Type A	
SF Lots: 0	Comm SqFt: 0	Status: Under Construction
Twnhse Lots: 0	Office SqFt: 0	Tax Id: 21-33-37- -0001
Two Family Lots: 0	Total Acres: 20.91	Comments: Formerly "The Gathering." Site plan (TSP020129); plans signed 02/27/03. Demolishing 16 units; building 88 units for a net gain of 72 units. There will be a total of 261 units after building is complete. Framing inspection approved 12/22/2003.
MH Lots: 0	Location: 2700 W Pensacola St	
Apartments: 72	Between White Dr And Cactus St	
Group Qtrs units: 0		

Project Name: Comprehensive Human Services Center	Jurisdiction: City	Ref. No. 74
General Type: Public Facility	Review: Type B	
SF Lots: 0	Comm SqFt: 32,000	Status: Under Review
Twnhse Lots: 0	Office SqFt: 0	Tax Id: 21-33-20-410-0000
Two Family Lots: 0	Total Acres: 5.58	Comments: Includes parcel 21-33-20-801-0000. Plans (TSP030113) signed 1/29/04. Facility for transient housing: Administration bldgs 5,804 sqft; Rooming houses 13,675 sqft; Eating facility 5,716 sqft; Maintenance bldg. 652 sqft. Applied for Bldg permits 3/9/04
MH Lots: 0	Location: 2729 W Pensacola St	
Apartments: 0	Between Dupree St And Appleyard Dr	
Group Qtrs units: 27		

Project Name: * Seminole Suites Ph II	Jurisdiction: City	Ref. No. 75
General Type: Residential	Review: Type A	
SF Lots: 0	Comm SqFt: 0	Status: Under Construction
Twnhse Lots: 0	Office SqFt: 0	Tax Id: 41-03-20-212-0000
Two Family Lots: 0	Total Acres: 9.89	Comments: Phase II of Seminole Suites. Rezoning approved from MH to MR-1. Site plan (TSP030108) approved 10/23/2003. Building permits issued 3/24/2004.
MH Lots: 0	Location: 2421 Jackson Bluff Rd	
Apartments: 96	Between Herty St And Mabry St	
Group Qtrs units: 0		

***in '03 Rept**

Project Name:	Quail Ridge PUD	Jurisdiction:	City	Ref. No.	76
General Type:	Mixed Use	Review:	Type D		
SF Lots:	0	Comm SqFt:	200,000	Status	Under Review
Twnhse Lots:	0	Office SqFt:	0	Tax Id:	21-29-20-606-0000
Two Family Lots:	0	Total Acres:	13.50	Comments:	
MH Lots:	0	Location:	1055 NW Capital Cir		Rezoning from M-1 to PUD is complete (RZ#405). LSP030057 is pending 12/03/2003. EITHER 200 apartments OR 200,000 sqft commercial.
Apartments:	200	Between	Gum Rd	And	Tennessee St
Group Qtrs units:	0				

Project Name:	* Oak Wood Subdivision	Jurisdiction:	City	Ref. No.	77
General Type:	Residential	Review:			
SF Lots:	0	Comm SqFt:	0	Status	Under Construction
Twnhse Lots:	0	Office SqFt:	0	Tax Id:	21-29-35- -0000
Two Family Lots:	53	Total Acres:	4.99	Comments:	
MH Lots:	0	Location:	1520 Blountstown St		Includes 21-29-20-014 & -015-0000. Plat recorded 3/18/2004. Building permits for 36 townhouses were issued between 2/5/04 and 3/16/04.
Apartments:	0	Between	Bicycle Rd	And	Dian Rd
Group Qtrs units:	0				

Project Name:	Country Lane Condominiums	Jurisdiction:	City	Ref. No.	78
General Type:	Residential	Review:	Pre-Submittal		
SF Lots:	0	Comm SqFt:	0	Status	Under Review
Twnhse Lots:	40	Office SqFt:	0	Tax Id:	21-28-20-202-0000
Two Family Lots:	0	Total Acres:	3.66	Comments:	
MH Lots:	0	Location:	1544 Country Ln		Pre-Submittal (TSA040050) is scheduled for review on 4/29/2004.
Apartments:	0	Between	Bicycle Rd	And	Tharpe St
Group Qtrs units:	0				

***in '03 Rept**

Project Name:	Aster Lake Redevelopment		Jurisdiction:	City	Ref. No.	79
General Type:	Residential		Review:	Pre-Application		
SF Lots:	0	Comm SqFt:	0	Status	Under Review	Tax Id: 21-29-20-067-0000
Twnhse Lots:	0	Office SqFt:	0			
Two Family Lots:	0	Total Acres:	40.30			Comments:
MH Lots:	0	Location:	3250 W Tennessee St			Includes 21-29-20-078-0000. Rezoning from MH to MR-1 (RZ#403) was approved. Pre-Application (TPA030096) complete 12/01/2003. Environmental review (TER040010) under review.
Apartments:	500	Between	Bicycle Rd	And	Capital Cir NW	
Group Qtrs units:	0					

Project Name:	Kathryn Oaks Cluster Development		Jurisdiction:	City	Ref. No.	80
General Type:	Residential		Review:	Preliminary Plat		
SF Lots:	0	Comm SqFt:	0	Status	Under Review	Tax Id: 21-29-20-001-0000
Twnhse Lots:	42	Office SqFt:	0			
Two Family Lots:	0	Total Acres:	5.03			Comments:
MH Lots:	0	Location:	1574 Blounstown St			Preliminary Plat (LSD040003) 1/23/2004 for 42 attached cluster homes.
Apartments:	0	Between	Nekoma Ln	And	Tharpe St	
Group Qtrs units:	0					

Project Name:	Car Dealership		Jurisdiction:	City	Ref. No.	81
General Type:	Commercial		Review:	Pre-Submittal		
SF Lots:	0	Comm SqFt:	50,000	Status	Proposed	Tax Id: 21-29-20-218-0000
Twnhse Lots:	0	Office SqFt:	0			
Two Family Lots:	0	Total Acres:	15.00			Comments:
MH Lots:	0	Location:	W Tennessee St			Pre-Submittal complete 7/31/2003. Total parcel acreage is 25 acres.
Apartments:	0	Between	Bicycle Rd	And	Capital Cir NW	
Group Qtrs units:	0					

***in '03 Rept**

Project Name:	Crescent Hills	Jurisdiction:	City	Ref. No.	82
General Type:	Residential	Review:	Preliminary Plat		
SF Lots:	67	Comm SqFt:	0	Status	Approved
TwNhse Lots:	0	Office SqFt:	0	Tax Id:	21-19-20-401-0000
Two Family Lots:	0	Total Acres:	39.94		
MH Lots:	0	Location:	W Tharpe St		
Apartments:	0	Between	Capital Cir NW	And	Dead End
Group Qtrs units:	0				

Comments:
Preliminary Plat (TSD030042) plans signed 3/12/2004.
67 detached single family units clustered on 20 acres.
Formerly known as Tharpe Street Subdivision.

Project Name:	* Hopkins Crossings PUD	Jurisdiction:	County	Ref. No.	83
General Type:	Mixed Use	Review:	Type B		
SF Lots:	0	Comm SqFt:	200,000	Status	Under Review
TwNhse Lots:	0	Office SqFt:	170,000	Tax Id:	21-19-35- -0000
Two Family Lots:	0	Total Acres:	296.14		
MH Lots:	0	Location:	NW Capital Cir		
Apartments:	150	Between	Commonwealth Blvd	And	I-10
Group Qtrs units:	0				

Comments:
PUD approved. Pre-Application (LPA03028) complete on 9/17/2003. Site plan (LSP040018) on lot 21-19-35-000-0070 (27.27 ac) is pending for the subdivision of 6 parcels: one multi-family 150 units & 41,600 sqft of commercial.

Project Name:	Chase's Run	Jurisdiction:	City	Ref. No.	84
General Type:	Residential	Review:	Type A		
SF Lots:	0	Comm SqFt:	0	Status	Under Review
TwNhse Lots:	43	Office SqFt:	0	Tax Id:	21-21-51-033-2020
Two Family Lots:	0	Total Acres:	4.00		
MH Lots:	0	Location:	2740 W Tharpe St		
Apartments:	0	Between	Gloria Dr	And	Nani Dr
Group Qtrs units:	0				

Comments:
Site Plan (TSP040023) is scheduled for review on 4/29/2004.

***in '03 Rept**

Project Name: * Savannah Crossing **Jurisdiction:** City **Ref. No.** 85
General Type: Residential **Review:** Type A
SF Lots: 0 **Comm SqFt:** 0 **Status:** Under Construction **Tax Id:** 21-21-51-032-2000
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 13.50
MH Lots: 0
Apartments: 158 **Location:** 2738 W Tharpe St
Group Qtrs units: 0 **Between** Burns Dr **And** Nani Dr

Comments:
Environmental permit issued 04/25/02. 34 units built and 36 units under construction as of 4/1/2004.

Project Name: * Pecan Plantation Apts **Jurisdiction:** City **Ref. No.** 86
General Type: Residential **Review:** Type A
SF Lots: 0 **Comm SqFt:** 0 **Status:** Proposed **Tax Id:** 21-21-51-039-2285
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 3.98
MH Lots: 0
Apartments: 50 **Location:** 2749 Pecan Rd
Group Qtrs units: 0 **Between** Mission Rd **And** Willie Vause Rd

Comments:
Pre-Application (TPA020114) was completed 10/17/02. Site plan (TSP030066) was continued on 7/17/2003.

Project Name: Marywest Apartments **Jurisdiction:** City **Ref. No.** 87
General Type: Residential **Review:** Pre-Submittal
SF Lots: 0 **Comm SqFt:** 0 **Status:** Proposed **Tax Id:** 21-21-51-070-2760
Twnhse Lots: 0 **Office SqFt:** 0
Two Family Lots: 0 **Total Acres:** 4.50
MH Lots: 0
Apartments: 40 **Location:** 2748 Pecan Rd
Group Qtrs units: 0 **Between** Willie Vause Rd **And** Pecan Ln

***in '03 Rept**

Project Name:	Mission Overlook	Jurisdiction:	City	Ref. No.	88
General Type:	Residential	Review:	Pre-Submittal		
SF Lots:	0	Comm SqFt:	0	Status	Under Review
Twnehse Lots:	104	Office SqFt:	0	Tax Id:	21-21-51-073-2820
Two Family Lots:	0	Total Acres:	9.20	Comments:	
MH Lots:	0	Location:	1875 N Mission Rd		Includes parcels 21-21-51-073-2830 & -2840 and 21-21-51-074-2850. Revised site plan (TSP040018) submitted 2/19/2004 for 104 condo units.
Apartments:	0	Between	Pecan Rd	And	Hartsfield Rd
Group Qtrs units:	0				

Project Name:	Hartsfield Green Condos	Jurisdiction:	City	Ref. No.	89
General Type:	Residential	Review:	Type A		
SF Lots:	0	Comm SqFt:	0	Status	Under Construction
Twnehse Lots:	39	Office SqFt:	0	Tax Id:	21-21-51-092-3090
Two Family Lots:	0	Total Acres:	4.88	Comments:	
MH Lots:	0	Location:	2403 Hartsfield Rd		Site Plan (TSP030119) plans signed 2/16/2004. Building permits approved 4/13/2004. Foundations under construction as of 4/23/2004.
Apartments:	0	Between	Hartsfield Way	And	Foster Dr
Group Qtrs units:	0				

Project Name:	Summerchase Apartments	Jurisdiction:	City	Ref. No.	90
General Type:	Residential	Review:	Type B		
SF Lots:	0	Comm SqFt:	0	Status	Under Review
Twnehse Lots:	0	Office SqFt:	0	Tax Id:	21-17-20-401-0000
Two Family Lots:	0	Total Acres:	52.97	Comments:	
MH Lots:	0	Location:	Gearhart Rd		Includes parcel 21-17-20-409-0000. Site plan (TSP030093) plans signed 12/17/2003. Environmental permit (TEM030248) issued 1/26/2003. Applied for building permit 4/16/2004.
Apartments:	204	Between	Mission Rd	And	Westover Dr
Group Qtrs units:	0				

***in '03 Rept**

Project Name:	Greenbriar Subdivision	Jurisdiction:	City	Ref. No.	91
General Type:	Residential	Review:	Preliminary Plat		
SF Lots:	244	Comm SqFt:	0	Status	Under Review
Twnhse Lots:	0	Office SqFt:	0	Tax Id:	21-17-51-000-1000
Two Family Lots:	0	Total Acres:	99.97	Comments:	
MH Lots:	0	Location:	Fred George Rd		Preliminary Plat (TSD030025) plans signed 3/3/2004. Applied for environmental permit (TEM040038) 3/3/2004.
Apartments:	0	Between	Victor Brown Rd	And	CSX RR
Group Qtrs units:	0				

Project Name:	* Northwest Park	Jurisdiction:	City	Ref. No.	92
General Type:	Public Facility	Review:	Pre-Application		
SF Lots:	0	Comm SqFt:	0	Status	Under Construction
Twnhse Lots:	0	Office SqFt:	0	Tax Id:	21-09-51-000-1010
Two Family Lots:	0	Total Acres:	79.12	Comments:	
MH Lots:	0	Location:	Fred George Rd		Pre-application (TPA030110) completed 10/07/2003. Half of the park is for a youth sports complex and the other half is for a natural area with trails. The pond is complete. Limited funds are being used for initial grading and grassing of 30 acres.
Apartments:	0	Between	Mission Rd	And	Settlers Blvd
Group Qtrs units:	0				

Project Name:	* Camellia Gardens	Jurisdiction:	City	Ref. No.	93
General Type:	Residential	Review:	Type B		
SF Lots:	0	Comm SqFt:	0	Status	Under Construction
Twnhse Lots:	0	Office SqFt:	0	Tax Id:	21-09-51-742-1595
Two Family Lots:	0	Total Acres:	11.39	Comments:	
MH Lots:	0	Location:	3400 Old Bainbridge Rd		Site plan (TSP020030) approved 05/13/02 by DRC for 87 2-bedroom apartment units. Building permits issued 7/1/2003; 10 apt. units constructed; 48 apt. units under construction.
Apartments:	87	Between	Bellac Rd	And	Fred George Rd
Group Qtrs units:	0				

***in '03 Rept**

Project Name: * Foxwood Subdivision	Jurisdiction: City	Ref. No. 94
General Type: Residential	Review:	
SF Lots: 44	Comm SqFt: 0	Status: Under Review
Twnhse Lots: 0	Office SqFt: 0	Tax Id: 21-09-22- -0000
Two Family Lots: 0	Total Acres: 19.33	Comments: Site plan (TSD020022) signed 12/06/02. Environmental permit (TEM040030) issued 2/25/2004. Subdivision recorded 4/6/2004. 15 building permits for single family homes applied for on 3/15/2004.
MH Lots: 0	Location: Old Bainbridge Rd	
Apartments: 0	Between: Marsh Rd	
Group Qtrs units: 0	And: Westbury Dr	

Project Name: Summerfield PUD	Jurisdiction: County	Ref. No. 95
General Type: Residential	Review: Type D	
SF Lots: 460	Comm SqFt: 0	Status: Proposed
Twnhse Lots: 0	Office SqFt: 0	Tax Id: 21-04-51-000-0120
Two Family Lots: 0	Total Acres: 108.00	Comments: PUD concept plan (LPA04003) applied 2/4/2004.
MH Lots: 0	Location: 4910 N Monroe St	
Apartments: 0	Between: Clara Kee Blvd	
Group Qtrs units: 0	And: Cool View Dr	

Project Name: Holiday Inn Hwy	Jurisdiction: City	Ref. No. 96
General Type: Hotel	Review: Type A	
SF Lots: 0	Comm SqFt: 83,971	Status: Under Review
Twnhse Lots: 0	Office SqFt: 0	Tax Id: 21-15-20-406-0000
Two Family Lots: 0	Total Acres: 6.19	Comments: Site plan (TSP030076) plans signed 10/20/2003. Building permit (TBB040164) under review. 132 Rooms. Demolition permit issued to demolish old hotel on same site.
MH Lots: 0	Location: 2725 Graves Rd	
Apartments: 0	Between: Monroe St	
Group Qtrs units: 0	And: Dead End	

**in '03 Rept*

Project Name:	Highland Park	Jurisdiction:	City	Ref. No.	97
General Type:	Residential	Review:	Type A		
SF Lots:	0	Comm SqFt:	0	Status	Under Review
Twnhse Lots:	0	Office SqFt:	0	Tax Id:	21-23-20-216-0000
Two Family Lots:	0	Total Acres:	2.70	Comments:	
MH Lots:	0	Location:	1417 Pullen Rd		Includes parcel 21-23-20-218-0000. Site Plan (TSP030067) plans signed 10/06/2003. Environmental permit (TEM030214) issued 2/25/2004. Applied for building permits for 30 units 3/9/2004.
Apartments:	40	Between	Fred Smith Rd	And	Golden Park Ln
Group Qtrs units:	0				

Project Name:	Brookstone Apartments	Jurisdiction:	County	Ref. No.	98
General Type:	Residential	Review:	Type B		
SF Lots:	0	Comm SqFt:	0	Status	Proposed
Twnhse Lots:	0	Office SqFt:	0	Tax Id:	21-14-20-412-0000
Two Family Lots:	0	Total Acres:	16.89	Comments:	
MH Lots:	0	Location:	Sharer Rd		Pre-Application (LPA03010) was completed 3/19/2003. No Activity on this project since 7/17/2003.
Apartments:	217	Between	Fulton Rd	And	I-10
Group Qtrs units:	0				
