

## Major Ongoing and Proposed Developments in Tallahassee and Leon County

<p><b>Project Name:</b> Wildwood Presbyterian Church  <b>General Type:</b> Commercial  <b>Total Acres:</b> 59.72  <b>Tax ID:</b> 14-07-20-401-0000  <b>Additional IDs:</b> 14-07-20-608-0000      14-18-20-207-0000</p>	<p><b>Lots/Units:</b>  <b>Lots/Units:</b>  <b>SF:</b> 86,708  <b>SF:</b></p>	<p><b>Type:</b>  <b>Type:</b>  <b>Type:</b> Church  <b>Type:</b></p>	<p><b>Map ID: 1</b>  <b>Jurisdiction:</b> City  <b>Review:</b> Type B  <b>Status:</b> Approved</p>
<b>Location/Address:</b> Northeast corner of the intersection of North Meridian and Ox Bottom Roads			
<b>Comments:</b> Site Plan (TSP070010) approved 02/04/2008			

<p><b>Project Name:</b> Bull Run  <b>General Type:</b> Residential  <b>Total Acres:</b> 427.00  <b>Tax ID:</b> 14-28-20-224-0100</p>	<p><b>Lots/Units:</b> 345  <b>Lots/Units:</b>  <b>SF:</b>  <b>SF:</b></p>	<p><b>Type:</b> Single Family  <b>Type:</b>  <b>Type:</b>  <b>Type:</b></p>	<p><b>Map ID: 2</b>  <b>Jurisdiction:</b> City  <b>Review:</b> PUD  <b>Status:</b> Under Construction</p>
<b>Additional IDs:</b>			
<b>Location/Address:</b> General area west of Thomasville Road and north of Ox Bottom Road			
<b>Comments:</b> Unit 3: 4 units completed.; Unit 4: 28 units completed, 5 units U/C; Unit 5: 20 units completed, 13 units U/C as of 02/24/2009			

<p><b>Project Name:</b> Ox Bottom Crest  <b>General Type:</b> Residential  <b>Total Acres:</b> 52.96  <b>Tax ID:</b> 14-28-20-402-0000</p>	<p><b>Lots/Units:</b> 204  <b>Lots/Units:</b>  <b>SF:</b>  <b>SF:</b></p>	<p><b>Type:</b> Single Family  <b>Type:</b>  <b>Type:</b>  <b>Type:</b></p>	<p><b>Map ID: 3</b>  <b>Jurisdiction:</b> City  <b>Review:</b> Type B  <b>Status:</b> Clearing Site</p>
<b>Additional IDs:</b>			
<b>Location/Address:</b> Northwest corner of Ox Bottom Road and Thomasville Road			
<b>Comments:</b> Site Plan (TSP060040) signed 08/08/2007; Part of Ox Bottom Hills PUD			

<p><b>Project Name:</b> St. Peters Anglican Church  <b>General Type:</b> Commercial  <b>Total Acres:</b> 6.65  <b>Tax ID:</b> 14-33-20-138-0000</p>	<p><b>Lots/Units:</b>  <b>Lots/Units:</b>  <b>SF:</b> 66,000  <b>SF:</b></p>	<p><b>Type:</b>  <b>Type:</b>  <b>Type:</b> Church  <b>Type:</b></p>	<p><b>Map ID: 4</b>  <b>Jurisdiction:</b> City  <b>Review:</b> Type B  <b>Status:</b> Approved</p>
<b>Additional IDs:</b>			
<b>Location/Address:</b> 4784 Thomasville Road			
<b>Comments:</b> Site Plan (TSP080026) signed 09/23/2008; 2 church buildings, 36,000 sq. ft. church, 30,000 sq. ft. multi-use building (to be built in phase 2)			

## Major Ongoing and Proposed Developments in Tallahassee and Leon County

<b>Project Name:</b> Ox Bottom Meadows	<b>Lots/Units:</b> 67	<b>Type:</b> Single Family	<b>Map ID:</b> 5
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 36.36	<b>SF:</b> 35,000	<b>Type:</b> Office	<b>Review:</b> Preliminary Plat
<b>Tax ID:</b> 14-28-20-401-0000	<b>SF:</b> 3,500	<b>Type:</b> Retail	<b>Status:</b> Clearing Site

**Additional IDs:**

**Location/Address:** Northwest corner of Ox Bottom Road and Thomasville Road

**Comments:** Major Revision to PUD (PRZ080023) received 10/22/2008); Part of Ox Bottom Meadows PUD

<b>Project Name:</b> Persimmon Hill	<b>Lots/Units:</b> 20	<b>Type:</b> Single Family	<b>Map ID:</b> 6
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 24.53	<b>SF:</b> 90,000	<b>Type:</b> Office	<b>Review:</b> Type B
<b>Tax ID:</b> 14-22-20-607-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved

**Additional IDs:** 14-22-20-612-0000    14-22-20-614-0000    14-22-20-615-0000    14-22-20-617-0000

**Location/Address:**

**Comments:** Site Plan (LSP080013) completed 01/22/2009; Proposed (2) two-story office buildings: 52,740 and 37,206 sq. ft. (permit under review)

<b>Project Name:</b> Velda Oaks Plantation	<b>Lots/Units:</b> 74	<b>Type:</b> Townhouse	<b>Map ID:</b> 7
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 12.13	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 14-22-20-036-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved

**Additional IDs:**

**Location/Address:** 6480 Velda Woods Drive

**Comments:** Parcels created, no residential construction permits issued as of 02/26/2009; Type B Site Plan (LSP060017) completed 09/21/2006

<b>Project Name:</b> Centerville Conservation Community	<b>Lots/Units:</b> 200	<b>Type:</b> Single Family	<b>Map ID:</b> 8
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 975.82	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 15-19-20-001-0010	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:** 15-20-20-034-0000    15-17-20-224-0000

**Location/Address:** Northwest corner of Pisgah Church Road and Centerville Road

**Comments:** 4 units complete, 5 under construction as of 02/24/2009

## Major Ongoing and Proposed Developments in Tallahassee and Leon County

<b>Project Name:</b> Mission San Miguel	<b>Lots/Units:</b> 86	<b>Type:</b> Single Family	<b>Map ID:</b> 9
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 258.77	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 12-15-20-040-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

**Location/Address:** 2235 Chaires Crossing Road

**Comments:** Under Construction; 10 units completed, 4 issued, 1 under review as of 02/25/2009

<b>Project Name:</b> Adiron Woods Subdivision	<b>Lots/Units:</b> 84	<b>Type:</b> Single Family	<b>Map ID:</b> 10
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 39.75	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Preliminary Plat
<b>Tax ID:</b> 12-17-20-214-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

**Location/Address:** East side of Walden Circle, approx. 100 feet north of Atascadero Drive

**Comments:** Under Construction, 2 units approved, 36 units completed as of 02/24/2009

<b>Project Name:</b> The Pinnacle at Cross Creek DRI	<b>Lots/Units:</b> 400	<b>Type:</b> Residential	<b>Map ID:</b> 11
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 174.80	<b>SF:</b> 300,000	<b>Type:</b> Office	<b>Review:</b> DRI
<b>Tax ID:</b> 12-18-20-001-0000	<b>SF:</b> 1,200,000	<b>Type:</b> Retail	<b>Status:</b> Under Review

**Additional IDs:** 12-18-20-007-0000    12-18-05-000-0110    12-18-05-000-0100    12-18-20-212-0000    12-18-20-202-0000

**Location/Address:** Southwest quadrant of Interstate 10 and US Highway 90 (Mahan Drive)

**Comments:** Proposed mixed use project: 1,134,000 sq. ft. shopping ctr., 66,000 sq. ft. movie theater, 300,000 sq. ft. office, 200 hotel rooms, 400 res. Units

<b>Project Name:</b> Celebration Baptist Church	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 12
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 12.44	<b>SF:</b> 45,945	<b>Type:</b> Church	<b>Review:</b> Type B
<b>Tax ID:</b> 11-02-20-003-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Clearing Site

**Additional IDs:**

**Location/Address:** 3300 Shamrock East

**Comments:** Site work underway; 41,500 sq. ft. addition to existing church

## Major Ongoing and Proposed Developments in Tallahassee and Leon County

<b>Project Name:</b> Market Plaza	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 13
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 4.40	<b>SF:</b> 54,000	<b>Type:</b> Office/Retail	<b>Review:</b> Type A
<b>Tax ID:</b> 11-08-51-006-0600	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

**Location/Address:** North side of Timberlane Road, between Market Street and Martin Hurst Road

**Comments:** Foundation permit for 36,396 sq. ft. retail building issued 10/08/2008; 4,400 sq. ft. Atlanta Bread Co. completed,

<b>Project Name:</b> Metropolitan Corporate Center	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 14
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 27.54	<b>SF:</b> 229,472	<b>Type:</b> Office	<b>Review:</b> Type B
<b>Tax ID:</b> 11-08-36-000-0080	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:** 11-08-36-000-0090

**Location/Address:** East side of Metropolitan Blvd., approx. 1,150 feet west of Thomasville Road

**Comments:** Superior Bank 57,368 sq. ft. U/C, Lot 9 Site Plan signed 11/15/2007; Lot 11 (TSP080055) and Lot 12&13 (TSP080056) appr. 09/08/08

<b>Project Name:</b> Hermitage PUD Amendment Parcel 7	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 15
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 11.01	<b>SF:</b>	<b>Type:</b> Hotel	<b>Review:</b> PUD
<b>Tax ID:</b> 11-17-20-004-0000	<b>SF:</b> 25,000	<b>Type:</b> Retail	<b>Status:</b> Approved

**Additional IDs:**

**Location/Address:** Southwest corner of Lonnbladh Road and Hermitage Blvd.

**Comments:** PUD Amendment (PRZ080009) appr. 07/09/2008; Rev. dev. plan from 120-unit condo to an up to 125-room hotel and up to 25,000 sq. ft. retail

<b>Project Name:</b> Canopy PUD	<b>Lots/Units:</b> 1,572	<b>Type:</b> Residential	<b>Map ID:</b> 16
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 508.00	<b>SF:</b> 162,927	<b>Type:</b> Commercial	<b>Review:</b> PUD
<b>Tax ID:</b> 11-14-20-405-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Review

**Additional IDs:** 11-15-20-405-0000

**Location/Address:** South side of Centerville Road, part of Welaunee Plantation

**Comments:** PUD (PRZ070015) under review, Planning Commission public meeting scheduled for 08/04/2009, City Commission, 08/26/2009

## Major Ongoing and Proposed Developments in Tallahassee and Leon County

<b>Project Name:</b> TCC Ghazvini Center for Health Education	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 17
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 6.53	<b>SF:</b> 85,000	<b>Type:</b> Other	<b>Review:</b> Type B
<b>Tax ID:</b> 11-20-20-603-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Review

**Additional IDs:**

**Location/Address:** Between Centerville and Miccosukee Roads with direct access off of Surgeons Drive

**Comments:** Site Plan (TSP090005) received 02/20/2009; 3-story health education facility

<b>Project Name:</b> Radiology Associates Expansion	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 18
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 10.87	<b>SF:</b> 62,000	<b>Type:</b> Medical	<b>Review:</b> Pre-Application
<b>Tax ID:</b> 11-28-20-201-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Proposed

**Additional IDs:** 11-28-20-628-0000

**Location/Address:** 1600 Phillips Road

**Comments:** Pre-Application (TPA080044) completed 06/02/2008; 62,000 sq. ft. medical building on site with existing 56,000 sq. ft. building

<b>Project Name:</b> Evening Rose	<b>Lots/Units:</b> 99	<b>Type:</b> Residential	<b>Map ID:</b> 19
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 22.50	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Preliminary Plat
<b>Tax ID:</b> 11-28-20-008-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:** 11-28-20-009-0000    11-28-20-010-0000    11-28-20-011-0000    11-28-20-016-0000    11-28-03-000-0010

**Location/Address:** General area north of Mahan Drive and north of Jaydell Circle

**Comments:** Under Construction: 14 units completed, 4 u/c as of 02/24/2009; Also I.D.s 11-28-03-000-0020 - 0080

<b>Project Name:</b> Evening Rose Town Center	<b>Lots/Units:</b> 33	<b>Type:</b> Residential	<b>Map ID:</b> 20
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 13.51	<b>SF:</b> 122,500	<b>Type:</b> Commercial	<b>Review:</b> Type A
<b>Tax ID:</b> 11-28-03-000-0010	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:** 11-28-20-016-0000    11-28-20-008-0000    11-28-20-009-0000    11-28-20-010-0000    11-28-20-011-0000

**Location/Address:** West side of Capital Circle Northeast, approx. 500 feet north of Mahan Drive

**Comments:** 20,760 sq. ft. Imagine Charter School & 6,954 sq. ft. daycare complete, 7,736 sq. ft. FSU Credit Union U/C; Also I.D.s 11-28-03-000-0020 - 0080

## Major Ongoing and Proposed Developments in Tallahassee and Leon County

<b>Project Name:</b> Alexis Centre	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 21
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 4.07	<b>SF:</b> 40,620	<b>Type:</b> Office/Retail	<b>Review:</b> Type A
<b>Tax ID:</b> 11-21-20-418-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

**Location/Address:** East side of Capital Circle NE, approx. 280 feet south of Alexis Lane

**Comments:** Under Construction: five buildings in total, 8,124 sq. ft. each, one building complete, one building under construction as of 02/24/2009

<b>Project Name:</b> Fallschase	<b>Lots/Units:</b> 1,514	<b>Type:</b> Residential	<b>Map ID:</b> 22
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 188.00	<b>SF:</b> 750,000	<b>Type:</b> Retail	<b>Review:</b> Type B
<b>Tax ID:</b> 11-26-20-006-0000	<b>SF:</b> 35,000	<b>Type:</b> Office	<b>Status:</b> Under Construction

**Additional IDs:** 11-27-20-002-0000    11-27-20-003-0000    11-27-20-004-0000    11-27-20-008-0000    11-27-20-009-0000

**Location/Address:** Between US Hwy. 90 and Buck Lake Rd. on north, Weems Rd. on west, and Lake Lafayette on south

**Comments:** Site Plan (LSP080030) approved 01/23/2009, Phase 1,2 & 3 Residential (74 acres); 68 SF attached and 219 SF detached units

<b>Project Name:</b> Observation Pointe Subdivision	<b>Lots/Units:</b> 63	<b>Type:</b> Single Family	<b>Map ID:</b> 23
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 26.73	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Preliminary Plat
<b>Tax ID:</b> 12-30-20-408-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

**Location/Address:** South end of Nabb Road

**Comments:** 15 units completed, 3 units under construction as of 02/26/2009

<b>Project Name:</b> Garden Oaks Subdivision	<b>Lots/Units:</b> 78	<b>Type:</b> Townhouse	<b>Map ID:</b> 24
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 14.92	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Preliminary Plat
<b>Tax ID:</b> 31-02-20-001-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Clearing Site

**Additional IDs:** 31-02-20-043-0000    31-02-20-047-0000

**Location/Address:** East side of Virgil Road, approx. 200 feet south of Planters Ridge Drive

**Comments:** Clearing Site; permits approved for 4 units were voided by contractor on 02/03/2009

## Major Ongoing and Proposed Developments in Tallahassee and Leon County

<b>Project Name:</b> Apalachee East Phase III	<b>Lots/Units:</b> 91	<b>Type:</b> Townhouse	<b>Map ID:</b> 25
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b>	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> PUD
<b>Tax ID:</b> 11-35-20-004-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

**Location/Address:** South of Conner Blvd., east of Lincoln High School

**Comments:** Under Construction; 28 units completed as of 02/24/2009; last permit for new construction applied May 2007

<b>Project Name:</b> Oak Commons Condominiums	<b>Lots/Units:</b> 94	<b>Type:</b> Condominiums	<b>Map ID:</b> 26
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 7.78	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type A
<b>Tax ID:</b> 31-03-20-004-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved

**Additional IDs:** 31-03-20-074-0000

**Location/Address:** East side of Idlewild Drive, at its termination

**Comments:** Site Plan (TSP070020) approved 06/07/2007; Env. Permit (TEM070215) issued 02/12/2008; Redevelopment of existing mobile home park

<b>Project Name:</b> 3402 & 3404 Apalachee Parkway	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 27
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 2.07	<b>SF:</b> 25,000	<b>Type:</b> Commercial	<b>Review:</b> Pre-Submittal
<b>Tax ID:</b> 31-03-20-018-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Proposed

**Additional IDs:** 31-03-20-224-0000

**Location/Address:** Corner of Carrin Drive and Apalachee Parkway, approx. 1/2 mile east of Capital Circle

**Comments:** Pre-Submittal (TPA080071) completed 09/04/2008; redev. of existing comm. bldg. 1 two-story (17,500 sq. ft.), bldg. 2 one-story (7,500 sq. ft.)

<b>Project Name:</b> Southwood DRI	<b>Lots/Units:</b> 4,770	<b>Type:</b>	<b>Map ID:</b> 28
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 3,322.00	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> DRI
<b>Tax ID:</b> 31-10-20-012-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

**Location/Address:** West and East side of Capital Circle SE, north of Tram Road

**Comments:**

## Major Ongoing and Proposed Developments in Tallahassee and Leon County

<b>Project Name:</b> Mariana Oaks	<b>Lots/Units:</b> 52	<b>Type:</b> Single Family	<b>Map ID:</b> 29
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 50.00	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type C
<b>Tax ID:</b> 32-08-20-220-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Clearing Site
<b>Additional IDs:</b> 32-08-20-605-0010      32-08-20-214-0000			
<b>Location/Address:</b> Old St. Augustine Road, approx. 1,800 feet east of Williams Road			
<b>Comments:</b> Clearing Site; Site Plan (LSP060029) completed 04/12/2007			

<b>Project Name:</b> Pine Dove Estates	<b>Lots/Units:</b> 130	<b>Type:</b> Single Family	<b>Map ID:</b> 30
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 203.29	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 32-20-20-002-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Clearing Site
<b>Additional IDs:</b> 32-20-20-003-0000      32-20-20-004-0000      32-20-20-005-0000      32-20-20-201-0000      32-20-20-202-0000			
<b>Location/Address:</b> East side of Williams Road, approx. 500 feet south of Yashuntafun Road			
<b>Comments:</b> Beginning site clearing; Also I.D. 32-21-20-201-0000			

<b>Project Name:</b> Tallahassee Ranch Club Subdivision	<b>Lots/Units:</b> 163	<b>Type:</b> Single Family	<b>Map ID:</b> 31
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 1,734.00	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 34-30-20-002-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b> 33-25-20-020-0000      33-26-20-203-0000			
<b>Location/Address:</b> Bordered by Old Plank Road on the east, Natural Bridge Road on the north, Wakulla County to the south			
<b>Comments:</b> 3 units completed, 3 units under construction as of 02/26/2009			

<b>Project Name:</b> Parkside at Southwood Towncenter	<b>Lots/Units:</b> 458	<b>Type:</b> Apartments	<b>Map ID:</b> 32
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 17.44	<b>SF:</b> 32,434	<b>Type:</b> Retail	<b>Review:</b> Type A
<b>Tax ID:</b> 31-15-31-000-0010	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved
<b>Additional IDs:</b> 31-15-31-000-0020			
<b>Location/Address:</b> Between Grove Park Drive and Copley Lane			
<b>Comments:</b> 29 residential & mixed-use bldgs; permits applied for 06/20/2008; 38 residential units located above each of 2 retail use buildings			

## Major Ongoing and Proposed Developments in Tallahassee and Leon County

<b>Project Name:</b> Capital Circle Office Complex Phase 3	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 33
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 131.54	<b>SF:</b> 466,569	<b>Type:</b> Office	<b>Review:</b> Type B
<b>Tax ID:</b> 31-21-20-902-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b> 31-21-20-901-0000      31-16-20-901-0000      31-21-20-904-0000			
<b>Location/Address:</b> East and west side of Capital Circle Southeast, north of Tram Road in Southwood			
<b>Comments:</b> Under Construction; (2) 195,280 sq. ft. and (1) 76,009 sq. ft. office buildings for the State of Florida			

<b>Project Name:</b> Capital Circle Office Complex Phase 4	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 34
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 16.38	<b>SF:</b> 110,404	<b>Type:</b> Office	<b>Review:</b> Type B
<b>Tax ID:</b> 31-16-20-901-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b>			
<b>Location/Address:</b> Northeast corner of Capital Circle SE and Drayton Drive			
<b>Comments:</b> Foundation permit issued 02/24/2009; 3-story office bldg. for First District Court of Appeal; planned for additional 85,000 sq. ft. office			

<b>Project Name:</b> Alexan Southwood Apartments	<b>Lots/Units:</b> 340	<b>Type:</b> Apartments	<b>Map ID:</b> 35
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 15.95	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type A
<b>Tax ID:</b> 31-16-20-032-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b>			
<b>Location/Address:</b> 3120 Capital Circle SE			
<b>Comments:</b> Clearing Site, Bldg. Phase 1 (272 units) Permits issued 02/25/2009; 3 stories max.; proposed 132 1-BR units, 170 2-BR units, 38-3BR units			

<b>Project Name:</b> Southwood Marketplace	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 36
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 55.91	<b>SF:</b> 460,000	<b>Type:</b> Commercial	<b>Review:</b> Type A
<b>Tax ID:</b> 31-20-20-002-0020	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Clearing Site
<b>Additional IDs:</b>			
<b>Location/Address:</b> North side of Capital Circle Southeast, approx. 800 feet south of Tram Road			
<b>Comments:</b> Site Cleared; 171,069 sq. ft. Lowes, 138,884 sq. ft. Target; Site Plan (TSP080048) approved 09/11/2008			

## Major Ongoing and Proposed Developments in Tallahassee and Leon County

**Project Name:** Southside DRI **Lots/Units:** 1,800 **Type:** Single Family **Map ID:** 37  
**General Type:** Mixed Use **Lots/Units:** 1,000 **Type:** Multi-Family **Jurisdiction:** City/County  
**Total Acres:** 1,625.21 **SF:** 1,040,000 **Type:** Retail **Review:** DRI  
**Tax ID:** 31-20-20-001-0000 **SF:** 150,000 **Type:** Office **Status:** Under Review  
**Additional IDs:** 31-19-20-004-0000    31-29-20-004-0000    31-29-20-006-0000    31-28-20-003-0000    31-30-20-002-0000p  
**Location/Address:** West of Woodville Highway and North, north and south of Capital Circle SW  
**Comments:** DRI Application submitted 08/15/2006; Also 300 room hotel and 110 bed hospital proposed; also parts of 31-30-20-001-0000, 31-28-20-004-0000

**Project Name:** Pebble Brook Subdivision **Lots/Units:** 141 **Type:** Single Family **Map ID:** 38  
**General Type:** Residential **Lots/Units:** 77 **Type:** Townhouse **Jurisdiction:** County  
**Total Acres:** 38.04 **SF:** **Review:** Type B  
**Tax ID:** 31-18-20-403-0000 **SF:** **Status:** Under Construction  
**Additional IDs:**  
**Location/Address:** North side of Tram Road between Zillah Street and Tram Court  
**Comments:** Under Construction: 68 SF detached units/22 townhouse units completed, 7 SF detached units/10 townhouse units U/C as of 02/26/2009

**Project Name:** Dry Creek Run Phase 2 **Lots/Units:** 40 **Type:** Single Family **Map ID:** 39  
**General Type:** Residential **Lots/Units:** **Jurisdiction:** City  
**Total Acres:** 10.35 **SF:** **Review:** Preliminary Plat  
**Tax ID:** 31-18-20-034-0000 **SF:** **Status:** Under Construction  
**Additional IDs:**  
**Location/Address:** South end of Jim Lee Road in the Dry Creek Subdivision  
**Comments:** Under construction; 14 units completed, 5 units under construction as of 02/24/2009

**Project Name:** Montejo Subdivision **Lots/Units:** 71 **Type:** Single Family **Map ID:** 40  
**General Type:** Residential **Lots/Units:** **Jurisdiction:** County  
**Total Acres:** 17.13 **SF:** **Review:** Type C  
**Tax ID:** 31-19-20-224-0000 **SF:** **Status:** Under Construction  
**Additional IDs:** 31-19-20-211-0000  
**Location/Address:** South side of Belair Road, east of Woodville Highway  
**Comments:** 19 units completed, 3 under construction, 7 approved as of 02/25/2009

## Major Ongoing and Proposed Developments in Tallahassee and Leon County

<b>Project Name:</b> Paeonia Place Subdivision	<b>Lots/Units:</b> 106	<b>Type:</b> Single Family	<b>Map ID:</b> 41
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 26.71	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Preliminary Plat
<b>Tax ID:</b> 41-13-20-023-0010	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b> 41-13-20-023-0020    41-13-20-023-0030    41-13-20-023-0040    41-13-20-023-0050    41-13-20-023-0060			

**Location/Address:** North and south sides of Four Points Way, approx. 100 feet west of South Adams St.  
**Comments:** 3 model homes under construction

<b>Project Name:</b> Harmony Oaks PUD	<b>Lots/Units:</b> 55	<b>Type:</b> Single Family	<b>Map ID:</b> 42
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 17.32	<b>SF:</b> 25,000	<b>Type:</b> Commercial/Offic	<b>Review:</b> PUD
<b>Tax ID:</b> 41-24-20-602-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved
<b>Additional IDs:</b> 41-24-20-675-0000    41-24-20-676-0000			

**Location/Address:** 606 Whitaker Road  
**Comments:** PUD Amendment (PRZ090004) received 02/06/2009; PUD (PRZ070028) appr. with conditions; proposed 55 attached and/or detached res. Units

<b>Project Name:</b> Villas at Pine Forest	<b>Lots/Units:</b> 111	<b>Type:</b> Single Family	<b>Map ID:</b> 43
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 38.85	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type C
<b>Tax ID:</b> 41-23-30-000-0030	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b>			

**Location/Address:** East and west side of Center Drive, South of Balkin Road and north of Westway Road  
**Comments:** Under Construction; 24 units completed, 14 units approved/under construction as of 02/26/2009

<b>Project Name:</b> Chason Woods	<b>Lots/Units:</b> 697	<b>Type:</b> Single Family	<b>Map ID:</b> 44
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 697.20	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Pre-Application
<b>Tax ID:</b> 46-13-20-403-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Proposed
<b>Additional IDs:</b>			

**Location/Address:** East side of Wakulla Springs Road, approx. 1/2 mile south of Oak Ridge Rd.  
**Comments:** Pre-application (LPA09002) received 02/11/2009; small neighborhood commercial component proposed

## Major Ongoing and Proposed Developments in Tallahassee and Leon County

**Project Name:** Talquin Landings Cluster Subdivision

**Lots/Units:** 54 **Type:** Single Family

**Map ID:** 45

**General Type:** Residential

**Lots/Units:** **Type:**

**Jurisdiction:** County

**Total Acres:** 127.46

**SF:** **Type:**

**Review:** Type B

**Tax ID:** 44-14-20-214-0000

**SF:** **Type:**

**Status:** Approved

**Additional IDs:**

**Location/Address:** North side of Blountstown Highway, just west of Wainwright Road

**Comments:** Site Plan (LSP070008) approved 10/19/2007; Environmental Permit (LEM0700133) approved 05/13/2008; residential cluster subdivision

**Project Name:** HondaJet Tallahassee

**Lots/Units:** **Type:**

**Map ID:** 46

**General Type:** Commercial

**Lots/Units:** **Type:**

**Jurisdiction:** City

**Total Acres:** 4.75

**SF:** 27,402 **Type:** Office

**Review:** Pre-Submittal

**Tax ID:** 41-07-20-801-0000

**SF:** **Type:**

**Status:** Proposed

**Additional IDs:**

**Location/Address:** 3232 Capital Circle SW

**Comments:** Pre-Submittal (TPA090007) completed 01/22/2009; Sales and maintenance facility

**Project Name:** Bradford Overlook

**Lots/Units:** 56 **Type:** Townhouse

**Map ID:** 47

**General Type:** Residential

**Lots/Units:** **Type:**

**Jurisdiction:** City

**Total Acres:** 7.27

**SF:** **Type:**

**Review:** Type B

**Tax ID:** 41-09-20-210-0000

**SF:** **Type:**

**Status:** Under Construction

**Additional IDs:**

**Location/Address:** Southeast corner of Orange Avenue and Rankin Road

**Comments:** Under Construction, 9 units completed as of 02/25/2009; last permit for new construction applied 02/02/2007

**Project Name:** Villa San Michele

**Lots/Units:** 177 **Type:** Townhouse

**Map ID:** 48

**General Type:** Residential

**Lots/Units:** **Type:**

**Jurisdiction:** City

**Total Acres:** 21.55

**SF:** **Type:**

**Review:** Type A

**Tax ID:** 41-05-20-004-0000

**SF:** **Type:**

**Status:** Under Construction

**Additional IDs:** 41-05-20-003-0000 41-05-20-007-0000

**Location/Address:** South side of Jackson Bluff Road, approx. 1,000 feet east of Capital Circle SW

**Comments:** Phase 1, 82 units completed; Phase 2 site cleared

## Major Ongoing and Proposed Developments in Tallahassee and Leon County

<b>Project Name:</b> Star Pointe Subdivision	<b>Lots/Units:</b> 197	<b>Type:</b> Townhouse	<b>Map ID:</b> 49
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 32.43	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type C
<b>Tax ID:</b> 21-31-20-007-0030	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved

**Additional IDs:**

**Location/Address:** 5044 Blountstown Highway

**Comments:** Site Plan (LSP060034) approved 08/07/2007; Environmental Permit (LEM0700131) approved 03/05/2008; 3-story structures

<b>Project Name:</b> Aenon Road Industrial Park	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 50
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 15.30	<b>SF:</b> 45,100	<b>Type:</b> Warehouse	<b>Review:</b> Type A
<b>Tax ID:</b> 21-31-20-231-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Review

**Additional IDs:**

**Location/Address:** East side of Aenon Church Road between Gum Road and Blountstown Highway

**Comments:** Site Plan (LSP080035) re-submittal 01/28/2009; proposed (2) 22,550 sq. ft. warehouse buildings, inclusive of 2,500 sq. ft. office space in each

<b>Project Name:</b> Jordan's Pass	<b>Lots/Units:</b> 83	<b>Type:</b> Single Family	<b>Map ID:</b> 51
<b>General Type:</b> Residential	<b>Lots/Units:</b> 64	<b>Type:</b> Townhouse	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 47.39	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type C
<b>Tax ID:</b> 22-36-20-002-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

**Location/Address:** East side of Barineau Road, north of CSX railroad, approx. 0.6 miles south of US 90

**Comments:** 8 SF detached completed, 2 units under construction, 1 townhouse unit under construction as of 02/25/2009

<b>Project Name:</b> Barineau Walk	<b>Lots/Units:</b> 80	<b>Type:</b> Single Family	<b>Map ID:</b> 52
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 20.18	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type C
<b>Tax ID:</b> 22-25-20-410-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Review

**Additional IDs:**

**Location/Address:** 851 Barineau Road

**Comments:** Site Plan (LSP08005) received 02/27/2008; 01/09/2009 last activity

## Major Ongoing and Proposed Developments in Tallahassee and Leon County

<b>Project Name:</b> Erin's Ridge	<b>Lots/Units:</b> 92	<b>Type:</b> Single Family	<b>Map ID:</b> 53
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 34.91	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type C
<b>Tax ID:</b> 22-25-20-622-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved

**Additional IDs:**

**Location/Address:** West side of Barineau Road, north of CSX Railroad

**Comments:** Site Plan (LSP060066) approved with conditions 03/27/2007; Environmental Permit (LEM070086) approved 08/28/2008

<b>Project Name:</b> Rowe Warehouse	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 54
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 7.57	<b>SF:</b> 51,000	<b>Type:</b> Warehouse	<b>Review:</b> Type B
<b>Tax ID:</b> 22-25-20-010-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved

**Additional IDs:** 22-25-20-039-0000

**Location/Address:** 7580 West Tennessee Street

**Comments:** Site Plan (LSP060043) completed 04/01/2008; Environmental Permit (LEM080004) approved 04/09/2008; 37,500 sq. ft. warehouse, 13,500 sq. ft.

<b>Project Name:</b> Kendall Hill Subdivision	<b>Lots/Units:</b> 46	<b>Type:</b> Single Family	<b>Map ID:</b> 55
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 17.93	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 21-30-20-206-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Review

**Additional IDs:**

**Location/Address:** North side of West Tennessee St., approx. 1 mile west of Capital Circle SW

**Comments:** Site Plan (LSP080034) applied 08/27/2008; Pre Application (LPA08010) completed 05/14/2008

<b>Project Name:</b> University Green Condominiums	<b>Lots/Units:</b> 404	<b>Type:</b> Condominiums	<b>Map ID:</b> 56
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 40.23	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 21-29-67-0001	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:** 21-29-20-078-0000

**Location/Address:** 3250 West Tennessee Street

**Comments:** Under Construction, 50 units completed as of 02/26/2009, 309 units approved on 01/21/2009; 3 BR/3 Bath townhome/condo units; 55 buildings

## Major Ongoing and Proposed Developments in Tallahassee and Leon County

**Project Name:** Westgate Townhomes **Lots/Units:** 42 **Type:** Townhouse **Map ID:** 57  
**General Type:** Residential **Lots/Units:** **Type:** **Jurisdiction:** City  
**Total Acres:** 5.03 **SF:** **Type:** **Review:** Preliminary Plat  
**Tax ID:** 21-29-20-001-0000 **SF:** **Type:** **Status:** Clearing Site  
**Additional IDs:** 21-29-20-002-0000 21-29-20-071-0000 21-29-20-075-0000  
**Location/Address:** West side of Blountstown Highway at the intersection of Devoe Street  
**Comments:** Site cleared, inactive; 42 Building permits voided 10/03/2008

**Project Name:** Tennessee Commons Self-Storage **Lots/Units:** **Type:** **Map ID:** 58  
**General Type:** Commercial **Lots/Units:** **Type:** **Jurisdiction:** City  
**Total Acres:** 4.06 **SF:** 84,000 **Type:** Commercial **Review:** Type A  
**Tax ID:** 21-28-20-434-0020 **SF:** **Type:** **Status:** Approved  
**Additional IDs:** 21-28-20-434-0030  
**Location/Address:** 2620 West Tennessee Street  
**Comments:** Site Plan (TSP070084) signed 04/17/2008; climate controlled facility; 4 floors (21,000 sq. ft. per floor)

**Project Name:** Shoppes at Appleyard **Lots/Units:** **Type:** **Map ID:** 59  
**General Type:** **Lots/Units:** **Type:** **Jurisdiction:** City  
**Total Acres:** 2.87 **SF:** 16,000 **Type:** Office **Review:** Type A  
**Tax ID:** 21-28-20-432-0000 **SF:** 17,698 **Type:** Retail **Status:** Approved  
**Additional IDs:** 21-28-20-432-0010 21-28-20-432-0020  
**Location/Address:**  
**Comments:** Shell building permits issued 05/20/2008, no construction activity as of 02/26/2009

**Project Name:** University Village **Lots/Units:** 500 **Type:** Apartments **Map ID:** 60  
**General Type:** Mixed Use **Lots/Units:** **Type:** **Jurisdiction:** City  
**Total Acres:** 36.67 **SF:** **Type:** **Review:** Pre-Submittal  
**Tax ID:** 21-34-60 B0010 **SF:** **Type:** **Status:** Proposed  
**Additional IDs:** 21-34-81-000-2410 21-34-81-000-2553 21-34-81-000-2560 21-34-51-000-0130  
**Location/Address:** 2195 West Tennessee Street  
**Comments:** Pre-Submittal (TPA080073) completed 09/08/2008; 350 units, 20,000 sq. ft. comm./retail phase 1, 150 units & 10,000 sq. ft. comm./retail phase 2

## Major Ongoing and Proposed Developments in Tallahassee and Leon County

<p><b>Project Name:</b> Mission San Luis Visitors Center  <b>General Type:</b> Public Facility  <b>Total Acres:</b> 2.02  <b>Tax ID:</b> 21-34-81-000-2290  <b>Additional IDs:</b>  <b>Location/Address:</b> 2021 Mission Road  <b>Comments:</b> Under Construction</p>	<p><b>Lots/Units:</b>  <b>Lots/Units:</b>  <b>SF:</b> 27,336  <b>SF:</b></p>	<p><b>Type:</b>  <b>Type:</b>  <b>Type:</b> Other  <b>Type:</b></p>	<p><b>Map ID:</b> 61  <b>Jurisdiction:</b> City  <b>Review:</b> Type A  <b>Status:</b> Under Construction</p>
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<p><b>Project Name:</b> The West End  <b>General Type:</b> Residential  <b>Total Acres:</b> 2.07  <b>Tax ID:</b> 21-35-45-E-0010  <b>Additional IDs:</b> 21-35-45-E-0020      21-35-45-E-0030      21-35-45-E-0040      21-35-45-E-0050      21-35-45-E-0060  <b>Location/Address:</b> 545 Whitehall Street  <b>Comments:</b> Site Plan (TSP070065) signed 07/10/2008; 9-story stdnt. housing, 4BR/4Bath units; 1st floor retail/parking, 2nd floor parking; Also I.D.'s E-70-110</p>	<p><b>Lots/Units:</b> 139  <b>Lots/Units:</b>  <b>SF:</b> 10,000  <b>SF:</b></p>	<p><b>Type:</b> Apartments  <b>Type:</b>  <b>Type:</b> Retail  <b>Type:</b></p>	<p><b>Map ID:</b> 62  <b>Jurisdiction:</b> City  <b>Review:</b> Type B  <b>Status:</b> Approved</p>
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<p><b>Project Name:</b> Grand Marc at Tallahassee  <b>General Type:</b> Mixed Use  <b>Total Acres:</b> 3.39  <b>Tax ID:</b> 21-26-90 F-0060  <b>Additional IDs:</b> 21-26-20-606-0000      21-26-90 F-0050  <b>Location/Address:</b> Northwest corner of West Brevard Street and Richmond Street  <b>Comments:</b> Under Construction; 4 story student housing (2 buildings) U/C, 4 story, 7 level, 434 space (7 story) parking garage; approved 70 room hotel</p>	<p><b>Lots/Units:</b> 201  <b>Lots/Units:</b>  <b>SF:</b> 38,351  <b>SF:</b></p>	<p><b>Type:</b> Apartments  <b>Type:</b>  <b>Type:</b> Hotel  <b>Type:</b></p>	<p><b>Map ID:</b> 63  <b>Jurisdiction:</b> City  <b>Review:</b> Type B  <b>Status:</b> Under Construction</p>
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<p><b>Project Name:</b> Florida State University  <b>General Type:</b> Public Facility  <b>Total Acres:</b>  <b>Tax ID:</b>  <b>Additional IDs:</b>  <b>Location/Address:</b> FSU Campus  <b>Comments:</b> Conference Ctr., Ruby Diamond expansion, Student Success Ctr., Student Wellness Ctr. &amp; others; <a href="http://www.fpc.fsu.edu">www.fpc.fsu.edu</a> for more info.</p>	<p><b>Lots/Units:</b>  <b>Lots/Units:</b>  <b>SF:</b>  <b>SF:</b></p>	<p><b>Type:</b>  <b>Type:</b>  <b>Type:</b>  <b>Type:</b></p>	<p><b>Map ID:</b> 64  <b>Jurisdiction:</b> City  <b>Review:</b>  <b>Status:</b> Under Construction</p>
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## Major Ongoing and Proposed Developments in Tallahassee and Leon County

<b>Project Name:</b> Mosaic	<b>Lots/Units:</b> 48	<b>Type:</b> Apartments	<b>Map ID:</b> 65
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 0.63	<b>SF:</b> 2,200	<b>Type:</b> Retail	<b>Review:</b> Type A
<b>Tax ID:</b> 21-35-20-424-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved

**Additional IDs:**

**Location/Address:** 705 South Woodward Ave.

**Comments:** Site Plan (TSP080041) signed 10/27/2008; Proposed first floor parking, units on second, third and fourth floor)

<b>Project Name:</b> Gaines Street Residential Condominiums/Retail	<b>Lots/Units:</b> 47	<b>Type:</b> Multi-Family	<b>Map ID:</b> 66
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 0.85	<b>SF:</b> 4,950	<b>Type:</b> Retail	<b>Review:</b> Pre-Submittal
<b>Tax ID:</b> 21-35-51-000-1250	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Proposed

**Additional IDs:**

**Location/Address:** 833 West Gaines Street

**Comments:** Pre-Submittal (TPA080049) completed 06/06/2008; Demo of former ABC Liquor, prop. 45 (2br, 2bath) and 2 (1br, 1bath), 1st. fl. retail, 2-4 res.

<b>Project Name:</b> Railroad Square Development	<b>Lots/Units:</b> 622	<b>Type:</b> Residential	<b>Map ID:</b> 67
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 12.70	<b>SF:</b> 206,550	<b>Type:</b> Retail	<b>Review:</b> Pre-Submittal
<b>Tax ID:</b> 41-01-20-216-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Proposed

**Additional IDs:**

**Location/Address:** Railroad Square (Gaines Street) area

**Comments:** Pre-Submittal (TPA090012) completed 02/13/2009, residential units described as condos, apartments and studio lofts; 36 parcels in total

<b>Project Name:</b> All Saints Square	<b>Lots/Units:</b> 58	<b>Type:</b> Condominiums	<b>Map ID:</b> 68
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 1.35	<b>SF:</b> 9,450	<b>Type:</b> Office/Retail	<b>Review:</b> Type B
<b>Tax ID:</b> 41-01-80-000-0220	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Review

**Additional IDs:** 41-01-80-000-0280

**Location/Address:** Southwest corner of All Saints Street and Saint Michael Street

**Comments:** Major Modification Site Plan (TSP080071) received 10/10/2008; 6 one-bedroom, 46 two-bedroom and 6 three-bedroom units

## Major Ongoing and Proposed Developments in Tallahassee and Leon County

<p><b>Project Name:</b> Plaza Tower  <b>General Type:</b> Mixed Use  <b>Total Acres:</b> 0.99  <b>Tax ID:</b> 21-36-35-000-0020  <b>Additional IDs:</b>  <b>Location/Address:</b> Northeast corner of Bronough and Pensacola Street  <b>Comments:</b> Under Construction; 23 stories total</p>	<p><b>Lots/Units:</b> 202  <b>Lots/Units:</b>  <b>SF:</b> 36,532  <b>SF:</b></p>	<p><b>Type:</b> Condominiums  <b>Type:</b>  <b>Type:</b> Retail  <b>Type:</b></p>	<p><b>Map ID:</b> 69  <b>Jurisdiction:</b> City  <b>Review:</b> Type A  <b>Status:</b> Under Construction</p>
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<p><b>Project Name:</b> Floridan Downtown Tallahassee  <b>General Type:</b> Mixed Use  <b>Total Acres:</b> 1.44  <b>Tax ID:</b> 21-36-40-137-3715  <b>Additional IDs:</b>  <b>Location/Address:</b> 102 East Call Street  <b>Comments:</b> Under Construction: Phase 1 hotel, phase 2 office building, phase 3 25,690 parking garage (443 spaces)</p>	<p><b>Lots/Units:</b>  <b>Lots/Units:</b>  <b>SF:</b> 38,915  <b>SF:</b> 41,157</p>	<p><b>Type:</b>  <b>Type:</b>  <b>Type:</b> Hotel  <b>Type:</b> Office</p>	<p><b>Map ID:</b> 70  <b>Jurisdiction:</b> City  <b>Review:</b> Type B  <b>Status:</b> Under Construction</p>
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<p><b>Project Name:</b> Capital City Trust Building  <b>General Type:</b> Commercial  <b>Total Acres:</b> 0.60  <b>Tax ID:</b> 21-36-40-049-3360  <b>Additional IDs:</b> 21-36-40-052-3375  <b>Location/Address:</b> Northeast corner of East Tennessee St. and North Calhoun St.  <b>Comments:</b> Under Construction; 3-story office building plus basement</p>	<p><b>Lots/Units:</b>  <b>Lots/Units:</b>  <b>SF:</b> 38,552  <b>SF:</b></p>	<p><b>Type:</b>  <b>Type:</b>  <b>Type:</b> Office  <b>Type:</b></p>	<p><b>Map ID:</b> 71  <b>Jurisdiction:</b> City  <b>Review:</b> Type A  <b>Status:</b> Under Construction</p>
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<p><b>Project Name:</b> Walgreens at Monroe and Tennessee  <b>General Type:</b> Mixed Use  <b>Total Acres:</b> 0.97  <b>Tax ID:</b> 21-36-40-101-3630  <b>Additional IDs:</b> 21-36-40-102-3635      21-36-40-102-3640  <b>Location/Address:</b> 202 East Tennessee Street  <b>Comments:</b> Site Plan (TSP080077) received 12/18/2008; Walgreens drug store/pharmacy and office space (1 residential unit); also 5,000 sq. ft. active use</p>	<p><b>Lots/Units:</b> 1  <b>Lots/Units:</b>  <b>SF:</b> 22,000  <b>SF:</b> 15,500</p>	<p><b>Type:</b> Residential  <b>Type:</b>  <b>Type:</b> Office  <b>Type:</b> Commercial</p>	<p><b>Map ID:</b> 72  <b>Jurisdiction:</b> City  <b>Review:</b> Pre-Submittal  <b>Status:</b> Proposed</p>
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## Major Ongoing and Proposed Developments in Tallahassee and Leon County

<b>Project Name:</b> Villas at Crowder Ridge	<b>Lots/Units:</b> 96	<b>Type:</b> Townhouse	<b>Map ID:</b> 73
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 8.63	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type A
<b>Tax ID:</b> 21-26-20-089-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Review

**Additional IDs:**

**Location/Address:** 1630 Old Bainbridge Road

**Comments:** Site Plan (TSP080038) received 05/29/2008; 96 three-story affordable attached single-family housing units

<b>Project Name:</b> Park Terrace Townhomes	<b>Lots/Units:</b> 78	<b>Type:</b> Townhouse	<b>Map ID:</b> 74
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 13.90	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 21-23-20-417-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved

**Additional IDs:**

**Location/Address:** East side of Joyner Drive, north of and adjacent to the Old Bainbridge Square Shopping Center

**Comments:** Site Plan (TSP060026) signed 02/10/2009; 14 buildings (phase 1: 5 bldgs, 21 units, phase 2: 9 bldgs., 57 units)

<b>Project Name:</b> North Monroe Street Hotel	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 75
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 2.72	<b>SF:</b> 37,500	<b>Type:</b> Hotel	<b>Review:</b> Type A
<b>Tax ID:</b> 21-14-20-443-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved

**Additional IDs:**

**Location/Address:** North Monroe Street approx. 750 feet west of Sharer Road

**Comments:** Site Plan (TSP070026) signed 02/26/2008; Environmental Permit (TEM080027) received 03/03/2008; four-story, 56 room hotel

<b>Project Name:</b> Lakeshore Drive Hotel and Office	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 76
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 6.72	<b>SF:</b> 60,573	<b>Type:</b> Hotel	<b>Review:</b> Type B
<b>Tax ID:</b> 21-14-20-413-0000	<b>SF:</b> 52,000	<b>Type:</b> Office	<b>Status:</b> Clearing Site

**Additional IDs:** 21-14-20-414-0000    21-14-20-416-0000    21-14-20-429-0000

**Location/Address:** East side of Lakeshore Drive West, approx. 500 feet south of Interstate 10

**Comments:** Clearing Site; Permit for 3-story, 60,573 Candlewood Suite Hotel received 12/24/2008; Proposed five-story office building

## Major Ongoing and Proposed Developments in Tallahassee and Leon County

<b>Project Name:</b> Sweetbay Condominiums	<b>Lots/Units:</b> 49	<b>Type:</b> Condominiums	<b>Map ID:</b> 77
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 4.05	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Pre-Submittal
<b>Tax ID:</b> 21-23-18-000-0570	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Proposed
<b>Additional IDs:</b> 21-23-18 -0001                      21-23-20-233-0000			
<b>Location/Address:</b> 2490 E. Thundell Drive, south of Stone Road			
<b>Comments:</b> Pre-Submittal (TPA090009) completed 01/29/2009; 2-story building proposed			

<b>Project Name:</b> Sessions Road Warehouse Expansion	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 78
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 7.09	<b>SF:</b> 40,000	<b>Type:</b> Warehouse	<b>Review:</b> Type A
<b>Tax ID:</b> 21-15-20-404-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved
<b>Additional IDs:</b>			
<b>Location/Address:</b> 3215 Sessions Road			
<b>Comments:</b> Site Plan (TSP080001) signed 08/19/2008; Expansion of 34,450 sq. ft. former Tallahassee Sports Arena Skating Rink; 3 bays (spec.)			

<b>Project Name:</b> Hartsfield Hills	<b>Lots/Units:</b> 46	<b>Type:</b> Townhouse	<b>Map ID:</b> 79
<b>General Type:</b> Residential	<b>Lots/Units:</b> 21	<b>Type:</b> Single Family	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 29.60	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Preliminary Plat
<b>Tax ID:</b> 21-15-20-604-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b> 21-15-20-609-0000			
<b>Location/Address:</b> West side of Old Bainbridge Road, between Interstate 10 and Setting Sun Trail			
<b>Comments:</b> Under Construction, 8 SF detached completed; 14 townhouse units completed, 6 issued, 4 approved as of 02/25/2009			

<b>Project Name:</b> Hartsfield Place	<b>Lots/Units:</b> 60	<b>Type:</b> Townhouse	<b>Map ID:</b> 80
<b>General Type:</b> Residential	<b>Lots/Units:</b> 7	<b>Type:</b> Single Family	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 20.34	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Preliminary Plat
<b>Tax ID:</b> 21-15-20-210-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b> 21-15-20-605-0000			
<b>Location/Address:</b> West side of Old Bainbridge Road, between Interstate 10 and Setting Sun Trail			
<b>Comments:</b> Under Construction, 13 townhouse units completed, 7 issued, 1 SF detached issued as of 02/25/2009			

## Major Ongoing and Proposed Developments in Tallahassee and Leon County

**Project Name:** Tippecanoe Hills Subdivision **Lots/Units:** 102 **Type:** Single Family **Map ID:** 81  
**General Type:** Residential **Lots/Units:** **Type:** **Jurisdiction:** City  
**Total Acres:** 27.17 **SF:** **Type:** **Review:** Preliminary Plat  
**Tax ID:** 21-21-51-104-3140 **SF:** **Type:** **Status:** Under Construction  
**Additional IDs:** 21-21-51-105-3150 21-21-51-133-3560 21-21-51-134-3570 21-21-51-135-3600 21-21-51-136-3610  
**Location/Address:** North side of Hartsfield Road, approx. 500 feet west of Larnell Drive  
**Comments:** Clearing Site; 1 model home completed a of 02/26/2009; also ID's 21-21-51-136-3620, 3630 and 3640

**Project Name:** Mission Overlook **Lots/Units:** 104 **Type:** Townhouse **Map ID:** 82  
**General Type:** Residential **Lots/Units:** **Type:** **Jurisdiction:** City  
**Total Acres:** 9.20 **SF:** **Type:** **Review:** Type A  
**Tax ID:** 21-21-51-073-2820 **SF:** **Type:** **Status:** Under Construction  
**Additional IDs:** 21-21-51-073-2830 21-21-51-073-2840 21-21-51-074-2850  
**Location/Address:** Southeast corner of Mission and Hartsfield Roads  
**Comments:** Under Construction, 24 units completed as of 02/25/2009; 17 buildings + clubhouse; last permit for new construction applied 01/09/2008

**Project Name:** Arbor Centre Addition **Lots/Units:** **Type:** **Map ID:** 83  
**General Type:** Commercial **Lots/Units:** **Type:** **Jurisdiction:** City  
**Total Acres:** 5.20 **SF:** 50,000 **Type:** Office **Review:** Pre-Submittal  
**Tax ID:** 21-19-31 E0020 **SF:** **Type:** **Status:** Proposed  
**Additional IDs:**  
**Location/Address:** 2101 Maryland Circle  
**Comments:** Pre-Submittal (TPA080055) rec. 06/19/2008; prop. 3-story office bldg. to the west & adjacent to existing office bldg.; 425 space parking structure

**Project Name:** US Drug Enforcement Agency Office **Lots/Units:** **Type:** **Map ID:** 84  
**General Type:** Commercial **Lots/Units:** **Type:** **Jurisdiction:** City  
**Total Acres:** 3.42 **SF:** 36,589 **Type:** Commercial/Offic **Review:** Type A  
**Tax ID:** 21-20-31-000-0100 **SF:** **Type:** **Status:** Under Construction  
**Additional IDs:**  
**Location/Address:** 1510 Commonwealth Business Drive  
**Comments:** Under Construction; 2-story office building

## Major Ongoing and Proposed Developments in Tallahassee and Leon County

<b>Project Name:</b> BTS Office Building	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 85
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 10.01	<b>SF:</b> 118,000	<b>Type:</b> Office	<b>Review:</b> Pre-Submittal
<b>Tax ID:</b> 21-19-30- B0010	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Proposed

**Additional IDs:**

**Location/Address:** South side of Commonwealth Blvd., approx. 500 feet east of Capital Circle NW

**Comments:** Pre-Submittal (TPA080057) completed 07/03/2008; Proposed 3-story, 88,000 sq. ft. office building with 30,000 sq. ft. office expansion

<b>Project Name:</b> Northwest Industrial Park Lot 4	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 86
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 4.99	<b>SF:</b> 52,560	<b>Type:</b> Warehouse	<b>Review:</b> Type A
<b>Tax ID:</b> 21-19-11-000-0040	<b>SF:</b> 11,140	<b>Type:</b> Office	<b>Status:</b> Clearing Site

**Additional IDs:**

**Location/Address:** North side of Northwest Passage, approx. 1,600 feet west of Capital Circle NW

**Comments:** Site Plan (TSP070057) approved 04/25/2008; site cleared, no additional site activity observed since October 2008

<b>Project Name:</b> Sagebrook Mill	<b>Lots/Units:</b> 67	<b>Type:</b> Single Family	<b>Map ID:</b> 87
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 40.06	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type C
<b>Tax ID:</b> 21-17-20-201-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

**Location/Address:** 4751 Fred George Road

**Comments:** Under Construction: 7 units completed as of 02/26/2009; zero-lot line subdivision

<b>Project Name:</b> Summerfield PUD Phase 1	<b>Lots/Units:</b> 132	<b>Type:</b> Apartments	<b>Map ID:</b> 88
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 19.22	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type A
<b>Tax ID:</b> 21-04-51-000-0120	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Review

**Additional IDs:** 21-04-51-000-0122

**Location/Address:** 4910 North Monroe Street

**Comments:** Site Plan (LSP080042) applied 10/01/2008; 5 building plus clubhouse; proposed 112 two & three BR units and 20 one BR units, 3 story max.

## Major Ongoing and Proposed Developments in Tallahassee and Leon County

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**Project Name:** River's Landing

**Lots/Units:** 244 **Type:** Single Family

**Map ID:** 89

**General Type:** Residential

**Lots/Units:** 99 **Type:** Townhouse

**Jurisdiction:** County

**Total Acres:** 79.15

**SF:** **Type:**

**Review:** Type C

**Tax ID:** 25-36-20-853-0000

**SF:** **Type:**

**Status:** Under Construction

**Additional IDs:**

**Location/Address:** South side of Tower Road, approx. 1/2 mile from its terminus at the Ochlocknee River

**Comments:** Under Construction; 24 single-family detached units completed as of 02/27/2009

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**Information has been gathered from the City of Tallahassee Growth Management Department, the Leon County Growth Environmental Management Department, the Tallahassee-Leon County Planning Department and field surveys. This report is intended to be an informative compilation of major proposed and on going residential and commercial development in the City of Tallahassee and Leon County. The accuracy of any and all information contained herein is not guaranteed. The report is for informational purposes only and any reliance on the information contained herein is at the user's own risk. Neither the City of Tallahassee nor Leon County assumes any responsibility for any use of the information contained herein; nor will the City of Tallahassee or Leon County be liable for any damages of any type or losses of any type resulting from the use of this information.**