

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Mahan Village Shopping Center	Lots/Units:	Type:	Map ID: 1
General Type:	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 17.80	SF: 130,420	Type: Retail	Review: Type A
Tax ID: 11-21-20-439-0000	SF: 15,000	Type: Retail	Status: Approved
Additional IDs: 11-27-20-210-0000 11-27-20-227-0000			
Location/Address: 3122 Mahan Drive			
Comments: Site Plan (TSP100004) signed 12/07/2010; 67,000 sf Academy Sports, 45,600 sf Publix, 15,000 sf restaurants, 16,000 sf office/medical office			

Project Name: Metropolitan Lot 12	Lots/Units:	Type:	Map ID: 2
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 5.92	SF: 43,431	Type: Office	Review: Type B
Tax ID: 11-08-36-000-0120	SF:	Type:	Status: Approved
Additional IDs:			
Location/Address: 1260 Metropolitan Blvd.			
Comments: Site Plan (TSP100007) signed 07/01/2010, Environmental Permit (TEM10037) issued 07/07/2010, building permit under review; 3-story office bldg			

Project Name: West Madison Street Redevelopment (College Town)	Lots/Units: 103	Type: Apartments	Map ID: 3
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 5.41	SF: 50,000	Type: Retail	Review: Type B
Tax ID: 21-35-20-424-0000	SF:	Type:	Status: Approved
Additional IDs: 21-35-20-403-0000 21-35-20-423-0000 21-35-20-422-0000 21-35-20-413-0000 21-35-51-424-1141			
Location/Address: Southeast corner of South Woodward Ave. and West Madison Street			
Comments: Site Plan (TSP100011) approved 07/26/2010; Concurrency certification U/R; Proposed mixed-use redevelopment, also 21-35-70 D0010, D0020			

Project Name: Kingsmill Subdivision	Lots/Units: 40	Type: Single Family	Map ID: 4
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 10.06	SF:	Type:	Review: Type B
Tax ID: 14-27-20-222-0000	SF:	Type:	Status: Approved
Additional IDs: 14-22-08-000-0560			
Location/Address: 5787 Thomasville Road			
Comments: Site Plan (LSP100017) completed 01/06/2011; Environmental Permit applied 12/23/2010			

Major Ongoing and Proposed Developments in Tallahassee and Leon County

<p>Project Name: Walgreens at Monroe and Tennessee General Type: Mixed Use Total Acres: 0.97 Tax ID: 21-36-40-101-3630 Additional IDs: 21-36-40-102-3635 21-36-40-102-3640 Location/Address: 202 East Tennessee Street Comments: Site Plan (TSP080077) signed 04/23/2009; Walgreens drug store/pharmacy and office space (1 residential unit); also 5,000 sq. ft. active use</p>	<p>Lots/Units: 1 Lots/Units: SF: 22,000 SF: 15,500</p>	<p>Type: Residential Type: Type: Office Type: Commercial</p>	<p>Map ID: 5 Jurisdiction: City Review: Type A Status: Approved</p>
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<p>Project Name: Erin's Ridge General Type: Residential Total Acres: 34.91 Tax ID: 22-25-20-622-0000 Additional IDs: Location/Address: West side of Barineau Road, north of CSX Railroad Comments: Site Plan (LSP060066) signed 05/01/2008; Environmental Permit (LEM070086) issued 09/15/2008; no recent activity</p>	<p>Lots/Units: 92 Lots/Units: SF: SF:</p>	<p>Type: Single Family Type: Type: Type:</p>	<p>Map ID: 6 Jurisdiction: County Review: Type C Status: Approved</p>
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<p>Project Name: Westgate Mission General Type: Residential Total Acres: 5.04 Tax ID: 21-29-20-001-0000 Additional IDs: Location/Address: 1570 Blountstown Street Comments: Site Plan (TSP100026) signed 02/28/2011; 13 rooming house bldgs. With 10 bedrooms/bldg with a single kitchen and common living area</p>	<p>Lots/Units: 130 Lots/Units: SF: SF:</p>	<p>Type: Group Quarters Type: Type: Type:</p>	<p>Map ID: 7 Jurisdiction: City Review: Type A Status: Approved</p>
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<p>Project Name: Public Safety Complex General Type: Public Facility Total Acres: 10.60 Tax ID: 11-27-20-851-0000 Additional IDs: 11-27-20-853-000 Location/Address: Northeast corner of Weems Road and Easterwood Drive Comments: Site Plan (TSP100021) signed 02/04/2011; Emergency Operations Headquarters; 67,493 sf office, 21,319 sf "logistical building"</p>	<p>Lots/Units: Lots/Units: SF: 88,812 SF:</p>	<p>Type: Type: Type: Public Facility Type:</p>	<p>Map ID: 8 Jurisdiction: City Review: Type B Status: Approved</p>
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Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Langford Green	Lots/Units: 66	Type: Townhouse	Map ID: 9
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 14.30	SF:	Type:	Review: Preliminary Plat
Tax ID: 41-16-20-031-0000	SF:	Type:	Status: Approved

Additional IDs:

Location/Address: North side of Capital Circle, approximately 1000 feet east of Lake Bradford Road

Comments: Preliminary Plat (TSD090016) approved 11/23/2009, Environmental Permit applied for 02/11/2010; inclusive of 9 inclusionary lots

Project Name: Retreat Tallahassee-A Cottage Home Community	Lots/Units: 178	Type: Apartments	Map ID: 10
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 33.67	SF:	Type:	Review: Type A
Tax ID: 21-28-20-001-0000	SF:	Type:	Status: Approved

Additional IDs:

Location/Address: Northeast side of Mission Road near the intersection of Appleyard and Mission

Comments: Site Plan (TSP100018) signed 11/16/2010, Environmental Permit Under Review; 109 buildings in total and 710 bedrooms, 2-8 bedroom units

Project Name: Barineau Walk	Lots/Units: 80	Type: Single Family	Map ID: 11
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 20.18	SF:	Type:	Review: Type B
Tax ID: 22-25-20-410-0000	SF:	Type:	Status: Approved

Additional IDs:

Location/Address: 851 Barineau Road

Comments: Site Plan (LSP08005) completed 12/04/2009

Project Name: Tennessee Commons Self-Storage	Lots/Units:	Type:	Map ID: 12
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, expires 04/15/2011; climate controlled facility; 4 floors (21,000 sq. ft. per floor); no recent activity

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Sessions Road Warehouse Expansion

Lots/Units:

Type:

Map ID: 13

General Type: Commercial

Lots/Units:

Type:

Jurisdiction: City

Total Acres: 7.09

SF: 40,000 **Type:** Warehouse

Review: Type A

Tax ID: 21-15-20-404-0000

SF:

Type:

Status: Approved

Additional IDs:

Location/Address: 3215 Sessions Road

Comments: Site Plan (TSP080001) signed 08/19/2008, exp. 04/25/2011; Expansion of 34,450 sq. ft. former TLH Sports Arena; 3 bays; no recent activity

Project Name: Canopy PUD

Lots/Units: 1,572 **Type:** Residential

Map ID: 14

General Type: Mixed Use

Lots/Units:

Type:

Jurisdiction: City

Total Acres: 505.00

SF: 162,927 **Type:** Commercial

Review: PUD

Tax ID: 11-14-20-405-0000

SF:

Type:

Status: Approved

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

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

Comments: PUD (PRZ070015) approved with conditions 02/23/2011

Project Name: Summerfield PUD Phase 1

Lots/Units: 132 **Type:** Apartments

Map ID: 15

General Type: Residential

Lots/Units:

Type:

Jurisdiction: County

Total Acres: 19.22

SF:

Type:

Review: Type A

Tax ID: 21-04-51-000-0120

SF:

Type:

Status: Approved

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

Location/Address: 4910 North Monroe Street

Comments: Site Plan (LSP080042) completed 06/22/2010; 5 building plus clubhouse; proposed 112 two & three BR units and 20 one BR units, 3 story max.

Project Name: Park Terrace Townhomes

Lots/Units: 78 **Type:** Townhouse

Map ID: 16

General Type: Residential

Lots/Units:

Type:

Jurisdiction: City

Total Acres: 13.90

SF:

Type:

Review: Type B

Tax ID: 21-23-20-417-0000

SF:

Type:

Status: 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); no recent activity

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Project Name: Wildwood Presbyterian Church	Lots/Units:	Type:	Map ID: 17
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 74.41	SF: 86,708	Type: Church	Review: Type B
Tax ID: 14-07-20-608-0000	SF:	Type:	Status: Approved
Additional IDs: 14-07-20-207-0000			

Location/Address: Northeast corner of the intersection of North Meridian and Ox Bottom Roads

Comments: Site Plan (TSP070010) approved 02/04/2008, to expire (08/12/2012), expiration extension request granted

Project Name: Fallschase	Lots/Units: 1,514	Type: Residential	Map ID: 18
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 188.00	SF: 750,000	Type: Retail	Review: Type B
Tax ID: 11-26-20-006-0000	SF: 35,000	Type: Office	Status: Approved
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

Project Name: Campus Circle Apartments	Lots/Units: 219	Type: Apartments	Map ID: 19
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 12.80	SF:	Type:	Review: Type A
Tax ID: 21-26-25 A0030	SF:	Type:	Status: Approved
Additional IDs:			

Location/Address: Campus Circle Cul-de-Sac

Comments: Building Permits issued 03/17/2011; also I.D.'s A0040 - B0210; (6) four-story structures, (5) 39-unit buildings, (1) 24-unit building and clubhouse

Project Name: Apalachee Point Apartments	Lots/Units: 200	Type: Apartments	Map ID: 20
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 14.52	SF:	Type:	Review: Type A
Tax ID: 31-02-20-601-0000	SF:	Type:	Status: Approved
Additional IDs:			

Location/Address: 1405 Southwood Plantation Road

Comments: Site Plan (LSP090019) completed 04/01/2010; Concurrency issued 04/09/2010; 8 three-story buildings plus clubhouse, 108 1BR, 84 2BR, 8 3BR

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Project Name: Moody Warehouses	Lots/Units:	Type:	Map ID: 21
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 4.77	SF: 34,000	Type: Warehouse	Review: Type A
Tax ID: 21-19-25-000-0100	SF:	Type:	Status: Approved
Additional IDs: 21-19-25-000-0110			

Location/Address: East side of Northwest Passage Rd., west of the intersection of Capital Cir. NW and Hartsfield Rd.

Comments: Site Plan (TSP090027) signed 09/11/2009, expires August 2012; 3 warehouse bldg's (10,000, 12,000 and 12,000 sq. ft.)

Project Name: TCC Ghazvini Center for Health Education	Lots/Units:	Type:	Map ID: 22
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 6.53	SF: 84,000	Type: Other	Review: Type B
Tax ID: 11-20-20-603-0000	SF:	Type:	Status: Clearing Site
Additional IDs:			

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

Comments: Clearing Site; Site Plan (TSP090005) signed 08/31/2009; 3-story health education facility

Project Name: Ox Bottom Meadows	Lots/Units: 86	Type: Single Family	Map ID: 23
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 36.36	SF: 36,000	Type: Office	Review: Preliminary Plat
Tax ID: 14-28-20-401-0000	SF: 4,000	Type: Retail	Status: Clearing Site
Additional IDs:			

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

Comments: Major Revision to PUD (PRZ080023) approved 04/07/2009, multi-family residential permitted, mix of residential units allowed

Project Name: Ox Bottom Crest	Lots/Units: 183	Type: Single Family	Map ID: 24
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 52.96	SF:	Type:	Review: Type B
Tax ID: 14-28-20-402-0000	SF:	Type:	Status: Clearing Site
Additional IDs:			

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

Comments: Preliminary Plat (TSD090018) approved 10/26/2009, no recent activity

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Project Name: Celebration Baptist Church	Lots/Units:	Type:	Map ID: 25
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 12.44	SF: 45,945	Type: Church	Review: Type B
Tax ID: 11-02-20-003-0000	SF:	Type:	Status: Clearing Site

Additional IDs:

Location/Address: 3300 Shamrock East

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

Project Name: St. Peters Anglican Church	Lots/Units:	Type:	Map ID: 26
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 6.65	SF: 66,000	Type: Church	Review: Type B
Tax ID: 14-33-20-138-0000	SF:	Type:	Status: Clearing Site

Additional IDs:

Location/Address: 4784 Thomasville Road

Comments: Site Plan (TSP080026) signed 09/23/2008; 2 bldgs., 36,000 sq. ft. church, 30,000 sq. ft. multi-use bldg. (phase 2)

Project Name: Velda Oaks Plantation	Lots/Units: 74	Type: Townhouse	Map ID: 27
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 12.13	SF:	Type:	Review: Type B
Tax ID: 14-22-20-036-0000	SF:	Type:	Status: Clearing Site

Additional IDs:

Location/Address: 6480 Velda Woods Drive

Comments: Site cleared; no recent activity

Project Name: Pine Dove Estates	Lots/Units: 144	Type: Single Family	Map ID: 28
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 203.29	SF:	Type:	Review: Type B
Tax ID: 32-20-20-002-0000	SF:	Type:	Status: Clearing Site

Additional IDs: 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

Location/Address: East side of Williams Road, approx. 500 feet south of Yashuntafun Road

Comments: Site clearing; Also I.D. 32-21-20-201-0000

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: 2900 North Monroe Street	Lots/Units:	Type:	Map ID: 29
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 12.99	SF: 134,580	Type: Hotel	Review: Pre-Submittal
Tax ID: 21-14-51-000-0330	SF:	Type:	Status: Proposed

Additional IDs:

Location/Address: 2900 North Monroe Street

Comments: Pre-Submittal (TPA100055) completed 09/17/2010; Redev. of former 200 rm Ramada Inn, separate ops. & add 57 rooms, 91 room ext. stay hotel

Project Name: Campus Living Villages Student Housing	Lots/Units: 229	Type: Apartments	Map ID: 30
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 8.36	SF:	Type:	Review: Pre-Submittal
Tax ID: 21-26-20-508-0000	SF:	Type:	Status: Proposed

Additional IDs: 21-26-20-510-0000 21-26-60 E0010

Location/Address: Northwest corner of West Brevard Street and North Woodward Avenue

Comments: Pre-Submittal (TPA100030) completed 06/17/2010; redevelopment of 232 unit Cash Hall and Demo of Town and Campus Apts.

Project Name: Army Reserve Center	Lots/Units:	Type:	Map ID: 31
General Type: Public Facility	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 10.93	SF: 28,600	Type: Other	Review: Pre-Submittal
Tax ID: 41-05-20-001-0000	SF:	Type:	Status: Proposed

Additional IDs:

Location/Address: Southeast corner of Capital Circle Southeast and Jackson Bluff Road

Comments: Pre-Submittal (TPA100051) completed 09/02/2010

Project Name: St. Augustine Plantation Addition II	Lots/Units:	Type:	Map ID: 32
General Type:	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 6.83	SF: 25,200	Type: Medical	Review: Pre-Submittal
Tax ID: 31-04-20-666-0000	SF:	Type:	Status: Proposed

Additional IDs:

Location/Address: 2507 Old St Augustine Road

Comments: Pre-Submittal (TPA100058) completed 10/14/2010; addition to existing assisted living facility, 25 bed memory care facility

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Bucklake Preserve	Lots/Units: 50	Type: Single Family	Map ID: 33
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 9.99	SF:	Type:	Review: Pre-Application
Tax ID: 11-23-20-618-0000	SF:	Type:	Status: Proposed
Additional IDs: 11-23-20-901-0000			
Location/Address: 4351 Mahan Drive			
Comments: Pre-Application (LPA10007) completed 11/03/2010			

Project Name: Magnolia Drive Redevelopment	Lots/Units:	Type:	Map ID: 34
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 3.28	SF:	Type: Hotel	Review: Pre-Submittal
Tax ID: 11-31-20-445-0000	SF: 7,000	Type: Retail	Status: Proposed
Additional IDs:			
Location/Address: 345 South Magnolia Drive			
Comments: Pre-Submittal (TPA110012) completed 02/17/2011; demo existing structure/const. Of 4,000 sf bank, 3,000 sf ff restaurant, 120 rm hotel (phase 3)			

Project Name: Park Place PUD	Lots/Units: 680	Type: Residential	Map ID: 35
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: County
Total Acres:	SF:	Type:	Review: Pre-Application
Tax ID: 21-18-20-003-0000	SF:	Type:	Status: Proposed
Additional IDs: 21-18-20-003-0001 21-18-20-003-0002 21-18-20-003-0003			
Location/Address: Capital Circle Northwest			
Comments: Pre-Application (LPA11002) received 02/03/2011; Proposed hotel, residential and institutional uses and open space			

Project Name: 601 South Copeland	Lots/Units: 90	Type: Apartments	Map ID: 36
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 1.35	SF:	Type:	Review: Pre-Submittal
Tax ID: 21-36-90-067-9190	SF:	Type:	Status: Proposed
Additional IDs:			
Location/Address: 556 West Madison Street			
Comments: Pre-Submittal (TPA110018) completed 03/10/2011; re-development of former City Utility payment ctr., 90 units, est. completion, fall 2013			

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Project Name: Windsor Senior Living at Bull Run	Lots/Units:	Type:	Map ID: 37
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 22.26	SF: 65,000	Type: Other	Review: Pre-Submittal
Tax ID: 14-28-20-224-0100	SF:	Type:	Status: Proposed

Additional IDs:

Location/Address:

Comments: Pre-Submittal (TPA110025) received 03/24/2011; proposed 65,000 sf, 100-bed assisted living facility

Project Name: Paeonia Place Subdivision	Lots/Units: 106	Type: Single Family	Map ID: 38
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 26.71	SF:	Type:	Review: Preliminary Plat
Tax ID: 41-13-20-023-0010	SF:	Type:	Status: Under Construction

Additional IDs: 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: 12 units completed as of 03/15/2011

Project Name: Mariana Oaks	Lots/Units: 74	Type: Single Family	Map ID: 39
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 50.00	SF:	Type:	Review: Type C
Tax ID: 32-08-20-220-0000	SF:	Type:	Status: Under Construction

Additional IDs: 32-08-20-605-0010 32-08-20-214-0000

Location/Address: Old St. Augustine Road, approx. 1,800 feet east of Williams Road

Comments: 1 unit completed as of 03/14/2011

Project Name: Persimmon Hill	Lots/Units: 19	Type: Single Family	Map ID: 40
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 24.53	SF: 62,000	Type: Office	Review: Type B
Tax ID: 14-22-20-607-0000	SF:	Type:	Status: Under Construction

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

Location/Address: 6110 Thomasville Road and 6269 Old Water Oak Road

Comments: Growing Room Childcare completed, 1 single-family detached permit issued 07/23/2010

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Project Name: Southwood	Lots/Units: 4,770	Type:	Map ID: 41
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 3,322.00	SF:	Type:	Review: DRI
Tax ID: 31-10-20-012-0000	SF:	Type:	Status: Under Construction

Additional IDs:

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

Comments: 16 single-family detached units under construction as of 03/15/2011

Project Name: Hartsfield Hills	Lots/Units: 46	Type: Townhouse	Map ID: 42
General Type: Residential	Lots/Units: 21	Type: Single Family	Jurisdiction: City
Total Acres: 29.60	SF:	Type:	Review: Preliminary Plat
Tax ID: 21-15-20-604-0000	SF:	Type:	Status: Under Construction

Additional IDs: 21-15-20-609-0000

Location/Address: West side of Old Bainbridge Road, between Interstate 10 and Setting Sun Trail

Comments: Under Construction, 9 SF detached completed; 17 townhouse units completed as of 03/14/2011; no recent activity

Project Name: Hartsfield Place	Lots/Units: 48	Type: Townhouse	Map ID: 43
General Type: Residential	Lots/Units: 14	Type: Single Family	Jurisdiction: City
Total Acres: 20.34	SF:	Type:	Review: Preliminary Plat
Tax ID: 21-15-20-210-0000	SF:	Type:	Status: Under Construction

Additional IDs: 21-15-20-605-0000

Location/Address: West side of Old Bainbridge Road, between Interstate 10 and Setting Sun Trail

Comments: Under Construction, 15 townhouse units completed, 4 under review, 11 single family detached completed as of 03/14/2011

Project Name: Villa San Michele	Lots/Units: 177	Type: Townhouse	Map ID: 44
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 clearing inactive

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Project Name: Observation Pointe Subdivision	Lots/Units: 63	Type: Single Family	Map ID: 45
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 26.73	SF:	Type:	Review: Preliminary Plat
Tax ID: 12-30-20-408-0000	SF:	Type:	Status: Under Construction

Additional IDs:

Location/Address: South end of Nabb Road

Comments: 2 units under construction, 36 units completed as of 03/15/2011

Project Name: Mission San Miguel	Lots/Units: 86	Type: Single Family	Map ID: 46
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 258.77	SF:	Type:	Review: Type B
Tax ID: 12-15-20-040-0000	SF:	Type:	Status: Under Construction

Additional IDs:

Location/Address: 2235 Chaires Crossing Road

Comments: 1 unit under construction; 15 units completed as of 03/15/2011

Project Name: River's Landing	Lots/Units: 244	Type: Single Family	Map ID: 47
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; 55 single-family detached units completed, 1 under construction, 3 issued as of 03/15/2011

Project Name: Bradford Overlook	Lots/Units: 56	Type: Townhouse	Map ID: 48
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: 14 units completed as of 08/30/2010

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Florida State University	Lots/Units:	Type:	Map ID: 49
General Type: Public Facility	Lots/Units:	Type:	Jurisdiction: City
Total Acres:	SF:	Type:	Review:
Tax ID:	SF:	Type:	Status: Under Construction
Additional IDs:			
Location/Address: FSU Campus			
Comments: Wildwood Halls, Student Wellness Ctr, Johnston Building. & others; www.facilities.fsu.edu/fdc/ for more info.			

Project Name: Adiron Woods Subdivision	Lots/Units:	84 Type: Single Family	Map ID: 50
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 39.75	SF:	Type:	Review: Preliminary Plat
Tax ID: 12-17-20-214-0000	SF:	Type:	Status: Under Construction
Additional IDs:			
Location/Address: East side of Walden Circle, approx. 100 feet north of Atascadero Drive			
Comments: 1 unit under construction, 2 units approved, 40 units completed as of 03/14/2011			

Project Name: Bull Run	Lots/Units:	471 Type: Single Family	Map ID: 51
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 427.00	SF:	Type:	Review: PUD
Tax ID: 14-28-20-224-0100	SF:	Type:	Status: Under Construction
Additional IDs:			
Location/Address: General area west of Thomasville Road and north of Ox Bottom Road			
Comments: Unit 3: 7 units completed, 1U/C.; Unit 4: 61 units completed, 9 units U/C; Unit 5: 49 units completed, 1 units U/C as of 03/14/2011			

Project Name: Evening Rose	Lots/Units:	99 Type: Residential	Map ID: 52
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 22.50	SF:	Type:	Review: Preliminary Plat
Tax ID: 11-28-20-008-0000	SF:	Type:	Status: 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: 17 units completed as of 03/14/2011; Also I.D.s 11-28-03-000-0020 - 0080			

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: University Green Condominiums	Lots/Units: 404	Type: Condominiums	Map ID: 53
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 40.23	SF:	Type:	Review: Type B
Tax ID: 21-29-67-0001	SF:	Type:	Status: Under Construction
Additional IDs: 21-29-20-078-0000			
Location/Address: 3250 West Tennessee Street			
Comments: Under Construction, 66 units completed, 32 units under construction as of 03/16/2011			

Project Name: Montejo Subdivision	Lots/Units: 71	Type: Single Family	Map ID: 54
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 17.13	SF:	Type:	Review: Type C
Tax ID: 31-19-20-224-0000	SF:	Type:	Status: Under Construction
Additional IDs: 31-19-20-211-0000			
Location/Address: South side of Belair Road, east of Woodville Highway			
Comments: 39 units completed as of 03/15/2011; no recent activity			

Project Name: Villas at Pine Forest	Lots/Units: 111	Type: Single Family	Map ID: 55
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 38.85	SF:	Type:	Review: Type C
Tax ID: 41-23-30-000-0030	SF:	Type:	Status: Under Construction
Additional IDs:			
Location/Address: East and west side of Center Drive, South of Balkin Road and north of Westway Road			
Comments: Under Construction; 48 units completed and 6 units approved/under construction as of 03/16/2011			

Project Name: Centerville Conservation Community	Lots/Units: 200	Type: Single Family	Map ID: 56
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 975.82	SF:	Type:	Review: Type B
Tax ID: 15-19-20-001-0010	SF:	Type:	Status: 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: 11 units complete as of 03/14/2011			

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Jordan's Pass	Lots/Units: 83	Type: Single Family	Map ID: 57
General Type: Residential	Lots/Units: 64	Type: Townhouse	Jurisdiction: County
Total Acres: 47.39	SF:	Type:	Review: Type C
Tax ID: 22-36-20-002-0000	SF:	Type:	Status: Under Construction

Additional IDs:

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

Comments: 9 SF detached completed, 1 townhouse unit complete as of 03/14/2011, no recent activity

Project Name: Pebble Brook Subdivision	Lots/Units: 141	Type: Single Family	Map ID: 58
General Type: Residential	Lots/Units: 77	Type: Townhouse	Jurisdiction: County
Total Acres: 38.04	SF:	Type:	Review: Type B
Tax ID: 31-18-20-403-0000	SF:	Type:	Status: Under Construction

Additional IDs:

Location/Address: North side of Tram Road between Zillah Street and Tram Court

Comments: Under Construction: 87 SF detached units/33 townhouse units completed, 1 SF detached units/2 townhouse units approved/U/C as of 03/15/2011

Project Name: Tallahassee Ranch Club Subdivision	Lots/Units: 163	Type: Single Family	Map ID: 59
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 1,734.00	SF:	Type:	Review: Type B
Tax ID: 34-30-20-002-0000	SF:	Type:	Status: Under Construction

Additional IDs: 33-25-20-020-0000 33-26-20-203-0000

Location/Address: Bordered by Old Plank Road on the east, Natural Bridge Road on the north, Wakulla County to the south

Comments: 8 units completed as of 03/16/2011

Project Name: Sagebrook Mill	Lots/Units: 67	Type: Single Family	Map ID: 60
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 40.06	SF:	Type:	Review: Type C
Tax ID: 21-17-20-201-0000	SF:	Type:	Status: Under Construction

Additional IDs:

Location/Address: 4751 Fred George Road

Comments: Under Construction: 28 units completed. 2 under construction, 1 under review as of 03/15/2011; zero-lot line subdivision

Major Ongoing and Proposed Developments in Tallahassee and Leon County

<p>Project Name: Harmony Oaks General Type: Mixed Use Total Acres: 17.32 Tax ID: 41-24-20-602-0000 Additional IDs: 41-24-20-675-0000 41-24-20-676-0000 Location/Address: 606 Whitaker Road Comments: 9,100 sq. ft. Dollar General completed</p>	<p>Lots/Units: 55 Lots/Units: SF: 25,000 SF:</p>	<p>Type: Single Family Type: Type: Commercial/Offic Type:</p>	<p>Map ID: 61 Jurisdiction: City Review: PUD Status: Under Construction</p>
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<p>Project Name: Fairfield Inn General Type: Commercial Total Acres: 1.80 Tax ID: 31-04-20-417-0000 Additional IDs: Location/Address: 2997 Apalachee Parkway Comments: Site Cleared, Building Permit issued 03/10/2011; 97 room Fairfield Inn</p>	<p>Lots/Units: Lots/Units: SF: 54,414 SF:</p>	<p>Type: Type: Type: Hotel Type:</p>	<p>Map ID: 62 Jurisdiction: City Review: Type A Status: Under Construction</p>
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<p>Project Name: The Pavilion at Westcott Lakes General Type: Total Acres: 10.29 Tax ID: 31-21-20-004-0000 Additional IDs: Location/Address: Southwood DRI (accessible from Tram and Legacy Roads) Comments: Site Plan (TSP100009) signed 08/27/2010; assisted living facility, 5 interconnected health care buildings</p>	<p>Lots/Units: Lots/Units: SF: 235,000 SF:</p>	<p>Type: Group Quarters Type: Type: Other Type:</p>	<p>Map ID: 63 Jurisdiction: City Review: Type A Status: Under Review</p>
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<p>Project Name: Blankemeyer Mini Warehouse General Type: Commercial Total Acres: 2.59 Tax ID: 41-24-20-413-0000 Additional IDs: Location/Address: Northwest intersection of Shelfer Road and Crossway Road Comments: Site Plan (LSP110011) applied 03/09/2011; Proposed mini-storage warehouse facility</p>	<p>Lots/Units: Lots/Units: SF: 35,560 SF:</p>	<p>Type: Type: Type: Warehouse Type:</p>	<p>Map ID: 64 Jurisdiction: County Review: Type A Status: Under Review</p>
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Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Immanuel Baptist Church PUD Amendment

Lots/Units:

Type:

Map ID: 65

General Type: Commercial

Lots/Units:

Type:

Jurisdiction: City

Total Acres: 10.03

SF: 85,114 **Type:** Church

Review: PUD

Tax ID: 11-28-20-616-0000

SF:

Type:

Status: Under Review

Additional IDs:

Location/Address: 2351 Mahan Drive

Comments: PUD Amendment (PRZ110003) rec. 03/10/2011; amend PUD from 39,886 sf to 125,000 to allow for new sanctuary & fellowship hall/educ. Bldg.

Project Name: Chason Woods Conservation Subdivision

Lots/Units:

498 **Type:** Single Family

Map ID: 66

General Type: Residential

Lots/Units:

Type:

Jurisdiction: County

Total Acres: 697.20

SF:

Type:

Review: Type C

Tax ID: 46-13-20-403-0000

SF:

Type:

Status: Under Review

Additional IDs:

Location/Address: East side of Wakulla Springs Rd., 1/2 mile south of Oak Ridge Rd., bordered on the south by County Line Rd.

Comments: Site Plan (LSP090035) applied 09/23/2009, 09/14/2010 Leon County Board of CC voted to continue app. indefinitely, app. Considering sale to Sta

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.