

## 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>
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**Location/Address:** Northeast corner of the intersection of North Meridian and Ox Bottom Roads  
**Comments:** Site Plan (TSP070010) approved 02/04/2008

<p><b>Project Name:</b> Hermitage PUD Amendment Parcel 7  <b>General Type:</b> Commercial  <b>Total Acres:</b> 11.01  <b>Tax ID:</b> 11-17-20-004-0000</p>	<p><b>Lots/Units:</b>  <b>Lots/Units:</b>  <b>SF:</b>  <b>SF:</b> 25,000</p>	<p><b>Type:</b>  <b>Type:</b>  <b>Type:</b> Hotel  <b>Type:</b> Retail</p>	<p><b>Map ID: 2</b>  <b>Jurisdiction:</b> City  <b>Review:</b> PUD  <b>Status:</b> Approved</p>
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**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

<p><b>Project Name:</b> Metropolitan Corporate Center  <b>General Type:</b> Commercial  <b>Total Acres:</b> 27.54  <b>Tax ID:</b> 11-08-36-000-0080</p>	<p><b>Lots/Units:</b>  <b>Lots/Units:</b>  <b>SF:</b> 229,472  <b>SF:</b></p>	<p><b>Type:</b>  <b>Type:</b>  <b>Type:</b> Office  <b>Type:</b></p>	<p><b>Map ID: 3</b>  <b>Jurisdiction:</b> City  <b>Review:</b> Type B  <b>Status:</b> Under Construction</p>
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**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

<p><b>Project Name:</b> Market Plaza  <b>General Type:</b> Commercial  <b>Total Acres:</b> 4.40  <b>Tax ID:</b> 11-08-51-006-0600</p>	<p><b>Lots/Units:</b>  <b>Lots/Units:</b>  <b>SF:</b> 54,000  <b>SF:</b></p>	<p><b>Type:</b>  <b>Type:</b>  <b>Type:</b> Office/Retail  <b>Type:</b></p>	<p><b>Map ID: 4</b>  <b>Jurisdiction:</b> City  <b>Review:</b> Type A  <b>Status:</b> Under Construction</p>
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**Additional IDs:**  
**Location/Address:** North side of Timberlane Road, between Market Street and Martin Hurst Road  
**Comments:** Site Plan (TSP070032) signed 08/14/2007; 4,400 sq. ft. Atlanta Bread Co. U/C; foundation permit for 36,000 sq. ft. retail issued 06/23/2008

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

<b>Project Name:</b> Palafox Preserve	<b>Lots/Units:</b> 19	<b>Type:</b> Single Family	<b>Map ID:</b> 5
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 28.05	<b>SF:</b> 12,600	<b>Type:</b> Commercial	<b>Review:</b> Type B
<b>Tax ID:</b> 11-08-51-009-0910	<b>SF:</b> 42,000	<b>Type:</b> Hotel	<b>Status:</b> Under Review
<b>Additional IDs:</b> 11-08-51-010-1000      11-08-51-011-1100			

**Location/Address:** Northwest corner of the intersection of Martin Hurst Road and Timberlane Road

**Comments:** Site Plan (LSP070038) applied 07/03/2007, 27,950 sq. ft. commercial; Site Plan (LSP060005) issued 08/24/2006 for 19 SF

<b>Project Name:</b> St. Peters Anglican Church	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 6
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 6.65	<b>SF:</b> 66,000	<b>Type:</b> Church	<b>Review:</b> Type B
<b>Tax ID:</b> 14-33-20-138-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Review

**Additional IDs:**

**Location/Address:** 4784 Thomasville Road

**Comments:** Site Plan (TSP080026) received 04/11/2008; 2 church buildings, 36,000 sq. ft. church, 30,000 sq. ft. multi-use building (to be built in phase 2)

<b>Project Name:</b> Ox Bottom Meadows	<b>Lots/Units:</b> 86	<b>Type:</b> Single Family	<b>Map ID:</b> 7
<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>	<b>Type:</b>	<b>Review:</b> Preliminary Plat
<b>Tax ID:</b> 14-28-20-401-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Clearing Site

**Additional IDs:**

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

**Comments:** Preliminary Plat (TSD060024) signed 05/18/2007; Part of Ox Bottom Meadows PUD

<b>Project Name:</b> Ox Bottom Crest	<b>Lots/Units:</b> 204	<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> City
<b>Total Acres:</b> 52.96	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 14-28-20-402-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Clearing Site

**Additional IDs:**

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

**Comments:** Site Plan (TSP060040) signed 08/08/2007; Part of Ox Bottom Hills PUD

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

<b>Project Name:</b> Bull Run	<b>Lots/Units:</b> 345	<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> City
<b>Total Acres:</b> 427.00	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> PUD
<b>Tax ID:</b> 14-28-20-224-0100	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

**Location/Address:** General area west of Thomasville Road and north of Ox Bottom Road

**Comments:** Unit 3: 36 units; 4 units completed.; Unit 4: 24 units completed, 8 units U/C; Unit 5: 7 units completed, 13 units U/C as of 09/15/2008

<b>Project Name:</b> Persimmon Hill	<b>Lots/Units:</b> 20	<b>Type:</b> Single Family	<b>Map ID:</b> 10
<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> 89,228	<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> Under Review

**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) applied 09/03/2008; Proposed (2) two-story office buildings: 52,740 and 36,488 sq. ft.

<b>Project Name:</b> Bradfordville Road Parcel	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 11
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 8.00	<b>SF:</b> 58,500	<b>Type:</b> Retail	<b>Review:</b> Type B
<b>Tax ID:</b> 14-22-26 C0010	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Proposed

**Additional IDs:** 14-22-26 C0020

**Location/Address:** South side of Bradfordville Road, across from existing Target store

**Comments:** Pre-Application (LPA08004) completed 02/20/2008; 3 retail buildings: (2) 20,000 sq. ft., (1) 14,500 sq. ft., 4,000 sq. ft. fast food restaurant

<b>Project Name:</b> Velda Oaks Plantation	<b>Lots/Units:</b> 74	<b>Type:</b> Townhouse	<b>Map ID:</b> 12
<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:** Environmental Permit Final 01/29/2008; Type B Site Plan (LSP060017) completed 09/21/2006

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

<b>Project Name:</b> Killearn Lakes Plaza Lot 2 Block A <b>General Type:</b> Commercial <b>Total Acres:</b> 4.80 <b>Tax ID:</b> 14-09-43 A0020 <b>Additional IDs:</b> <b>Location/Address:</b> 8116 Killearn Plaza Circle <b>Comments:</b> Under Construction; Building 1, 13,940 sq. ft. retail, two-story U/C; Site Plan (LSP070046) completed 01/14/2008	<b>Lots/Units:</b> <b>Lots/Units:</b> <b>SF:</b> 25,920 <b>SF:</b>	<b>Type:</b> <b>Type:</b> <b>Type:</b> Retail <b>Type:</b>	<b>Map ID: 13</b> <b>Jurisdiction:</b> County <b>Review:</b> Type A <b>Status:</b> Under Construction
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<b>Project Name:</b> Centerville Conservation Community <b>General Type:</b> Residential <b>Total Acres:</b> 975.82 <b>Tax ID:</b> 15-19-20-001-0010 <b>Additional IDs:</b> 15-20-20-034-0000      15-17-20-224-0000 <b>Location/Address:</b> Northwest corner of Pisgah Church Road and Centerville Road <b>Comments:</b> 1 unit complete, 5 under construction as of 09/15/2008	<b>Lots/Units:</b> 200 <b>Lots/Units:</b> <b>SF:</b> <b>SF:</b>	<b>Type:</b> Single Family <b>Type:</b> <b>Type:</b> <b>Type:</b>	<b>Map ID: 14</b> <b>Jurisdiction:</b> County <b>Review:</b> Type B <b>Status:</b> Under Construction
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<b>Project Name:</b> Celebration Baptist Church <b>General Type:</b> Commercial <b>Total Acres:</b> 12.44 <b>Tax ID:</b> 11-02-20-003-0000 <b>Additional IDs:</b> <b>Location/Address:</b> 3300 Shamrock East <b>Comments:</b> Site Plan (TSP080023) approved 04/28/2008; Environmental Permit (TEM080096) issued 09/04/2008; 41,500 sq. ft. addition to existing church	<b>Lots/Units:</b> <b>Lots/Units:</b> <b>SF:</b> 45,945 <b>SF:</b>	<b>Type:</b> <b>Type:</b> <b>Type:</b> Church <b>Type:</b>	<b>Map ID: 15</b> <b>Jurisdiction:</b> City <b>Review:</b> Type B <b>Status:</b> Approved
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<b>Project Name:</b> Canopy PUD <b>General Type:</b> Mixed Use <b>Total Acres:</b> 508.00 <b>Tax ID:</b> 11-14-20-405-0000 <b>Additional IDs:</b> 11-15-20-405-0000 <b>Location/Address:</b> South side of Centerville Road, part of Welaunee Plantation <b>Comments:</b> PUD (PRZ070015) re-submittal applied 05/23/2008	<b>Lots/Units:</b> 1,572 <b>Lots/Units:</b> <b>SF:</b> 162,927 <b>SF:</b>	<b>Type:</b> Residential <b>Type:</b> <b>Type:</b> Commercial <b>Type:</b>	<b>Map ID: 16</b> <b>Jurisdiction:</b> City <b>Review:</b> PUD <b>Status:</b> Under Review
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## Major Ongoing and Proposed Developments in Tallahassee and Leon County

<b>Project Name:</b> Surgeon's Drive Medical Pavilion	<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> 22.02	<b>SF:</b> 94,500	<b>Type:</b>	<b>Review:</b> Pre-Submittal
<b>Tax ID:</b> 11-29-20-212-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Proposed

**Additional IDs:**

**Location/Address:** 1544 Surgeons Drive

**Comments:** Pre-Submittal completed 03/13/2008; 4 medical buildings (60,000 sq. ft., 14,500 sq. ft. and (2) 10,000 sq. ft.); adjacent to Select Medical

<b>Project Name:</b> TCC Ghazvini Center for Health Education	<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> 81.46	<b>SF:</b> 85,000	<b>Type:</b> Other	<b>Review:</b> Pre-Submittal
<b>Tax ID:</b> 11-20-20-603-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Proposed

**Additional IDs:**

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

**Comments:** Pre-Submittal (TPA070076) completed 08/16/2007; 3-story health education facility

<b>Project Name:</b> Radiology Associates Expansion	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 19
<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> Evergreens at Mahan III	<b>Lots/Units:</b> 44	<b>Type:</b> Apartments	<b>Map ID:</b> 20
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 5.00	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Pre-Submittal
<b>Tax ID:</b> 11-28-20-602-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Proposed

**Additional IDs:** 11-28-20-603-0000

**Location/Address:** 913 Concord Road

**Comments:** Pre-Submittal (TPA080017) completed 02/28/2008; proposed 3 buildings (22 1BR units, 22 2 BR units), to connect Evergreens at Mahan II (U/C)

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

<b>Project Name:</b> Evening Rose Town Center	<b>Lots/Units:</b> 33	<b>Type:</b> Residential	<b>Map ID:</b> 21
<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
<b>Additional IDs:</b> 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 complete, 7,736 sq. ft. FSU Credit Union, 6,954 sq. ft. Daycare U/C; Also I.D.s 11-28-03-000-0020 - 0080

<b>Project Name:</b> Evening Rose	<b>Lots/Units:</b> 99	<b>Type:</b> Residential	<b>Map ID:</b> 22
<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
<b>Additional IDs:</b> 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: 7 units completed, 8 u/c as of 09/16/2008; Also I.D.s 11-28-03-000-0020 - 0080

<b>Project Name:</b> Alexis Capital Commerce Center	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 23
<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
<b>Additional IDs:</b>			

**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, two buildings U/C

<b>Project Name:</b> Mahan Walk Shopping Center	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 24
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 8.86	<b>SF:</b> 39,990	<b>Type:</b> Retail	<b>Review:</b> Type A
<b>Tax ID:</b> 11-27-20-234-0010	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Review
<b>Additional IDs:</b>			

**Location/Address:** 3465 Mahan Drive  
**Comments:** Site Plan (LSP060074) re-submittal 05/07/2008

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

**Project Name:** Fallschase **Lots/Units:** 1,514 **Type:** Residential **Map ID:** 25  
**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:** 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) rec. 08/06/2008, Phase 1,2 & 3 Residential (74 acres); 68 single-family attached, 219 single-family detached units

**Project Name:** Observation Pointe Subdivision **Lots/Units:** 63 **Type:** Single Family **Map ID:** 26  
**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:** 13 units completed, 2 units under construction as of 09/26/2008

**Project Name:** The Pinnacle at Cross Creek DRI **Lots/Units:** 400 **Type:** Residential **Map ID:** 27  
**General Type:** Mixed Use **Lots/Units:** **Type:** **Jurisdiction:** County  
**Total Acres:** 174.80 **SF:** 300,000 **Type:** Office **Review:** DRI  
**Tax ID:** 12-18-20-001-0000 **SF:** 1,200,000 **Type:** Retail **Status:** 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

**Project Name:** Adiron Woods Subdivision **Lots/Units:** 84 **Type:** Single Family **Map ID:** 28  
**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:** Under Construction, 4 units under construction, 33 units completed as of 09/15/2008

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

**Project Name:** Summit East Cornerview Building

**Lots/Units:**

**Type:**

**Map ID: 29**

**General Type:** Commercial

**Lots/Units:**

**Type:**

**Jurisdiction:** City

**Total Acres:** 8.05

**SF:** 86,000

**Type:** Office

**Review:** Type B

**Tax ID:** 12-17-26-000-0020

**SF:**

**Type:**

**Status:** Under Construction

**Additional IDs:**

**Location/Address:** Southwest corner of Summit Lake Drive and Futura Drive

**Comments:** Under Construction: Shell building permit issued 01/15/2008; 4-story building

**Project Name:** Mission San Miguel

**Lots/Units:**

86 **Type:** Single Family

**Map ID: 30**

**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:** Under Construction; 8 units completed, 5 under construction, 1 issued as of 09/16/2008

**Project Name:** Black Creek Highlands

**Lots/Units:**

81 **Type:** Single Family

**Map ID: 31**

**General Type:** Residential

**Lots/Units:**

**Type:**

**Jurisdiction:** County

**Total Acres:** 247.03

**SF:**

**Type:**

**Review:** Pre-Application

**Tax ID:** 12-11-20-202-0000

**SF:**

**Type:**

**Status:** Proposed

**Additional IDs:** 12-02-20-602-0000

**Location/Address:** 10660 Mahan Drive

**Comments:** Pre-Application (LPA07024) completed 10/26/2007

**Project Name:** Sophia's Place

**Lots/Units:**

56 **Type:** Townhouse

**Map ID: 32**

**General Type:** Residential

**Lots/Units:**

**Type:**

**Jurisdiction:** County

**Total Acres:** 7.23

**SF:**

**Type:**

**Review:** Pre-Application

**Tax ID:** 32-09-20-207-0000

**SF:**

**Type:**

**Status:** Proposed

**Additional IDs:**

**Location/Address:** West side of Louvinia Drive, approx. 335 feet south of Apalachee Parkway

**Comments:** Pre-Application (LPA08005) completed 02/27/2008

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

<b>Project Name:</b> Mariana Oaks	<b>Lots/Units:</b> 51	<b>Type:</b> Single Family	<b>Map ID:</b> 33
<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> 34
<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> Approved
<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> Environmental Permit (LEM0600122) approved 04/12/2007; Site Plan (LSP050046) signed 10/12/2006; 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> 35
<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> 1 unit completed, 3 units under construction as of 09/17/2008			

<b>Project Name:</b> Williamsburg Estates	<b>Lots/Units:</b> 48	<b>Type:</b> Single Family	<b>Map ID:</b> 36
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 12.77	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type C
<b>Tax ID:</b> 31-01-20-201-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved
<b>Additional IDs:</b> 31-01-20-202-0000			
<b>Location/Address:</b> 1127 March Road			
<b>Comments:</b> Site Plan (LSP050069) approved 07/10/2006; Environmental Permit (LEM0600098) comments to applicant 02/26/2007			

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

<b>Project Name:</b> Garden Oaks Subdivision	<b>Lots/Units:</b> 78	<b>Type:</b> Townhouse	<b>Map ID:</b> 37
<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
<b>Additional IDs:</b> 31-02-20-043-0000      31-02-20-047-0000			
<b>Location/Address:</b> East side of Virgil Road, approx. 200 feet south of Planters Ridge Drive			
<b>Comments:</b> Clearing Site; 4 units approved as of 09/16/2008			

<b>Project Name:</b> Apalachee East Phase III	<b>Lots/Units:</b> 91	<b>Type:</b> Townhouse	<b>Map ID:</b> 38
<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
<b>Additional IDs:</b>			
<b>Location/Address:</b> South of Conner Blvd., east of Lincoln High School			
<b>Comments:</b> Under Construction; 28 units completed as of 09/15/2008			

<b>Project Name:</b> Oak Commons Condominiums	<b>Lots/Units:</b> 94	<b>Type:</b> Condominiums	<b>Map ID:</b> 39
<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
<b>Additional IDs:</b> 31-03-20-074-0000			
<b>Location/Address:</b> East side of Idlewild Drive, at its termination			
<b>Comments:</b> 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> 40
<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
<b>Additional IDs:</b> 31-03-20-224-0000			
<b>Location/Address:</b> Corner of Carrin Drive and Apalachee Parkway, approx. 1/2 mile east of Capital Circle			
<b>Comments:</b> 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.)			

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

<b>Project Name:</b> Avonley Condominiums	<b>Lots/Units:</b> 102	<b>Type:</b> Condominiums	<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> 11.60	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 31-03-20-407-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved
<b>Additional IDs:</b> 31-03-20-408-0000      31-03-20-410-0000			
<b>Location/Address:</b> West side of Idlewild Drive, approx. 800 ft. south of Apalachee Parkway			
<b>Comments:</b> Site Plan (TSP060016) signed 12/11/2006; Environmental Permit issued 05/21/2007; nineteen two-story buildings			

<b>Project Name:</b> Bay Tree Cottages	<b>Lots/Units:</b> 62	<b>Type:</b> Townhouse	<b>Map ID:</b> 42
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 14.74	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Preliminary Plat
<b>Tax ID:</b> 31-04-20-218-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved
<b>Additional IDs:</b> 31-04-20-224-0000			
<b>Location/Address:</b> East end of Bay Tree Lane			
<b>Comments:</b> Environmental Permit (TEM070017) issued 04/26/2007; Preliminary Plat (TSD060016) approved 09/11/2006			

<b>Project Name:</b> Springhill Suites	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 43
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 1.70	<b>SF:</b> 54,006	<b>Type:</b> Hotel	<b>Review:</b> Type A
<b>Tax ID:</b> 31-04-40- A0010	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b>			
<b>Location/Address:</b> 1300 Executive Center Drive			
<b>Comments:</b> Under Construction; 4-story, 88 room hotel; site of former Kogerama Building			

<b>Project Name:</b> Brighton Place	<b>Lots/Units:</b> 209	<b>Type:</b> Condominiums	<b>Map ID:</b> 44
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 45.94	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 31-09-20-205-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b> 31-09-20-206-0000      31-09-20-208-0000      31-09-20-221-0000      31-09-20-224-0000      31-09-20-273-0000			
<b>Location/Address:</b> East side of Paul Russell Road, approx. 200 feet south of Treeo Lane			
<b>Comments:</b> Under Construction; 123 units completed as of 09/15/2008; 48 buildings in total			

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

<b>Project Name:</b> Southwood Self Storage	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 45
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 3.10	<b>SF:</b> 51,720	<b>Type:</b> Other	<b>Review:</b> Type A
<b>Tax ID:</b> 31-09-28 A0010	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

**Location/Address:** North of existing Southwood Publix store

**Comments:** Phase 1 under construction (51,720 sq. ft.); Site Plan (TSP070080) signed 03/06/2008; Phase 2 prop. 55,000 sq. ft., 2 story, climate controlled

<b>Project Name:</b> Capital Circle Office Complex Phase 4	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 46
<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> Approved

**Additional IDs:**

**Location/Address:** Northeast corner of Capital Circle SE and Drayton Drive

**Comments:** Site Plan (TSP080044) appr. 08/25/2008; 3-story office bldg. for First District Court of Appeal; planned for add'l 85,000 sq. ft. office

<b>Project Name:</b> Southwood DRI	<b>Lots/Units:</b> 4,770	<b>Type:</b>	<b>Map ID:</b> 47
<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:** Unit 35 Prelim. Plat signed 02/08/2008 (944 multi-family DU's, includes Westcott Lakes)

<b>Project Name:</b> Parkside at Southwood Towncenter	<b>Lots/Units:</b> 458	<b>Type:</b> Apartments	<b>Map ID:</b> 48
<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

**Additional IDs:** 31-15-31-000-0020

**Location/Address:** Between Grove Park Drive and Copley Lane

**Comments:** 29 residential & mixed-use bldgs.; permits for 292 units (phase 1) applied 06/20/2008; 38 res. units located above each of 2 retail use buildings

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

**Project Name:** Alexan Southwood Apartments

**Lots/Units:** 340 **Type:** Apartments

**Map ID:** 49

**General Type:** Residential

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

**Jurisdiction:** City

**Total Acres:** 27.00

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

**Review:** Type A

**Tax ID:** 31-16-20-032-0000

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

**Status:** Approved

**Additional IDs:**

**Location/Address:** 3120 Capital Circle SE

**Comments:** Site Plan (TSP070081) signed 06/04/2008; 3 stories max.; proposed 132 1-BR units, 170 2-BR units, 38-3BR units, 13 apt. bldgs. & clubhouse

**Project Name:** Capital Circle Office Complex Phase 3

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

**Map ID:** 50

**General Type:** Commercial

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

**Jurisdiction:** City

**Total Acres:** 131.54

**SF:** 466,569 **Type:** Office

**Review:** Type B

**Tax ID:** 31-21-20-902-0000

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

**Status:** Under Construction

**Additional IDs:** 31-21-20-901-0000 31-16-20-901-0000 31-21-20-904-0000

**Location/Address:** East and west side of Capital Circle Southeast, north of Tram Road in Southwood

**Comments:** Under Construction; (2) 195,280 sq. ft. and (1) 76,009 sq. ft. office buildings for the State of Florida

**Project Name:** Southwood Marketplace

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

**Map ID:** 51

**General Type:** Commercial

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

**Jurisdiction:** City

**Total Acres:** 55.91

**SF:** 460,000 **Type:** Commercial

**Review:** Type A

**Tax ID:** 31-20-20-002-0020

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

**Status:** Approved

**Additional IDs:**

**Location/Address:** North side of Capital Circle Southeast, approx. 800 feet south of Tram Road

**Comments:** Preliminary Plat (TSD080008) approved 09/08/2008; 171,069 sq. ft. Lowes, 138,884 sq. ft. Target; Site Plan (TSP080048) approved 09/11/2008

**Project Name:** Southside DRI

**Lots/Units:** 1,800 **Type:** Single Family

**Map ID:** 52

**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

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

<b>Project Name:</b> Crossway Center	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID: 53</b>
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 9.01	<b>SF:</b> 72,275	<b>Type:</b> Warehouse	<b>Review:</b> Type A
<b>Tax ID:</b> 31-19-20-621-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved

**Additional IDs:**

**Location/Address:** 687 Crossway Road

**Comments:** Site Plan (TSP060091) signed 05/14/2007; 5 warehouse bldgs. (29,750, 17,000, 10,625, 8,100 and 6,800 sq. ft.) Env. Permit issued 04/08/2008

<b>Project Name:</b> Palace Family Entertainment Center	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID: 54</b>
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 10.00	<b>SF:</b> 35,000	<b>Type:</b> Commercial	<b>Review:</b> Pre-Submittal
<b>Tax ID:</b> 31-19-05-000-0010	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Proposed

**Additional IDs:** 31-19-05-000-0020    31-19-05-000-0030    31-19-05-000-0040    31-19-05-000-0050    31-19-05-000-0060

**Location/Address:** 4154 Woodville Highway

**Comments:** Pre-Submittal (TPA080014) completed 02/14/2008; Proposed skating rink and family entertainment center; also I.D. 0070

<b>Project Name:</b> Montejo Subdivision	<b>Lots/Units:</b> 71	<b>Type:</b> Single Family	<b>Map ID: 55</b>
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 17.13	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type C
<b>Tax ID:</b> 31-19-20-224-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:** 31-19-20-211-0000

**Location/Address:** South side of Belair Road, east of Woodville Highway

**Comments:** 9 units completed, 6 under construction, 3 under review

<b>Project Name:</b> Pebble Brook Subdivision	<b>Lots/Units:</b> 141	<b>Type:</b> Single Family	<b>Map ID: 56</b>
<b>General Type:</b> Residential	<b>Lots/Units:</b> 77	<b>Type:</b> Townhouse	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 38.04	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 31-18-20-403-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

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

**Comments:** Under Construction: 61 SF detached units/7 townhouse units completed, 10 SF detached units/6 townhouse units U/C as of 09/16/2008

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

<b>Project Name:</b> Dry Creek Run Phase 2	<b>Lots/Units:</b> 40	<b>Type:</b> Single Family	<b>Map ID:</b> 57
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 10.35	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Preliminary Plat
<b>Tax ID:</b> 31-18-20-034-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

**Location/Address:** South end of Jim Lee Road in the Dry Creek Subdivision

**Comments:** Under construction; 11 units completed, 9 units under construction as of 09/15/2008

<b>Project Name:</b> Paeonia Place Subdivision	<b>Lots/Units:</b> 106	<b>Type:</b> Single Family	<b>Map ID:</b> 58
<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> Clearing Site

**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:** Clearing Site; Also ID's 0070 & 0080

<b>Project Name:</b> Harmony Oaks PUD	<b>Lots/Units:</b> 55	<b>Type:</b> Single Family	<b>Map ID:</b> 59
<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

**Additional IDs:** 41-24-20-675-0000      41-24-20-676-0000

**Location/Address:** 606 Whitaker Road

**Comments:** PUD (PRZ070028) approved with conditions 01/23/2008; proposed 55 attached and or detached residential units

<b>Project Name:</b> Villas at Pine Forest	<b>Lots/Units:</b> 111	<b>Type:</b> Single Family	<b>Map ID:</b> 60
<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

**Additional IDs:**

**Location/Address:** East and west side of Center Drive, South of Balkin Road and north of Westway Road

**Comments:** Under Construction; 21 units completed, 11 units approved/under construction, 4 units under review as of 09/17/2008

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

<b>Project Name:</b> Southbrook PUD	<b>Lots/Units:</b> 39	<b>Type:</b> Townhouse	<b>Map ID:</b> 61
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 69.69	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> PUD
<b>Tax ID:</b> 41-23-20-203-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved

**Additional IDs:**

**Location/Address:** Northeast corner of Capital Circle SW and Balkin Road

**Comments:** Preliminary Plat (TSD070030) signed 03/18/2008, Magnolia Place, 3.44 ac., 39 units; PUD (RZ#514) approved 02/28/2007

<b>Project Name:</b> Talquin Landings Cluster Subdivision	<b>Lots/Units:</b> 54	<b>Type:</b> Single Family	<b>Map ID:</b> 62
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 127.46	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 44-14-20-214-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> 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

<b>Project Name:</b> Flightline Service Hangar	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 63
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 2,500.00	<b>SF:</b> 25,227	<b>Type:</b> Commercial	<b>Review:</b> Type A
<b>Tax ID:</b> 41-07-20-801-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

**Location/Address:** Tallahassee Regional Airport

**Comments:** Under Construction, maintenance hangar with 6,617 sq. ft. Office

<b>Project Name:</b> Bradford Overlook	<b>Lots/Units:</b> 56	<b>Type:</b> Townhouse	<b>Map ID:</b> 64
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 7.27	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 41-09-20-210-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

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

**Comments:** Under Construction, 9 units completed as of 09/15/2008

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

<b>Project Name:</b> Villa San Michele	<b>Lots/Units:</b> 177	<b>Type:</b> Townhouse	<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> 21.55	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type A
<b>Tax ID:</b> 41-05-20-004-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> 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:** Under Construction; Phase 1, 82 units completed as of 02/25/2008; 122 (3BR) units, 55 (4BR) units; Phase 2 clearing site

<b>Project Name:</b> Star Pointe Subdivision	<b>Lots/Units:</b> 197	<b>Type:</b> Townhouse	<b>Map ID:</b> 66
<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> 67
<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> 49,940	<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) applied 08/27/2008; proposed 2 24,940 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> 68
<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:** 1 SF detached completed, 4 units under construction, 12 issued as of 09/16/2008

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

<b>Project Name:</b> Barineau Walk	<b>Lots/Units:</b> 80	<b>Type:</b> Single Family	<b>Map ID:</b> 69
<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; Pre-Application (LPA07023) completed 10/24/2007

<b>Project Name:</b> Erin's Ridge	<b>Lots/Units:</b> 92	<b>Type:</b> Single Family	<b>Map ID:</b> 70
<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> 71
<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> Horseman's Association Road	<b>Lots/Units:</b> 312	<b>Type:</b> Apartments	<b>Map ID:</b> 72
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 23.67	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type C
<b>Tax ID:</b> 22-25-20-018-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Review

**Additional IDs:** 22-25-20-049-0000      22-25-20-024-0000

**Location/Address:** 7219 Ravenwood Lane, off of Horseman Association Road

**Comments:** Site Plan (LSP070052) submitted 01/16/2008; Proposed 3-story (29 bldgs. + clubhouse), 96 1BR, 180 2BR, 36 3BR

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

<b>Project Name:</b> Kendall Hill Subdivision	<b>Lots/Units:</b> 46	<b>Type:</b> Single Family	<b>Map ID:</b> 73
<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> Northwest Industrial Park Lot 4	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 74
<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

<b>Project Name:</b> Capital Walk Apartments	<b>Lots/Units:</b> 268	<b>Type:</b> Apartments	<b>Map ID:</b> 75
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 17.75	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 21-19-35-000-0070	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

**Location/Address:** Southwest corner of the intersection of Interstate 10 and Capital Circle NW, at Olympic Court

**Comments:** 184 units completed as of 09/15/2008; 9 buildings + clubhouse, proposed 84 1BR units, 154 2BR units and 30 3BR units

<b>Project Name:</b> BTS Office Building	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 76
<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

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

**Project Name:** Arbor Centre Addition

**Lots/Units:**

**Type:**

**Map ID: 77**

**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: 78**

**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

**Project Name:** Mission Overlook

**Lots/Units:**

104

**Type:** Townhouse

**Map ID: 79**

**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 09/16/2008; 17 buildings. (most with 6 units) + clubhouse

**Project Name:** Westgate Townhomes

**Lots/Units:**

42

**Type:** Townhouse

**Map ID: 80**

**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:** Clearing Site; 42 Building permits applied for 12/12/2006

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

<b>Project Name:</b> University Green Condominiums <b>General Type:</b> Residential <b>Total Acres:</b> 40.23 <b>Tax ID:</b> 21-29-67-0001 <b>Additional IDs:</b> 21-29-20-078-0000 <b>Location/Address:</b> 3250 West Tennessee Street <b>Comments:</b> Under Construction, 50 units completed, 8 units approved/under construction as of 09/17/2008; 3 BR/3 Bath townhome/condo units; 55 buildings	<b>Lots/Units:</b> 404 <b>Lots/Units:</b> <b>SF:</b> <b>SF:</b>	<b>Type:</b> Condominiums <b>Type:</b> <b>Type:</b> <b>Type:</b>	<b>Map ID:</b> 81 <b>Jurisdiction:</b> City <b>Review:</b> Type B <b>Status:</b> Under Construction
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<b>Project Name:</b> Tennessee Commons Self-Storage <b>General Type:</b> Commercial <b>Total Acres:</b> 4.06 <b>Tax ID:</b> 21-28-20-434-0020 <b>Additional IDs:</b> 21-28-20-434-0030 <b>Location/Address:</b> 2620 West Tennessee Street <b>Comments:</b> Site Plan (TSP070084) signed 04/17/2008; climate controlled facility; 4 floors (21,000 sq. ft. per floor)	<b>Lots/Units:</b> <b>Lots/Units:</b> <b>SF:</b> 84,000 <b>SF:</b>	<b>Type:</b> <b>Type:</b> <b>Type:</b> Commercial <b>Type:</b>	<b>Map ID:</b> 82 <b>Jurisdiction:</b> City <b>Review:</b> Type A <b>Status:</b> Approved
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<b>Project Name:</b> Shoppes at Appleyard <b>General Type:</b> <b>Total Acres:</b> 2.87 <b>Tax ID:</b> 21-28-20-432-0000 <b>Additional IDs:</b> 21-28-20-432-0010      21-28-20-432-0020 <b>Location/Address:</b> <b>Comments:</b> Shell building permits issued 05/20/2008	<b>Lots/Units:</b> <b>Lots/Units:</b> <b>SF:</b> 16,000 <b>SF:</b> 17,698	<b>Type:</b> <b>Type:</b> <b>Type:</b> Office <b>Type:</b> Retail	<b>Map ID:</b> 83 <b>Jurisdiction:</b> City <b>Review:</b> Type A <b>Status:</b> Approved
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<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	<b>Lots/Units:</b> <b>Lots/Units:</b> <b>SF:</b> 27,336 <b>SF:</b>	<b>Type:</b> <b>Type:</b> <b>Type:</b> Other <b>Type:</b>	<b>Map ID:</b> 84 <b>Jurisdiction:</b> City <b>Review:</b> Type A <b>Status:</b> Under Construction
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## Major Ongoing and Proposed Developments in Tallahassee and Leon County

<b>Project Name:</b> University Village	<b>Lots/Units:</b> 60	<b>Type:</b> Condominiums	<b>Map ID:</b> 85
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 10.74	<b>SF:</b> 15,624	<b>Type:</b> Commercial	<b>Review:</b> Type B
<b>Tax ID:</b> 21-34-51-000-1130	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved
<b>Additional IDs:</b> 21-34-81-000-2555			

**Location/Address:** Northwest corner of West Pensacola St. and Ocala Road

**Comments:** Site Plan (TSP060067) appr. 03/24/2007; Env. Permit (TEM070127) app. 05/25/2007; 6-story mixed-use bldg. with commercial on ground floor

<b>Project Name:</b> University Village	<b>Lots/Units:</b> 500	<b>Type:</b> Apartments	<b>Map ID:</b> 86
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 36.67	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Pre-Submittal
<b>Tax ID:</b> 21-34-60 B0010	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Proposed
<b>Additional IDs:</b> 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

<b>Project Name:</b> Stadium West Student Housing	<b>Lots/Units:</b> 304	<b>Type:</b> Apartments	<b>Map ID:</b> 87
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 7.53	<b>SF:</b> 10,000	<b>Type:</b> Retail	<b>Review:</b> U-PUD
<b>Tax ID:</b> 21-34-51-000-1300	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved
<b>Additional IDs:</b> 21-34-51-000-1310    21-34-51-000-1315    21-34-51-000-1330    21-34-51-000-1340    21-34-51-000-1350			

**Location/Address:** West side of Pensacola Street, at the corner of Pensacola Street and Lipona Road

**Comments:** UPUD (PRZ080013) appr. 07/09/2008; Env. Permit (TEM080097) rec. 07/26/2008; prop. 53(1br), 84(2br), 28(3br), 137(4br)

<b>Project Name:</b> Mosaic	<b>Lots/Units:</b> 48	<b>Type:</b> Apartments	<b>Map ID:</b> 88
<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> Under Review
<b>Additional IDs:</b>			

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

**Comments:** Site Plan (TSP080041) re-submittal received 07/17/2008; Proposed first floor parking, units on second, third and fourth floor

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

**Project Name:** Gaines Street Residential Condominiums/Retail  
**General Type:** Mixed Use  
**Total Acres:** 0.85  
**Tax ID:** 21-35-51-000-1250

**Lots/Units:** 47 **Type:** Multi-Family  
**Lots/Units:** **Type:**  
**SF:** 4,950 **Type:** Retail  
**SF:** **Type:**

**Map ID:** 89  
**Jurisdiction:** City  
**Review:** Pre-Submittal  
**Status:** 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.

**Project Name:** All Saints Square  
**General Type:** Mixed Use  
**Total Acres:** 1.35  
**Tax ID:** 41-01-80-000-0220

**Lots/Units:** 42 **Type:** Condominiums  
**Lots/Units:** **Type:**  
**SF:** 7,650 **Type:** Office/Retail  
**SF:** **Type:**

**Map ID:** 90  
**Jurisdiction:** City  
**Review:** Type B  
**Status:** Approved

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

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

**Comments:** Site Plan (TSP060086) signed 08/28/2007; 19 one-bedroom and 23 two-bedroom units

**Project Name:** Plaza Tower  
**General Type:** Mixed Use  
**Total Acres:** 0.99  
**Tax ID:** 21-36-35-000-0020

**Lots/Units:** 202 **Type:** Condominiums  
**Lots/Units:** **Type:**  
**SF:** 36,532 **Type:** Retail  
**SF:** **Type:**

**Map ID:** 91  
**Jurisdiction:** City  
**Review:** Type A  
**Status:** Under Construction

**Additional IDs:**

**Location/Address:** Northeast corner of Bronough and Pensacola Street

**Comments:** Under Construction; 23 stories total

**Project Name:** Alliance Center  
**General Type:** Mixed Use  
**Total Acres:** 0.43  
**Tax ID:** 21-36-25-080-1346

**Lots/Units:** **Type:**  
**Lots/Units:** **Type:**  
**SF:** 89,425 **Type:** Commercial  
**SF:** **Type:**

**Map ID:** 92  
**Jurisdiction:** City  
**Review:** Type A  
**Status:** Under Construction

**Additional IDs:** 21-36-25-081-1363 21-36-25-081-1360 21-36-25-081-1361

**Location/Address:** 113-123 South Monroe St.; East side of North Monroe St., approx. 167 feet south of East Park Ave.

**Comments:** Under Construction; 5-story, 1st floor retail, floors 2-5 office with underground parking.; est. Feb. 2009 completion

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

<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	<b>Lots/Units:</b> <b>Lots/Units:</b> <b>SF:</b> 38,552 <b>SF:</b>	<b>Type:</b> <b>Type:</b> <b>Type:</b> Office <b>Type:</b>	<b>Map ID: 93</b> <b>Jurisdiction:</b> City <b>Review:</b> Type A <b>Status:</b> Under Construction
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<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)	<b>Lots/Units:</b> <b>Lots/Units:</b> <b>SF:</b> 38,915 <b>SF:</b> 41,157	<b>Type:</b> <b>Type:</b> <b>Type:</b> Hotel <b>Type:</b> Office	<b>Map ID: 94</b> <b>Jurisdiction:</b> City <b>Review:</b> Type B <b>Status:</b> Under Construction
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<b>Project Name:</b> Villages at Tallahassee <b>General Type:</b> Mixed Use <b>Total Acres:</b> 1.50 <b>Tax ID:</b> 21-36-50-041-5695 <b>Additional IDs:</b> <b>Location/Address:</b> 520 Palm Ct. <b>Comments:</b> Pre-Submittal (TPA070103) completed 12/12/2007; 10 story apt. tower (115 3br, 24 2 br units); associated commercial/retail	<b>Lots/Units:</b> 139 <b>Lots/Units:</b> <b>SF:</b> <b>SF:</b>	<b>Type:</b> Apartments <b>Type:</b> <b>Type:</b> <b>Type:</b>	<b>Map ID: 95</b> <b>Jurisdiction:</b> City <b>Review:</b> Pre-Submittal <b>Status:</b> Proposed
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<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> Life Sciences Bldg., Material Research Bldg., Conference Ctr., Ruby Diamond, Student Success Ctr., & others; www.fpc.fsu.edu for more info.	<b>Lots/Units:</b> <b>Lots/Units:</b> <b>SF:</b> <b>SF:</b>	<b>Type:</b> <b>Type:</b> <b>Type:</b> <b>Type:</b>	<b>Map ID: 96</b> <b>Jurisdiction:</b> City <b>Review:</b> <b>Status:</b> Under Construction
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## Major Ongoing and Proposed Developments in Tallahassee and Leon County

<b>Project Name:</b> The West End	<b>Lots/Units:</b> 139	<b>Type:</b> Apartments	<b>Map ID:</b> 97
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 2.07	<b>SF:</b> 10,000	<b>Type:</b> Retail	<b>Review:</b> Type B
<b>Tax ID:</b> 21-35-45-E-0010	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved
<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			

**Location/Address:** 545 Whitehall Street

**Comments:** 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

<b>Project Name:</b> Brevard Street Student Housing	<b>Lots/Units:</b> 201	<b>Type:</b> Apartments	<b>Map ID:</b> 98
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 3.39	<b>SF:</b> 38,351	<b>Type:</b> Hotel	<b>Review:</b> Type B
<b>Tax ID:</b> 21-26-90 F-0060	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b> 21-26-20-606-0000      21-26-90 F-0050			

**Location/Address:** Northwest corner of West Brevard Street and Richmond Street

**Comments:** Under Construction; 4 story student housing (2 buildings) U/C, 4 story, 70 room hotel, 7 level, 434 space (7 story) parking garage

<b>Project Name:</b> Sydney Place	<b>Lots/Units:</b> 104	<b>Type:</b> Townhouse	<b>Map ID:</b> 99
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 9.38	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type A
<b>Tax ID:</b> 21-26-20-090-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved
<b>Additional IDs:</b>			

**Location/Address:** West side of Old Bainbridge Road, approx. 372 feet north of Volusia Street

**Comments:** Site Plan (TSP060060) signed 04/06/2007; Building permits applied for 04/26/2007; 15 two-story 3BR townhouse style bldgs.

<b>Project Name:</b> Villas at Crowder Ridge	<b>Lots/Units:</b> 96	<b>Type:</b> Townhouse	<b>Map ID:</b> 100
<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
<b>Additional IDs:</b>			

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

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

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

<b>Project Name:</b> Park Terrace Townhomes	<b>Lots/Units:</b> 78	<b>Type:</b> Townhouse	<b>Map ID:</b> 101
<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) approved 04/25/2008; 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> 102
<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> 103
<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> 68,000	<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> Approved

**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:** Site Plan (TSP080013) signed 06/17/2008; proposed five-story office building and three-story, 113 room hotel

<b>Project Name:</b> Timber Ridge Phase II	<b>Lots/Units:</b> 46	<b>Type:</b> Townhouse	<b>Map ID:</b> 104
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 3.31	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type A
<b>Tax ID:</b> 21-23-20-216-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:** 21-23-20-218-0000    21-23-20-219-0000    21-23-20-243-0000

**Location/Address:** West side of Fred Smith Road, approx. 250 feet north of Stone Road

**Comments:** Under Construction; 15 townhouse units completed (building 5 and 6) as of 09/17/2008

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

**Project Name:** Tippecanoe Hills Subdivision **Lots/Units:** 102 **Type:** Single Family **Map ID:** 105  
**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:** Clearing Site  
**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; Permits for 2 model homes issued, 1 under construction; also ID's 21-21-51-136-3620, 3630 and 3640

**Project Name:** Hartsfield Place **Lots/Units:** 60 **Type:** Townhouse **Map ID:** 106  
**General Type:** Residential **Lots/Units:** 7 **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, 13 townhouse units completed, 7 issued, 1 SF detached issued as of 09/16/2008

**Project Name:** Hartsfield Hills **Lots/Units:** 46 **Type:** Townhouse **Map ID:** 107  
**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, 8 SF detached completed; 14 townhouse units completed, 6 issued, 4 under review as of 09/16/2008

**Project Name:** Sessions Road Warehouse Expansion **Lots/Units:** **Type:** **Map ID:** 108  
**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; Expansion of 34,450 sq. ft. former Tallahassee Sports Arena Skating Rink; 3 bays (spec.)

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

<b>Project Name:</b> Wal-Mart Supercenter PUD	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 109
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 36.31	<b>SF:</b> 101,760	<b>Type:</b> Retail	<b>Review:</b> PUD
<b>Tax ID:</b> 21-15-51-440-1075	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b> 21-15-15-B0000      21-15-51-500-1520      21-15-51-500-1540      21-15-51-500-1550      21-15-15-A0000			
<b>Location/Address:</b> 3221 North Monroe Street			
<b>Comments:</b> Under Construction			

<b>Project Name:</b> Sagebrook Mill	<b>Lots/Units:</b> 67	<b>Type:</b> Single Family	<b>Map ID:</b> 110
<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
<b>Additional IDs:</b>			
<b>Location/Address:</b> 4751 Fred George Road			
<b>Comments:</b> Under Construction: 3 units completed, 10 units issued/under construction as of 09/17/2008; zero-lot line subdivision			

<b>Project Name:</b> Summerfield PUD	<b>Lots/Units:</b> 315	<b>Type:</b> Group Quarters	<b>Map ID:</b> 111
<b>General Type:</b> Residential	<b>Lots/Units:</b> 135	<b>Type:</b> Single Family	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 106.96	<b>SF:</b> 120,000	<b>Type:</b> Commercial	<b>Review:</b> PUD
<b>Tax ID:</b> 21-04-51-000-0120	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Review
<b>Additional IDs:</b>			
<b>Location/Address:</b> 4910 North Monroe Street			
<b>Comments:</b> PUD Concept Plan (LSP040038) signed, under review by State of Florida; up to 30,000 sq. ft. office or up to 49,000 sq. ft. retail/comm. or mixture			

<b>Project Name:</b> River's Landing	<b>Lots/Units:</b> 244	<b>Type:</b> Single Family	<b>Map ID:</b> 112
<b>General Type:</b> Residential	<b>Lots/Units:</b> 99	<b>Type:</b> Townhouse	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 79.15	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type C
<b>Tax ID:</b> 25-36-20-853-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b>			
<b>Location/Address:</b> South side of Tower Road, approx. 1/2 mile from its terminus at the Ochlocknee River			
<b>Comments:</b> Under Construction; 13 single-family detached units completed, 22 approved/under construction, 2 under review as of 02/27/2008			

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

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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.**