

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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

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|--|------------------------|----------------------------|-----------------------------------|
| Project Name: Bull Run | Lots/Units: 471 | Type: Single Family | Map ID: 2 |
| 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: 4 units completed.; Unit 4: 33 units completed, 5 units U/C; Unit 5: 33 units completed, 10 units approved, 1 unit U/C as of 08/26/2009 | | | |

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|--|------------------------|----------------------------|------------------------------|
| Project Name: Ox Bottom Crest | Lots/Units: 102 | Type: Single Family | Map ID: 3 |
| 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: Site Plan (TSP060040) signed 08/08/2007 | | | |

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|--|-----------------------|----------------------------|---------------------------------|
| Project Name: Ox Bottom Meadows | Lots/Units: 86 | Type: Single Family | Map ID: 4 |
| 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 | | | |

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: St. Peters Anglican Church

Lots/Units:

Type:

Map ID: 5

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: Approved

Additional IDs:

Location/Address: 4784 Thomasville Road

Comments: Site Plan (TSP080026) signed 09/23/2008; 2 buildings, 36,000 sq. ft. church, 30,000 sq. ft. multi-use building (phase 2); Env. Permit applied for

Project Name: Persimmon Hill

Lots/Units:

19 **Type:** Single Family

Map ID: 6

General Type: Mixed Use

Lots/Units:

Type:

Jurisdiction: County

Total Acres: 24.53

SF: 90,000

Type: Office

Review: Type B

Tax ID: 14-22-20-607-0000

SF:

Type:

Status: Approved

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

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

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

Project Name: Velda Oaks Plantation

Lots/Units:

74 **Type:** Townhouse

Map ID: 7

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 residential construction permits issued as of 08/31/2009

Project Name: Centerville Conservation Community

Lots/Units:

200 **Type:** Single Family

Map ID: 8

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: 9 units complete, 1 unit under construction as of 08/26/2009

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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|---|-----------------------|----------------------------|-----------------------------------|
| Project Name: Mission San Miguel | Lots/Units: 86 | Type: Single Family | Map ID: 9 |
| 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; 13 units completed, 2 under construction 08/28/2009

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|---|-----------------------|----------------------------|-----------------------------------|
| Project Name: Adiron Woods Subdivision | Lots/Units: 84 | Type: Single Family | Map ID: 10 |
| 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, 2 units approved, 1 unit issued, 36 units completed as of 08/26/2009

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|--|------------------------|--------------------------|-----------------------------|
| Project Name: The Pinnacle at Cross Creek DRI | Lots/Units: 400 | Type: Residential | Map ID: 11 |
| 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

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|---|--------------------|---------------------|------------------------------|
| Project Name: Celebration Baptist Church | Lots/Units: | Type: | Map ID: 12 |
| 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

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Publix Shopping Center on Thomasville Rd.

Lots/Units:

Type:

Map ID: 13

General Type: Commercial

Lots/Units:

Type:

Jurisdiction: City

Total Acres: 10.87

SF: 69,495 **Type:** Retail

Review: Type A

Tax ID: 11-05-20-414-0000

SF: 3,500 **Type:** Retail

Status: Approved

Additional IDs:

Location/Address: 3521 Thomasville Road

Comments: Site Plan (TSP090021) signed 07/23/2009; Proposed demo. of 76,000 SF to construct 66,895 SF Publix, 2,600 SF Publix Liquor, 3,500 SF retail

Project Name: Market Plaza

Lots/Units:

Type:

Map ID: 14

General Type: Commercial

Lots/Units:

Type:

Jurisdiction: City

Total Acres: 4.40

SF: 54,000 **Type:** Office/Retail

Review: Type A

Tax ID: 11-08-51-006-0600

SF:

Type:

Status: Under Construction

Additional IDs:

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

Comments: Under construction, 36,396 sq. ft. retail building; 4,400 sq. ft. Atlanta Bread Co. completed,

Project Name: TMH Cancer Center

Lots/Units:

Type:

Map ID: 15

General Type: Commercial

Lots/Units:

Type:

Jurisdiction: City

Total Acres: 4.91

SF: 51,358 **Type:** Medical

Review: Type B

Tax ID: 11-20-20-603-0000

SF:

Type:

Status: Under Review

Additional IDs:

Location/Address: South side of Centerville Road, bounded on the west by Goodwood Plantation

Comments: Site Plan (TSP090030) received 08/10/2009, 2-story medical facility

Project Name: TCC Ghazvini Center for Health Education

Lots/Units:

Type:

Map ID: 16

General Type: Commercial

Lots/Units:

Type:

Jurisdiction: City

Total Acres: 6.53

SF: 85,000 **Type:** Other

Review: Type B

Tax ID: 11-20-20-603-0000

SF:

Type:

Status: Approved

Additional IDs:

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

Comments: Site Plan (TSP090005) approved 03/23/2009; 3-story health education facility

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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|---|--------------------|-------------------------|-----------------------------------|
| Project Name: Regional 700 Office Park | Lots/Units: | Type: | Map ID: 17 |
| General Type: Commercial | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 4.92 | SF: 26,840 | Type: Commercial | Review: Type A |
| Tax ID: 11-16-20-443-0000 | SF: | Type: | Status: Under Construction |

Additional IDs:

Location/Address: 2180 Fleischmann Road

Comments: Under Construction; 3 separate buildings: 15,921 sq. ft. daycare facility, 6,207 sq. ft. medical office U/C, 7,800 sq. ft., 5 unit office proposed

| | | | |
|----------------------------------|--------------------------|--------------------------|-----------------------------|
| Project Name: Canopy PUD | Lots/Units: 1,572 | Type: Residential | Map ID: 18 |
| General Type: Mixed Use | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 508.00 | SF: 162,927 | Type: Commercial | Review: PUD |
| Tax ID: 11-14-20-405-0000 | SF: | Type: | Status: Under Review |

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

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

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

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|------------------------------------|--------------------|----------------------------|-----------------------------------|
| Project Name: Alexis Centre | Lots/Units: | Type: | Map ID: 19 |
| General Type: Commercial | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 4.07 | SF: 40,620 | Type: Office/Retail | Review: Type A |
| Tax ID: 11-21-20-418-0000 | SF: | Type: | Status: Under Construction |

Additional IDs:

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

Comments: Under Construction: five buildings in total, 8,124 sq. ft. each, two buildings complete as of 08/26/2009

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|-----------------------------------|-----------------------|--------------------------|-----------------------------------|
| Project Name: Evening Rose | Lots/Units: 99 | Type: Residential | Map ID: 20 |
| 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: Under Construction: 16 units completed as of 08/27/2009; Also I.D.s 11-28-03-000-0020 - 0080

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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|--|-----------------------|--------------------------|-----------------------------------|
| Project Name: Evening Rose Town Center | Lots/Units: 22 | Type: Residential | Map ID: 21 |
| General Type: Mixed Use | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 13.51 | SF: 145,490 | Type: Commercial | Review: Type A |
| Tax ID: 11-28-03-000-0010 | SF: | Type: | Status: Under Construction |
| Additional IDs: 11-28-20-016-0000 11-28-20-008-0000 11-28-20-009-0000 11-28-20-010-0000 11-28-20-011-0000 | | | |
| Location/Address: West side of Capital Circle Northeast, approx. 500 feet north of Mahan Drive | | | |
| Comments: 20,760 sq. ft. Imagine Charter School Phase 2 under construction; Also I.D.s 11-28-03-000-0020 - 0080 | | | |

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|--|--------------------|---------------------|-----------------------------|
| Project Name: Mahan Walk Shopping Center | Lots/Units: | Type: | Map ID: 22 |
| General Type: Commercial | Lots/Units: | Type: | Jurisdiction: County |
| Total Acres: 8.86 | SF: 39,990 | Type: Retail | Review: Type A |
| Tax ID: 11-27-20-234-0010 | SF: | Type: | Status: Under Review |
| Additional IDs: | | | |
| Location/Address: 3450 Acadian Blvd. | | | |
| Comments: Site Plan (LSP060074) applied 11/29/2006, on 08/19/2009 Tech. Review Agenda | | | |

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|--|--------------------------|--------------------------|-----------------------------|
| Project Name: Fallschase | Lots/Units: 1,514 | Type: Residential | Map ID: 23 |
| 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 | | | |

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|---|-----------------------|----------------------------|-----------------------------------|
| Project Name: Observation Pointe Subdivision | Lots/Units: 63 | Type: Single Family | Map ID: 24 |
| 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: 22 units completed, 13 units under construction, 2 under review as of 08/27/2009 | | | |

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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|--|-----------------------|-------------------------|------------------------------|
| Project Name: Magnolia Colony Senior Residences | Lots/Units: 80 | Type: Apartments | Map ID: 25 |
| General Type: Mixed Use | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 8.70 | SF: 7,000 | Type: Commercial | Review: Pre-Submittal |
| Tax ID: 11-31-20-038-0000 | SF: | Type: | Status: Proposed |
| Additional IDs: 11-31-20-038-0001 | | | |
| Location/Address: 276 North Magnolia Drive | | | |
| Comments: Pre-Submittal (TPA090027) completed 04/09/2009; mid-rise affordable senior rental apartments, 7,000 sq. ft. commercial ground floor space | | | |

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|--|--------------------|--------------------|---------------------------|
| Project Name: Fairfield Inn | Lots/Units: | Type: | Map ID: 26 |
| General Type: Commercial | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 1.80 | SF: 57,944 | Type: Hotel | Review: Type A |
| Tax ID: 31-04-20-417-0000 | SF: | Type: | Status: Approved |
| Additional IDs: | | | |
| Location/Address: 2997 Apalachee Parkway | | | |
| Comments: Site Plan (TSP090029) approved 08/13/2009; 97 room Fairfield Inn by Marriott, demolition of existing 20,000 sq. ft. motel | | | |

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|---|-----------------------|---------------------------|---------------------------|
| Project Name: Oak Commons Condominiums | Lots/Units: 94 | Type: Condominiums | Map ID: 27 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 7.78 | SF: | Type: | Review: Type A |
| Tax ID: 31-03-20-004-0000 | SF: | Type: | Status: Approved |
| Additional IDs: 31-03-20-074-0000 | | | |
| Location/Address: East side of Idlewild Drive, at its termination | | | |
| Comments: Site Plan (TSP070020) approved 06/07/2007; Env. Permit (TEM070215) issued 02/12/2008; No recent activity | | | |

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|--|------------------------|-------------------------|-----------------------------|
| Project Name: Apalachee Point | Lots/Units: 200 | Type: Apartments | Map ID: 28 |
| 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: Under Review |
| Additional IDs: | | | |
| Location/Address: 1405 Southwood Plantation Road | | | |
| Comments: Site Plan (LSP090019) received 05/06/2009; 8 three-story buildings plus clubhouse | | | |

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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|---|-----------------------|------------------------|-----------------------------------|
| Project Name: Apalachee East Phase III | Lots/Units: 91 | Type: Townhouse | Map ID: 29 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: | SF: | Type: | Review: PUD |
| Tax ID: 11-35-20-004-0000 | SF: | Type: | Status: Under Construction |

Additional IDs:

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

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

| | | | |
|--|-----------------------|------------------------|---------------------------------|
| Project Name: Garden Oaks Subdivision | Lots/Units: 78 | Type: Townhouse | Map ID: 30 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 14.92 | SF: | Type: | Review: Preliminary Plat |
| Tax ID: 31-02-20-001-0000 | SF: | Type: | Status: Clearing Site |

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

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

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

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|-----------------------------------|-----------------------|----------------------------|------------------------------|
| Project Name: Mariana Oaks | Lots/Units: 74 | Type: Single Family | Map ID: 31 |
| 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: Clearing Site |

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: Site Cleared; Site Plan (LSP060029) completed 04/12/2007 for Phase 1 52 lots, phase 2, 22 lots (TSP070015) completed 04/18/2007

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|--|------------------------|----------------------------|------------------------------|
| Project Name: Pine Dove Estates | Lots/Units: 130 | Type: Single Family | Map ID: 32 |
| 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

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|--|------------------------|----------------------------|-----------------------------------|
| Project Name: Tallahassee Ranch Club Subdivision | Lots/Units: 163 | Type: Single Family | Map ID: 33 |
| 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: 4 units completed, 3 units under construction as of 08/31/2009 | | | |

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|--|--------------------------|--------------|-----------------------------------|
| Project Name: Southwood DRI | Lots/Units: 4,770 | Type: | Map ID: 34 |
| 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: | | | |

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|--|------------------------|-------------------------|---------------------------|
| Project Name: Parkside at Southwood Towncenter | Lots/Units: 292 | Type: Apartments | Map ID: 35 |
| General Type: Mixed Use | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 17.44 | SF: 30,376 | Type: Retail | Review: Type A |
| Tax ID: 31-15-31-000-0010 | SF: | Type: | Status: Approved |
| Additional IDs: 31-15-31-000-0020 | | | |
| Location/Address: Between Grove Park Drive and Copley Lane | | | |
| Comments: Permits applied for 06/20/2008; 16 studios, 96 1BR, 157 2BR, 23 3BR | | | |

| | | | |
|--|--------------------|---------------------|-----------------------------------|
| Project Name: Capital Circle Office Complex Phase 4 | Lots/Units: | Type: | Map ID: 36 |
| General Type: Commercial | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 16.38 | SF: 110,901 | Type: Office | Review: Type B |
| Tax ID: 31-16-20-901-0000 | SF: | Type: | Status: Under Construction |
| Additional IDs: | | | |
| Location/Address: Northeast corner of Capital Circle SE and Drayton Drive | | | |
| Comments: Under Construction; Building permit issued 05/07/2009 for three-story office building and parking garage for First District Court of Appeal | | | |

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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|--|------------------------|-------------------------|-----------------------------------|
| Project Name: Alexan Southwood Apartments | Lots/Units: 340 | Type: Apartments | Map ID: 37 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 15.95 | SF: | Type: | Review: Type A |
| Tax ID: 31-16-20-032-0000 | SF: | Type: | Status: Under Construction |

Additional IDs:

Location/Address: 3120 Capital Circle SE

Comments: Phase 1 (272 units) Under Construction; 3 stories max.; proposed 132 1-BR units, 170 2-BR units, 38-3BR units

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|--|--------------------|---------------------|-----------------------------------|
| Project Name: Capital Circle Office Complex Phase 3 | Lots/Units: | Type: | Map ID: 38 |
| 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

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|--|--------------------|-------------------------|------------------------------|
| Project Name: Southwood Marketplace | Lots/Units: | Type: | Map ID: 39 |
| 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: Clearing Site |

Additional IDs:

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

Comments: Site Cleared; 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: 40 |
| 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

| | | | |
|---|------------------------|----------------------------|-----------------------------------|
| Project Name: Pebble Brook Subdivision | Lots/Units: 141 | Type: Single Family | Map ID: 41 |
| 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: 79 SF detached units/31 townhouse units completed, 8 SF detached units/5 townhouse units approved/U/C as of 02/26/2009

| | | | |
|--|-----------------------|----------------------------|-----------------------------------|
| Project Name: Dry Creek Run Phase 2 | Lots/Units: 40 | Type: Single Family | Map ID: 42 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 10.35 | SF: | Type: | Review: Preliminary Plat |
| Tax ID: 31-18-20-034-0000 | SF: | Type: | Status: Under Construction |

Additional IDs:

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

Comments: Under construction; 17 units completed, 1 unit under construction, 3 units approved as of 08/26/2009

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|--|-----------------------|----------------------------|-----------------------------------|
| Project Name: Montejo Subdivision | Lots/Units: 71 | Type: Single Family | Map ID: 43 |
| 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: 30 units completed, 4 under construction, 1 under review as of 08/28/2009

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|--|------------------------|----------------------------|-----------------------------------|
| Project Name: Paeonia Place Subdivision | Lots/Units: 106 | Type: Single Family | Map ID: 44 |
| 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: 3 units completed, 4 units under construction as of 08/28/2009

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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|--|---|--|--|
| <p>Project Name: Harmony Oaks PUD 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: PUD Amendment (PRZ090004) approved 04/22/2009; Site Plan (TSP090024) received 06/17/2009 for 9,100 sq. ft. Dollar General</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: 45 Jurisdiction: City Review: PUD Status: Approved</p> |
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|--|---|---|---|
| <p>Project Name: Villas at Pine Forest General Type: Residential Total Acres: 38.85 Tax ID: 41-23-30-000-0030 Additional IDs: Location/Address: East and west side of Center Drive, South of Balkin Road and north of Westway Road Comments: Under Construction; 31 units completed, 8 units approved/under construction as of 08/31/2009</p> | <p>Lots/Units: 111 Lots/Units: SF: SF:</p> | <p>Type: Single Family Type: Type: Type:</p> | <p>Map ID: 46 Jurisdiction: City Review: Type C Status: Under Construction</p> |
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|--|---|---|--|
| <p>Project Name: Chason Woods Conservation Subdivision General Type: Residential Total Acres: 697.20 Tax ID: 46-13-20-403-0000 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: Pre-Application (LPA09005) received 08/05/2009</p> | <p>Lots/Units: 523 Lots/Units: SF: SF:</p> | <p>Type: Single Family Type: Type: Type:</p> | <p>Map ID: 47 Jurisdiction: City Review: Pre-Application Status: Proposed</p> |
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|---|---|---|--|
| <p>Project Name: COT T.P. Smith WWTP General Type: Public Facility Total Acres: 256.12 Tax ID: 41-15-20-801-0000 Additional IDs: Location/Address: 3805 Springhill Road Comments: Pre-Submittal (TPA090030) completed 04/23/2009 demolition of some plant buildings for the construction of 136,896 sq. ft. of new buildings</p> | <p>Lots/Units: Lots/Units: SF: 136,986 SF:</p> | <p>Type: Type: Type: Public Facility Type:</p> | <p>Map ID: 48 Jurisdiction: City Review: Pre-Submittal Status: Proposed</p> |
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Major Ongoing and Proposed Developments in Tallahassee and Leon County

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|-------------------------------------|-----------------------|----------------------------|---------------------------------|
| Project Name: Bradford Trace | Lots/Units: 57 | Type: Single Family | Map ID: 49 |
| 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: Under Review |

Additional IDs:

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

Comments: Preliminary Plat (TSD090016) received 08/21/2009; Pre-Submittal (TPA090043) completed 07/16/2009

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|--|-----------------------|------------------------|-----------------------------------|
| Project Name: Bradford Overlook | Lots/Units: 56 | Type: Townhouse | Map ID: 50 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 7.27 | SF: | Type: | Review: Type B |
| Tax ID: 41-09-20-210-0000 | SF: | Type: | Status: Under Construction |

Additional IDs:

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

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

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|---|--------------------|---------------------|------------------------------|
| Project Name: HondaJet Tallahassee | Lots/Units: | Type: | Map ID: 51 |
| General Type: Commercial | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 4.75 | SF: 27,402 | Type: Office | Review: Pre-Submittal |
| Tax ID: 41-07-20-801-0000 | SF: | Type: | Status: Proposed |

Additional IDs:

Location/Address: 3232 Capital Circle SW

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

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|---|-----------------------|----------------------------|-----------------------------|
| Project Name: Talquin Landings Cluster Subdivision | Lots/Units: 54 | Type: Single Family | Map ID: 52 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: County |
| Total Acres: 127.46 | SF: | Type: | Review: Type B |
| Tax ID: 44-14-20-214-0000 | SF: | Type: | Status: Approved |

Additional IDs:

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

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

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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|---|------------------------|------------------------|-----------------------------------|
| Project Name: Villa San Michele | Lots/Units: 177 | Type: Townhouse | Map ID: 53 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 21.55 | SF: | Type: | Review: Type A |
| Tax ID: 41-05-20-004-0000 | SF: | Type: | Status: Under Construction |
| Additional IDs: 41-05-20-003-0000 41-05-20-007-0000 | | | |
| Location/Address: South side of Jackson Bluff Road, approx. 1,000 feet east of Capital Circle SW | | | |
| Comments: Phase 1, 82 units completed; Phase 2 site cleared | | | |

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|---|------------------------|------------------------|-----------------------------|
| Project Name: Star Pointe Subdivision | Lots/Units: 197 | Type: Townhouse | Map ID: 54 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: County |
| Total Acres: 32.43 | SF: | Type: | Review: Type C |
| Tax ID: 21-31-20-007-0030 | SF: | Type: | Status: 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 | | | |

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|---|--------------------|------------------------|-----------------------------|
| Project Name: Aenon Road Industrial Park | Lots/Units: | Type: | Map ID: 55 |
| General Type: Commercial | Lots/Units: | Type: | Jurisdiction: County |
| Total Acres: 15.30 | SF: 63,500 | Type: Warehouse | Review: Type A |
| Tax ID: 21-31-20-231-0000 | SF: | Type: Office | Status: Under Review |
| Additional IDs: | | | |
| Location/Address: East side of Aenon Church Road between Gum Road and Blountstown Highway | | | |
| Comments: Site Plan (LSP080035) re-submittal received 06/22/2009; proposed 18,900, 23,400 and 21,200 sq. ft. warehouse buildings (inc. office), 3 phases | | | |

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|--|-----------------------|----------------------------|-----------------------------------|
| Project Name: Jordan's Pass | Lots/Units: 83 | Type: Single Family | Map ID: 56 |
| 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: 6 SF detached completed, 4 units approved, 1 townhouse unit under construction as of 08/26/2009 | | | |

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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|---|-----------------------|----------------------------|-----------------------------|
| Project Name: Barineau Walk | Lots/Units: 80 | Type: Single Family | Map ID: 57 |
| 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: Under Review |
| Additional IDs: | | | |
| Location/Address: 851 Barineau Road | | | |
| Comments: Site Plan (LSP08005) received 03/31/2009 | | | |

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|--|-----------------------|----------------------------|-----------------------------|
| Project Name: Erin's Ridge | Lots/Units: 92 | Type: Single Family | Map ID: 58 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: County |
| Total Acres: 34.91 | SF: | Type: | Review: Type C |
| Tax ID: 22-25-20-622-0000 | SF: | Type: | Status: 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) issued 09/15/2008 | | | |

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|--|-----------------------|----------------------------|-----------------------------|
| Project Name: Kendall Hill Subdivision | Lots/Units: 46 | Type: Single Family | Map ID: 59 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: County |
| Total Acres: 17.93 | SF: | Type: | Review: Type B |
| Tax ID: 21-30-20-206-0000 | SF: | Type: | Status: 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 | | | |

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|---|--------------------|------------------------|-----------------------------|
| Project Name: Moody Warehouses | Lots/Units: | Type: | Map ID: 60 |
| 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: Under Review |
| 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) received 07/16/2009; 3 warehouse bldg's (10,000, 12,000 and 12,000 sq. ft.) | | | |

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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|--|--------------------|------------------------|------------------------------|
| Project Name: Northwest Industrial Park Lot 4 | Lots/Units: | Type: | Map ID: 61 |
| General Type: Commercial | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 4.99 | SF: 52,560 | Type: Warehouse | Review: Type A |
| Tax ID: 21-19-11-000-0040 | SF: 11,140 | Type: Office | Status: Clearing Site |

Additional IDs:

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

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

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|---|--------------------|--------------------|------------------------------|
| Project Name: Comfort Suites Hotel | Lots/Units: | Type: | Map ID: 62 |
| General Type: Commercial | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 1.88 | SF: | Type: Hotel | Review: Pre-Submittal |
| Tax ID: 21-19-20-002-0000 | SF: | Type: | Status: Proposed |

Additional IDs:

Location/Address: South side of Commonwealth Blvd., approximately 475 feet east of Capital Circle NW

Comments: Pre-Submittal (TPA090044) completed 07/17/2009

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|--|------------------------|---------------------------|-----------------------------------|
| Project Name: University Green Condominiums | Lots/Units: 404 | Type: Condominiums | Map ID: 63 |
| 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, 51 units completed as of 02/26/2009, 309 units approved on 01/21/2009; 3 BR/3 Bath townhome/condo units; 55 buildings

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|---|-----------------------|------------------------|---------------------------------|
| Project Name: Westgate Townhomes | Lots/Units: 42 | Type: Townhouse | Map ID: 64 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 5.03 | SF: | Type: | Review: Preliminary Plat |
| Tax ID: 21-29-20-001-0000 | SF: | Type: | Status: Clearing Site |

Additional IDs: 21-29-20-002-0000 21-29-20-071-0000 21-29-20-075-0000

Location/Address: West side of Blountstown Highway at the intersection of Devoe Street

Comments: Site cleared, inactive; 42 Building permits voided 10/03/2008

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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|--|--------------------|-------------------------|---------------------------|
| Project Name: Tennessee Commons Self-Storage | Lots/Units: | Type: | Map ID: 65 |
| General Type: Commercial | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 4.06 | SF: 84,000 | Type: Commercial | Review: Type A |
| Tax ID: 21-28-20-434-0020 | SF: | Type: | Status: Approved |
| Additional IDs: 21-28-20-434-0030 | | | |
| Location/Address: 2620 West Tennessee Street | | | |
| Comments: Site Plan (TSP070084) signed 04/17/2008; climate controlled facility; 4 floors (21,000 sq. ft. per floor) | | | |

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|--|--------------------|---------------------|---------------------------|
| Project Name: Shoppes at Appleyard | Lots/Units: | Type: | Map ID: 66 |
| General Type: Commercial | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 2.87 | SF: 16,000 | Type: Office | Review: Type A |
| Tax ID: 21-28-20-432-0000 | SF: 17,698 | Type: Retail | Status: Approved |
| Additional IDs: 21-28-20-432-0010 21-28-20-432-0020 | | | |
| Location/Address: | | | |
| Comments: Shell building permits issued 05/20/2008, no construction activity as of 08/31/2009 | | | |

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|--|------------------------|-------------------------|---------------------------|
| Project Name: The West End | Lots/Units: 139 | Type: Apartments | Map ID: 67 |
| General Type: Mixed Use | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 2.07 | SF: 10,000 | Type: Retail | Review: Type B |
| Tax ID: 21-35-45-E-0010 | SF: | Type: | Status: Approved |
| Additional IDs: 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 | | | |

| | | | |
|--|------------------------|-------------------------|-----------------------------|
| Project Name: Campus Circle Apartments | Lots/Units: 219 | Type: Apartments | Map ID: 68 |
| 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: Under Review |
| Additional IDs: | | | |
| Location/Address: Campus Circle Cul-de-Sac | | | |
| Comments: Site Plan (TSP090031) received 08/13/2009; proposed redev. to student housing; also I.D.'s A0040 - B0210; six 4-story structures proposed | | | |

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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|--|--------------------|--------------|-----------------------------------|
| Project Name: Florida State University | Lots/Units: | Type: | Map ID: 69 |
| 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: Conference Ctr., Ruby Diamond expansion, Student Success Ctr., Student Wellness Ctr. & others; www.fpc.fsu.edu for more info. | | | |

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|--|--------------------|----------------------------|---------------------------|
| Project Name: Mosaic | Lots/Units: | 48 Type: Apartments | Map ID: 70 |
| General Type: Mixed Use | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 0.63 | SF: | 2,200 Type: Retail | Review: Type A |
| Tax ID: 21-35-20-424-0000 | SF: | Type: | Status: Approved |
| Additional IDs: | | | |
| Location/Address: 705 South Woodward Ave. | | | |
| Comments: Site Plan (TSP080041) signed 10/27/2008; Proposed first floor parking, units on second, third and fourth floor) | | | |

| | | | |
|---|--------------------|------------------------------|------------------------------|
| Project Name: The Arts Exchange | Lots/Units: | 36 Type: Multi-Family | Map ID: 71 |
| General Type: Mixed Use | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 4.00 | SF: | 165,124 Type: Other | Review: Pre-Submittal |
| Tax ID: 41-01-20-205-0001 | SF: | Type: | Status: Proposed |
| Additional IDs: | | | |
| Location/Address: Railroad Square approximately 400 feet from the intersection of Railroad Avenue and Gaines Street | | | |
| Comments: Pre-Submittal (TPA090054) completed 08/20/2009; to inc. Community Office Bldg., TLH Boys Choir Bldg., Black Box Theatre and TLH Ballet | | | |

| | | | |
|--|--------------------|------------------------------|------------------------------|
| Project Name: Railroad Square Development | Lots/Units: | 622 Type: Residential | Map ID: 72 |
| General Type: Mixed Use | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 12.70 | SF: | 206,550 Type: Retail | Review: Pre-Submittal |
| Tax ID: 41-01-20-216-0000 | SF: | Type: | Status: Proposed |
| Additional IDs: | | | |
| Location/Address: Railroad Square (Gaines Street) area | | | |
| Comments: Pre-Submittal (TPA090012) completed 02/13/2009, residential units described as condos, apartments and studio lofts; 36 parcels in total | | | |

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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|--|-----------------------|----------------------------|---------------------------|
| Project Name: All Saints Square | Lots/Units: 58 | Type: Condominiums | Map ID: 73 |
| General Type: Mixed Use | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 1.35 | SF: 9,450 | Type: Office/Retail | Review: Type B |
| Tax ID: 41-01-80-000-0220 | SF: | Type: | Status: Approved |
| Additional IDs: 41-01-80-000-0280 | | | |

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

Comments: Major Modification Site Plan (TSP080071) signed 04/14/2009; 6 one-bedroom, 46 two-bedroom and 6 three-bedroom units

| | | | |
|--|--------------------|---------------------|-----------------------------------|
| Project Name: Capital City Trust Building | Lots/Units: | Type: | Map ID: 74 |
| General Type: Commercial | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 0.60 | SF: 38,552 | Type: Office | Review: Type A |
| Tax ID: 21-36-40-049-3360 | SF: | Type: | Status: Under Construction |
| Additional IDs: 21-36-40-052-3375 | | | |

Location/Address: Northeast corner of East Tennessee St. and North Calhoun St.

Comments: Under Construction; 3-story office building plus basement

| | | | |
|---|----------------------|--------------------------|---------------------------|
| Project Name: Walgreens at Monroe and Tennessee | Lots/Units: 1 | Type: Residential | Map ID: 75 |
| General Type: Mixed Use | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 0.97 | SF: 22,000 | Type: Office | Review: Type A |
| Tax ID: 21-36-40-101-3630 | SF: 15,500 | Type: Commercial | Status: Approved |
| 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

| | | | |
|--|-----------------------|------------------------|-----------------------------|
| Project Name: Villas at Crowder Ridge | Lots/Units: 96 | Type: Townhouse | Map ID: 76 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 8.63 | SF: | Type: | Review: Type A |
| Tax ID: 21-26-20-089-0000 | SF: | Type: | Status: Under Review |
| Additional IDs: | | | |

Location/Address: 1630 Old Bainbridge Road

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

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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|---|-----------------------|------------------------|---------------------------|
| Project Name: Park Terrace Townhomes | Lots/Units: 78 | Type: Townhouse | Map ID: 77 |
| 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)

| | | | |
|--|--------------------|--------------------|---------------------------|
| Project Name: North Monroe Street Hotel | Lots/Units: | Type: | Map ID: 78 |
| General Type: Commercial | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 2.72 | SF: 37,500 | Type: Hotel | Review: Type A |
| Tax ID: 21-14-20-443-0000 | SF: | Type: | Status: 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) issued 07/08/2009; four-story, 56 room hotel

| | | | |
|---|--------------------|---------------------|------------------------------|
| Project Name: Lakeshore Drive Hotel and Office | Lots/Units: | Type: | Map ID: 79 |
| General Type: Commercial | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 6.72 | SF: 60,573 | Type: Hotel | Review: Type B |
| Tax ID: 21-14-20-413-0000 | SF: 52,000 | Type: Office | Status: Clearing Site |

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

Location/Address: 2815 Lakeshore Drive

Comments: Clearing Site; Candlewood Suite Hotel under construction; Proposed five-story office building

| | | | |
|--|-----------------------|---------------------------|------------------------------|
| Project Name: Sweetbay Condominiums | Lots/Units: 49 | Type: Condominiums | Map ID: 80 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 4.05 | SF: | Type: | Review: Pre-Submittal |
| Tax ID: 21-23-18-000-0570 | SF: | Type: | Status: Proposed |

Additional IDs: 21-23-18 -0001 21-23-20-233-0000

Location/Address: 2490 E. Thundell Drive, south of Stone Road

Comments: Pre-Submittal (TPA090009) completed 01/29/2009; 2-story building proposed

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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|--|--|---|---|
| <p>Project Name: Lot 2 Investment Park Addition General Type: Commercial Total Acres: 12.56 Tax ID: 21-15-23-000-0020 Additional IDs: Location/Address: 3101 Sessions Road Comments: Site Plan (TSP090016) approved 05/11/2009</p> | <p>Lots/Units: Lots/Units: SF: 40,000 SF:</p> | <p>Type: Type: Type: Office Type:</p> | <p>Map ID: 81 Jurisdiction: City Review: Type B Status: Approved</p> |
| <hr/> | | | |
| <p>Project Name: Sessions Road Warehouse Expansion General Type: Commercial Total Acres: 7.09 Tax ID: 21-15-20-404-0000 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.)</p> | <p>Lots/Units: Lots/Units: SF: 40,000 SF:</p> | <p>Type: Type: Type: Warehouse Type:</p> | <p>Map ID: 82 Jurisdiction: City Review: Type A Status: Approved</p> |
| <hr/> | | | |
| <p>Project Name: Hartsfield Hills General Type: Residential Total Acres: 29.60 Tax ID: 21-15-20-604-0000 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, 3 issued as of 08/27/2009</p> | <p>Lots/Units: 46 Lots/Units: 21 SF: SF:</p> | <p>Type: Townhouse Type: Single Family Type: Type:</p> | <p>Map ID: 83 Jurisdiction: City Review: Preliminary Plat Status: Under Construction</p> |
| <hr/> | | | |
| <p>Project Name: Hartsfield Place General Type: Residential Total Acres: 20.34 Tax ID: 21-15-20-210-0000 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, 14 townhouse units completed, 3 issued, 3 single family detached under construction, 3 issued, 1 approved as of 08/26/2009</p> | <p>Lots/Units: 48 Lots/Units: 14 SF: SF:</p> | <p>Type: Townhouse Type: Single Family Type: Type:</p> | <p>Map ID: 84 Jurisdiction: City Review: Preliminary Plat Status: Under Construction</p> |

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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|--------------------------------------|------------------------|----------------------------|-----------------------------------|
| Project Name: River's Landing | Lots/Units: 244 | Type: Single Family | Map ID: 89 |
| General Type: Residential | Lots/Units: 99 | Type: Townhouse | Jurisdiction: County |
| Total Acres: 79.15 | SF: | Type: | Review: Type C |
| Tax ID: 25-36-20-853-0000 | SF: | Type: | Status: Under Construction |

Additional IDs:

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

Comments: Under Construction; 32 single-family detached units completed, 4 under construction, 4 approved as of 08/31/2009

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.