

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; no recent activity | | | |

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| Project Name: Velda Oaks Plantation | Lots/Units: 74 | Type: Townhouse | Map ID: 2 |
| 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 09/14/2010 | | | |

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|--|------------------------|----------------------------|-----------------------------------|
| Project Name: Centerville Conservation Community | Lots/Units: 200 | Type: Single Family | Map ID: 3 |
| 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: 10 units complete, 1 unit under construction as of 08/30/2010 | | | |

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|---|-----------------------|----------------------------|-----------------------------------|
| Project Name: Persimmon Hill | Lots/Units: 19 | Type: Single Family | Map ID: 4 |
| General Type: Mixed Use | Lots/Units: | Type: | Jurisdiction: County |
| Total Acres: 24.53 | SF: 62,000 | Type: Office | Review: Type B |
| Tax ID: 14-22-20-607-0000 | SF: | Type: | Status: Under Construction |
| Additional IDs: 14-22-20-612-0000 14-22-20-614-0000 14-22-20-615-0000 14-22-20-617-0000 | | | |
| Location/Address: 6110 Thomasville Road and 6269 Old Water Oak Road | | | |
| Comments: Growing Room Childcare completed, 1 single-family detached permit issued 07/23/2010 | | | |

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|---|-----------------------|----------------------------|-----------------------------|
| Project Name: Kingsmill Subdivision | Lots/Units: 40 | Type: Single Family | Map ID: 5 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: County |
| Total Acres: 10.06 | SF: | Type: | Review: Type B |
| Tax ID: 14-27-20-222-0000 | SF: | Type: | Status: Under Review |
| Additional IDs: 14-22-08-000-0560 | | | |
| Location/Address: 5787 Thomasville Road | | | |
| Comments: Site Plan (LSP100017) applied 05/26/2010 | | | |

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|--|------------------------|----------------------------|-----------------------------------|
| Project Name: Bull Run | Lots/Units: 471 | Type: Single Family | Map ID: 6 |
| 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: 6 units completed, 1U/C.; Unit 4: 54 units completed, 7 units U/C; Unit 5: 42 units completed, 7 units U/C as of 08/30/2010 | | | |

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|--|------------------------|----------------------------|------------------------------|
| Project Name: Ox Bottom Crest | Lots/Units: 183 | Type: Single Family | Map ID: 7 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 52.96 | SF: | Type: | Review: Type B |
| Tax ID: 14-28-20-402-0000 | SF: | Type: | Status: Clearing Site |
| Additional IDs: | | | |
| Location/Address: Northwest corner of Ox Bottom Road and Thomasville Road | | | |
| Comments: Preliminary Plat (TSD090018) approved 10/26/2009 | | | |

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|--|-----------------------|----------------------------|---------------------------------|
| Project Name: Ox Bottom Meadows | Lots/Units: 86 | Type: Single Family | Map ID: 8 |
| 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 | | | |

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| <p>Project Name: St. Peters Anglican Church General Type: Commercial Total Acres: 6.65 Tax ID: 14-33-20-138-0000 Additional IDs: Location/Address: 4784 Thomasville Road Comments: Site Plan (TSP080026) signed 09/23/2008; 2 bldgs., 36,000 sq. ft. church, 30,000 sq. ft. multi-use bldg. (phase 2)</p> | <p>Lots/Units: Lots/Units: SF: 66,000 SF:</p> | <p>Type: Type: Type: Church Type:</p> | <p>Map ID: 9 Jurisdiction: City Review: Type B Status: Clearing Site</p> |
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| <p>Project Name: Celebration Baptist Church General Type: Commercial Total Acres: 12.44 Tax ID: 11-02-20-003-0000 Additional IDs: Location/Address: 3300 Shamrock East Comments: Site work completed; 41,500 sq. ft. addition to existing church</p> | <p>Lots/Units: Lots/Units: SF: 45,945 SF:</p> | <p>Type: Type: Type: Church Type:</p> | <p>Map ID: 10 Jurisdiction: City Review: Type B Status: Clearing Site</p> |
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| <p>Project Name: Publix Shopping Center on Thomasville Rd. General Type: Commercial Total Acres: 10.87 Tax ID: 11-05-20-414-0000 Additional IDs: Location/Address: 3521 Thomasville Road Comments: Under Construction; Publix and Publix Liquor store, 3,500 SF retail, demo. of existing 76,000 SF structure</p> | <p>Lots/Units: Lots/Units: SF: 73,785 SF:</p> | <p>Type: Type: Type: Retail Type: Retail</p> | <p>Map ID: 11 Jurisdiction: City Review: Type A Status: Under Construction</p> |
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| <p>Project Name: Metropolitan Lot 12 General Type: Commercial Total Acres: 5.92 Tax ID: 11-08-36-000-0120 Additional IDs: Location/Address: 1260 Metropolitan Blvd. Comments: Site Plan (TSP100007) signed 07/01/2010, Environmental Permit (TEM10037) issued 07/07/2010, building permit under review; 3-story office bldg</p> | <p>Lots/Units: Lots/Units: SF: 43,431 SF:</p> | <p>Type: Type: Type: Office Type:</p> | <p>Map ID: 12 Jurisdiction: City Review: Type B Status: Approved</p> |
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Major Ongoing and Proposed Developments in Tallahassee and Leon County

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| <p>Project Name: Canopy PUD General Type: Mixed Use Total Acres: 505.00 Tax ID: 11-14-20-405-0000 Additional IDs: 11-15-20-405-0000</p> | <p>Lots/Units: 1,572 Lots/Units: SF: 162,927 SF:</p> | <p>Type: Residential Type: Type: Commercial Type:</p> | <p>Map ID: 13 Jurisdiction: City Review: PUD Status: Under Review</p> |
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Location/Address: South side of Centerville Road, part of Welaunee Plantation
Comments: PUD (PRZ070015) under review

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| <p>Project Name: Adiron Woods Subdivision General Type: Residential Total Acres: 39.75 Tax ID: 12-17-20-214-0000 Additional IDs:</p> | <p>Lots/Units: 84 Lots/Units: SF: SF:</p> | <p>Type: Single Family Type: Type: Type:</p> | <p>Map ID: 14 Jurisdiction: City Review: Preliminary Plat Status: Under Construction</p> |
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Location/Address: East side of Walden Circle, approx. 100 feet north of Atascadero Drive
Comments: 2 units approved, 40 units completed as of 08/30/2010

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| <p>Project Name: Mission San Miguel General Type: Residential Total Acres: 258.77 Tax ID: 12-15-20-040-0000 Additional IDs:</p> | <p>Lots/Units: 86 Lots/Units: SF: SF:</p> | <p>Type: Single Family Type: Type: Type:</p> | <p>Map ID: 15 Jurisdiction: County Review: Type B Status: Under Construction</p> |
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Location/Address: 2235 Chaires Crossing Road
Comments: Under Construction; 15 units completed as of 08/31/2010

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| <p>Project Name: TMH Oncology Center General Type: Commercial Total Acres: 4.91 Tax ID: 11-29-20-201-0000 Additional IDs:</p> | <p>Lots/Units: Lots/Units: SF: 51,358 SF:</p> | <p>Type: Type: Type: Medical Type:</p> | <p>Map ID: 16 Jurisdiction: City Review: Type B Status: Under Construction</p> |
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Location/Address: Northwest corner of Miccosukee Road and Surgeon's Drive
Comments: Under Construction; 2-story medical facility

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| Project Name: TCC Ghazvini Center for Health Education | Lots/Units: | Type: | Map ID: 17 |
| General Type: Commercial | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 6.53 | SF: 84,000 | Type: Other | Review: Type B |
| Tax ID: 11-20-20-603-0000 | SF: | Type: | Status: Clearing Site |

Additional IDs:

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

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

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|-----------------------------------|-----------------------|--------------------------|-----------------------------------|
| Project Name: Evening Rose | Lots/Units: 99 | Type: Residential | Map ID: 18 |
| 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: 1 unit under construction, 16 units completed as of 08/31/2010; Also I.D.s 11-28-03-000-0020 - 0080

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|---|-----------------------|--------------------------|-----------------------------------|
| Project Name: Evening Rose Town Center | Lots/Units: 22 | Type: Residential | Map ID: 19 |
| 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: Another Broken Egg under construction, permit for Verizon Wireless Store applied for; Also I.D.s 11-28-03-000-0020 - 0080

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|--|--------------------|---------------------|---------------------------|
| Project Name: Mahan Village Shopping Center | Lots/Units: | Type: | Map ID: 20 |
| General Type: | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 17.80 | SF: 130,420 | Type: Retail | Review: Type A |
| Tax ID: 11-21-20-439-0000 | SF: 15,000 | Type: Retail | Status: Approved |

Additional IDs: 11-27-20-210-0000 11-27-20-227-0000

Location/Address: 3122 Mahan Drive

Comments: Site Plan (TSP100004) appr. 06/24/2010; Pre-Sub. (TPA10016) comp. 04/15/2010, 67,000 sq ft. Academy Sports, also 16,000 sq. ft. ofc./medical

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| Project Name: Fallschase | Lots/Units: 1,514 | Type: Residential | Map ID: 21 |
| 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: 22 |
| 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: 37 units completed as of 08/31/2010 | | | |

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|--|----------------------|--------------------------|---------------------------|
| Project Name: Walgreens at Monroe and Tennessee | Lots/Units: 1 | Type: Residential | Map ID: 23 |
| 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 | | | |

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|---|--------------------|------------------------------|-----------------------------|
| Project Name: Public Safety Complex | Lots/Units: | Type: | Map ID: 24 |
| General Type: Public Facility | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 10.60 | SF: 88,812 | Type: Public Facility | Review: Type B |
| Tax ID: 11-27-20-851-0000 | SF: | Type: | Status: Under Review |
| Additional IDs: 11-27-20-853-000 | | | |
| Location/Address: Northeast corner of Weems Road and Easterwood Drive | | | |
| Comments: Site Plan (TSP100021) received 09/10/2010; Emergency Operations Headquarters | | | |

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|------------------------------------|--------------------|--------------------|------------------------------|
| Project Name: Fairfield Inn | Lots/Units: | Type: | Map ID: 25 |
| 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: Clearing Site |

Additional IDs:

Location/Address: 2997 Apalachee Parkway

Comments: Notice of commencement filed 08/30/2010 for site work and demo. of existing 20,000 sq. ft. motel; 97 room Fairfield Inn

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| Project Name: Apalachee Point Apartments | Lots/Units: 200 | Type: Apartments | Map ID: 26 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: County |
| Total Acres: 14.52 | SF: | Type: | Review: Type A |
| Tax ID: 31-02-20-601-0000 | SF: | Type: | Status: Approved |

Additional IDs:

Location/Address: 1405 Southwood Plantation Road

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

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|------------------------------------|--------------------------|--------------|-----------------------------------|
| Project Name: Southwood DRI | Lots/Units: 4,770 | Type: | Map ID: 27 |
| 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: 22 single-family detached units under construction as of 09/07/2010

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|-----------------------------------|-----------------------|----------------------------|-----------------------------------|
| Project Name: Mariana Oaks | Lots/Units: 74 | Type: Single Family | Map ID: 28 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: County |
| Total Acres: 50.00 | SF: | Type: | Review: Type C |
| Tax ID: 32-08-20-220-0000 | SF: | Type: | Status: Under Construction |

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

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

Comments: 1 unit under construction as of 08/31/2010

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|---|------------------------|----------------------------|-----------------------------------|
| Project Name: Pebble Brook Subdivision | Lots/Units: 141 | Type: Single Family | Map ID: 29 |
| General Type: Residential | Lots/Units: 77 | Type: Townhouse | Jurisdiction: County |
| Total Acres: 38.04 | SF: | Type: | Review: Type B |
| Tax ID: 31-18-20-403-0000 | SF: | Type: | Status: Under Construction |

Additional IDs:

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

Comments: Under Construction: 87 SF detached units/33 townhouse units completed, 1 SF detached units/2 townhouse units approved/U/C as of 09/07/2010

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|---------------------------------------|----------------------|---------------------|-----------------------------------|
| Project Name: Bennett Building | Lots/Units: 4 | Type: | Map ID: 30 |
| General Type: Commercial | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: | SF: 25,306 | Type: Office | Review: Type A |
| Tax ID: 31-16-27 A0070 | SF: | Type: | Status: Under Construction |

Additional IDs: 31-16-27 A0080

Location/Address: 1957 and 1961 Quail Grove Lane

Comments: Under Construction; two-story office building,

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|--|--------------------|---------------------|-----------------------------------|
| Project Name: Capital Circle Office Complex Phase 4 | Lots/Units: | Type: | Map ID: 31 |
| 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

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|--|-----------------------|----------------------------|-----------------------------------|
| Project Name: Montejo Subdivision | Lots/Units: 71 | Type: Single Family | Map ID: 32 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: County |
| Total Acres: 17.13 | SF: | Type: | Review: Type C |
| Tax ID: 31-19-20-224-0000 | SF: | Type: | Status: Under Construction |

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

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

Comments: 39 units completed as of 08/31/2010

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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|---|--------------------|-----------------------------|-----------------------------|
| Project Name: The Pavilion at Westcott Lakes | Lots/Units: | Type: Group Quarters | Map ID: 33 |
| General Type: | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 10.29 | SF: 235,000 | Type: Other | Review: Type A |
| Tax ID: 31-21-20-004-0000 | SF: | Type: | Status: Under Review |

Additional IDs:

Location/Address: Southwood DRI (accessible from Tram and Legacy Roads)

Comments: Site Plan (TSP100009) signed 08/27/2010; assisted living facility, 5 interconnected health care buildings

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|--|------------------------|----------------------------|------------------------------|
| Project Name: Pine Dove Estates | Lots/Units: 144 | Type: Single Family | Map ID: 34 |
| 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

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|---|------------------------|----------------------------|-----------------------------------|
| Project Name: Tallahassee Ranch Club Subdivision | Lots/Units: 163 | Type: Single Family | Map ID: 35 |
| 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: 7 units completed, 1 units under construction as of 09/07/2010

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| Project Name: Chason Woods Conservation Subdivision | Lots/Units: 498 | Type: Single Family | Map ID: 36 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: County |
| Total Acres: 697.20 | SF: | Type: | Review: Type C |
| Tax ID: 46-13-20-403-0000 | SF: | Type: | Status: Under Review |

Additional IDs:

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

Comments: Site Plan (LSP090035) applied 09/23/2009, Pre-Application (LPA10001) for 232 single-family units received 04/21/2010

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|--|------------------------|----------------------------|-----------------------------------|
| Project Name: Villas at Pine Forest | Lots/Units: 111 | Type: Single Family | Map ID: 37 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 38.85 | SF: | Type: | Review: Type C |
| Tax ID: 41-23-30-000-0030 | SF: | Type: | Status: Under Construction |

Additional IDs:

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

Comments: Under Construction; 48 units completed and 3 units approved/under construction as of 09/12/2010

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|-----------------------------------|-----------------------|-------------------------------|-----------------------------------|
| Project Name: Harmony Oaks | Lots/Units: 55 | Type: Single Family | Map ID: 38 |
| General Type: Mixed Use | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 17.32 | SF: 25,000 | Type: Commercial/Offic | Review: PUD |
| Tax ID: 41-24-20-602-0000 | SF: | Type: | Status: Under Construction |

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

Location/Address: 606 Whitaker Road

Comments: 9,100 sq. ft. Dollar General under construction

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| Project Name: HondaJet Tallahassee | Lots/Units: | Type: | Map ID: 39 |
| General Type: Commercial | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 4.75 | SF: 12,000 | Type: Commercial | Review: Pre-Submittal |
| Tax ID: 41-07-20-801-0000 | SF: 27,000 | Type: Commercial | Status: Proposed |

Additional IDs:

Location/Address: 3232 Capital Circle SW

Comments: Pre-Submittal (TPA090072) completed 10/08/2009; Phase 1: 12,000 sq. ft. hangar/warehouse bldg., Phase 2: 27,000 sq. ft. sales/maint. Facility

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| Project Name: Langford Green | Lots/Units: 66 | Type: Townhouse | Map ID: 40 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 14.30 | SF: | Type: | Review: Preliminary Plat |
| Tax ID: 41-16-20-031-0000 | SF: | Type: | Status: Approved |

Additional IDs:

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

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

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|--|------------------------|----------------------------|-----------------------------------|
| Project Name: Paeonia Place Subdivision | Lots/Units: 106 | Type: Single Family | Map ID: 41 |
| 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: 10 units completed, 2 units under construction as of 09/07/2010

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|--|-----------------------|------------------------|-----------------------------------|
| Project Name: Bradford Overlook | Lots/Units: 56 | Type: Townhouse | Map ID: 42 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 7.27 | SF: | Type: | Review: Type B |
| Tax ID: 41-09-20-210-0000 | SF: | Type: | Status: Under Construction |
| Additional IDs: | | | |

Location/Address: Southeast corner of Orange Avenue and Rankin Road
Comments: 14 units completed as of 08/30/2010

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|--|--------------------|--------------------|------------------------------|
| Project Name: Army Reserve Center | Lots/Units: | Type: | Map ID: 43 |
| General Type: Public Facility | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 10.93 | SF: 28,600 | Type: Other | Review: Pre-Submittal |
| Tax ID: 41-05-20-001-0000 | SF: | Type: | Status: Proposed |
| Additional IDs: | | | |

Location/Address: Southeast corner of Capital Circle Southeast and Jackson Bluff Road
Comments: Pre-Submittal (TPA100051) received 08/24/2010

| | | | |
|---|------------------------|------------------------|-----------------------------------|
| Project Name: Villa San Michele | Lots/Units: 177 | Type: Townhouse | Map ID: 44 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 21.55 | SF: | Type: | Review: Type A |
| Tax ID: 41-05-20-004-0000 | SF: | Type: | Status: Under Construction |
| Additional IDs: 41-05-20-003-0000 41-05-20-007-0000 | | | |

Location/Address: South side of Jackson Bluff Road, approx. 1,000 feet east of Capital Circle SW
Comments: Phase 1, 82 units completed; Phase 2 site clearing inactive

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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|---|------------------------|-------------------------|---------------------------|
| Project Name: West Madison Street Redevelopment (College Town) | Lots/Units: 103 | Type: Apartments | Map ID: 45 |
| General Type: Mixed Use | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 5.41 | SF: 50,000 | Type: Retail | Review: Type B |
| Tax ID: 21-35-20-424-0000 | SF: | Type: | Status: Approved |
| Additional IDs: 21-35-20-403-0000 21-35-20-423-0000 21-35-20-422-0000 21-35-20-413-0000 21-35-51-424-1141 | | | |
| Location/Address: Southeast corner of South Woodward Ave. and West Madison Street | | | |
| Comments: Site Plan (TSP100011) approved 07/26/2010; Concurrence certification U/R; Proposed mixed-use redevelopment, also 21-35-70 D0010, D0020 | | | |

| | | | |
|--|-----------------------|----------------------------|-----------------------------|
| Project Name: Erin's Ridge | Lots/Units: 92 | Type: Single Family | Map ID: 46 |
| 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) signed 05/01/2008; Environmental Permit (LEM070086) issued 09/15/2008; no recent activity | | | |

| | | | |
|--|-----------------------|----------------------------|-----------------------------|
| Project Name: Barineau Walk | Lots/Units: 80 | Type: Single Family | Map ID: 47 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: County |
| Total Acres: 20.18 | SF: | Type: | Review: Type B |
| Tax ID: 22-25-20-410-0000 | SF: | Type: | Status: Approved |
| Additional IDs: | | | |
| Location/Address: 851 Barineau Road | | | |
| Comments: Site Plan (LSP08005) completed 12/04/2009 | | | |

| | | | |
|--|-----------------------|----------------------------|-----------------------------------|
| Project Name: Jordan's Pass | Lots/Units: 83 | Type: Single Family | Map ID: 48 |
| General Type: Residential | Lots/Units: 64 | Type: Townhouse | Jurisdiction: County |
| Total Acres: 47.39 | SF: | Type: | Review: Type C |
| Tax ID: 22-36-20-002-0000 | SF: | Type: | Status: Under Construction |
| Additional IDs: | | | |
| Location/Address: East side of Barineau Road, north of CSX railroad, approx. 0.6 miles south of US 90 | | | |
| Comments: 9 SF detached completed, 1 unit under construction, 2 townhouse units complete as of 08/31/2010 | | | |

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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

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|--|--------------------|-------------------------|---------------------------|
| Project Name: Tennessee Commons Self-Storage | Lots/Units: | Type: | Map ID: 50 |
| 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); no recent activity | | | |

| | | | |
|--|------------------------|-------------------------|---------------------------|
| Project Name: Campus Circle Apartments | Lots/Units: 219 | Type: Apartments | Map ID: 51 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 12.80 | SF: | Type: | Review: Type A |
| Tax ID: 21-26-25 A0030 | SF: | Type: | Status: Approved |
| Additional IDs: | | | |
| Location/Address: Campus Circle Cul-de-Sac | | | |
| Comments: Site Plan (TSP090031) signed 08/30/2010; proposed redev. to student housing; also I.D.'s A0040 - B0210; six 4-story structures proposed | | | |

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|--|------------------------|-------------------------|------------------------------|
| Project Name: Campus Living Villages Student Housing | Lots/Units: 229 | Type: Apartments | Map ID: 52 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 8.36 | SF: | Type: | Review: Pre-Submittal |
| Tax ID: 21-26-20-508-0000 | SF: | Type: | Status: Proposed |
| Additional IDs: 21-26-20-510-0000 21-26-60 E0010 | | | |
| Location/Address: Northwest corner of West Brevard Street and North Woodward Avenue | | | |
| Comments: Pre-Submittal (TPA100030) completed 06/17/2010; redevelopment of 232 unit Cash Hall and Demo of Town and Campus Apts. | | | |

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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|---|------------------------|---------------------------|-----------------------------------|
| Project Name: University Green Condominiums | Lots/Units: 404 | Type: Condominiums | Map ID: 53 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 40.23 | SF: | Type: | Review: Type B |
| Tax ID: 21-29-67-0001 | SF: | Type: | Status: Under Construction |
| Additional IDs: 21-29-20-078-0000 | | | |
| Location/Address: 3250 West Tennessee Street | | | |
| Comments: Under Construction, 51 units completed as of 04/14/2010, 309 units appr. on 01/21/2009; 3 BR/3 Bath townhome/condo units; no recent activity | | | |

| | | | |
|---|------------------------|-----------------------------|------------------------------|
| Project Name: Westgate Mission PUD | Lots/Units: 130 | Type: Group Quarters | Map ID: 54 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 5.03 | SF: | Type: | Review: Pre-Submittal |
| Tax ID: 21-29-20-001-0000 | SF: | Type: | Status: Proposed |
| Additional IDs: | | | |
| Location/Address: 1570 Blountstown Street | | | |
| Comments: Pre-Submittal (TPA100045) completed 08/05/2010; 13 rooming house bldgs. with 10 bedrooms/bldg with a single kitchen and common living area | | | |

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|--|------------------------|-------------------------|-----------------------------|
| Project Name: Retreat Tallahassee-A Cottage Home Community | Lots/Units: 178 | Type: Apartments | Map ID: 55 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 33.67 | SF: | Type: | Review: Type A |
| Tax ID: 21-28-20-001-0000 | SF: | Type: | Status: Under Review |
| Additional IDs: | | | |
| Location/Address: Northeast side of Mission Road near the intersection of Appleyard and Mission | | | |
| Comments: Site Plan (TSP100018) received 09/02/2010; 109 buildings in total and 710 bedrooms, 2-8 bedroom units | | | |

| | | | |
|---|--------------------|------------------------|---------------------------|
| Project Name: Moody Warehouses | Lots/Units: | Type: | Map ID: 56 |
| General Type: Commercial | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 4.77 | SF: 34,000 | Type: Warehouse | Review: Type A |
| Tax ID: 21-19-25-000-0100 | SF: | Type: | Status: Approved |
| Additional IDs: 21-19-25-000-0110 | | | |
| Location/Address: East side of Northwest Passage Rd., west of the intersection of Capital Cir. NW and Hartsfield Rd. | | | |
| Comments: Site Plan (TSP090027) signed 09/11/2009; 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: Park Terrace Townhomes | Lots/Units: 78 | Type: Townhouse | Map ID: 57 |
| 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) singed 02/10/2009; 14 buildings (phase 1: 5 bldgs, 21 units, phase 2: 9 bldgs., 57 units); no recent activity

| | | | |
|-------------------------------------|-----------------------|----------------------------|-----------------------------------|
| Project Name: Sagebrook Mill | Lots/Units: 67 | Type: Single Family | Map ID: 58 |
| General Type: Residential | Lots/Units: | Type: | Jurisdiction: County |
| Total Acres: 40.06 | SF: | Type: | Review: Type C |
| Tax ID: 21-17-20-201-0000 | SF: | Type: | Status: Under Construction |

Additional IDs:

Location/Address: 4751 Fred George Road

Comments: Under Construction: 24 units completed. 2 under construction as of 09/07/2010; zero-lot line subdivision

| | | | |
|---------------------------------------|-----------------------|----------------------------|-----------------------------------|
| Project Name: Hartsfield Place | Lots/Units: 48 | Type: Townhouse | Map ID: 59 |
| General Type: Residential | Lots/Units: 14 | Type: Single Family | Jurisdiction: City |
| Total Acres: 20.34 | SF: | Type: | Review: Preliminary Plat |
| Tax ID: 21-15-20-210-0000 | SF: | Type: | Status: Under Construction |

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

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

Comments: Under Construction, 15 townhouse units completed, 5 issued, 11 single family detached completed as of 08/31/2010

| | | | |
|---------------------------------------|-----------------------|----------------------------|-----------------------------------|
| Project Name: Hartsfield Hills | Lots/Units: 46 | Type: Townhouse | Map ID: 60 |
| General Type: Residential | Lots/Units: 21 | Type: Single Family | Jurisdiction: City |
| Total Acres: 29.60 | SF: | Type: | Review: Preliminary Plat |
| Tax ID: 21-15-20-604-0000 | SF: | Type: | Status: Under Construction |

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

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

Comments: Under Construction, 9 SF detached completed; 17 townhouse units completed as of 08/31/2010

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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|---|--------------------|---------------------|---------------------------|
| Project Name: Fringe Benefits Management Expansion | Lots/Units: | Type: | Map ID: 61 |
| General Type: Commercial | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 12.56 | SF: 40,000 | Type: Office | Review: Type B |
| Tax ID: 21-15-23-000-0020 | SF: | Type: | Status: Approved |

Additional IDs:

Location/Address: 3101 Sessions Road

Comments: Site Plan (TSP090016) approved 05/11/2009

| | | | |
|--|--------------------|------------------------|---------------------------|
| Project Name: Sessions Road Warehouse Expansion | Lots/Units: | Type: | Map ID: 62 |
| 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 TLH Sports Arena Skating Rink; 3 bays (spec.); no recent activity

| | | | |
|---|--------------------|--------------------|------------------------------|
| Project Name: 2900 North Monroe Street | Lots/Units: | Type: | Map ID: 63 |
| General Type: Commercial | Lots/Units: | Type: | Jurisdiction: City |
| Total Acres: 12.99 | SF: 134,580 | Type: Hotel | Review: Pre-Submittal |
| Tax ID: 21-14-51-000-0330 | SF: | Type: | Status: Proposed |

Additional IDs:

Location/Address: 2900 North Monroe Street

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

| | | | |
|--------------------------------------|------------------------|----------------------------|-----------------------------------|
| Project Name: River's Landing | Lots/Units: 244 | Type: Single Family | Map ID: 64 |
| 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; 51 single-family detached units completed, 5 under construction, 7 approved as of 09/07/2010

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Summerfield PUD Phase 1

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

Map ID: 65

General Type: Residential

Lots/Units: **Type:**

Jurisdiction: County

Total Acres: 19.22

SF: **Type:**

Review: Type A

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

SF: **Type:**

Status: Approved

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

Location/Address: 4910 North Monroe Street

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

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.