

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

<p><b>Project Name:</b> Harmony Oaks  <b>General Type:</b> Mixed Use  <b>Total Acres:</b> 17.32  <b>Tax ID:</b> 41-24-20-602-0000  <b>Additional IDs:</b> 41-24-20-675-0000      41-24-20-676-0000  <b>Location/Address:</b> 606 Whitaker Road  <b>Comments:</b> 9,100 sq. ft. Dollar General completed</p>	<p><b>Lots/Units:</b> 55  <b>Lots/Units:</b>  <b>SF:</b> 25,000  <b>SF:</b></p>	<p><b>Type:</b> Single Family  <b>Type:</b>  <b>Type:</b> Commercial/Offic  <b>Type:</b></p>	<p><b>Map ID: 1</b>  <b>Jurisdiction:</b> City  <b>Review:</b> PUD  <b>Status:</b> Under Construction</p>
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<p><b>Project Name:</b> Blankemeyer Mini Warehouse  <b>General Type:</b> Commercial  <b>Total Acres:</b> 2.59  <b>Tax ID:</b> 41-24-20-413-0000  <b>Additional IDs:</b>  <b>Location/Address:</b> Northwest intersection of Shelfer Road and Crossway Road  <b>Comments:</b> Site Plan (LSP110011) applied 03/09/2011; Proposed mini-storage warehouse facility</p>	<p><b>Lots/Units:</b>  <b>Lots/Units:</b>  <b>SF:</b> 35,560  <b>SF:</b></p>	<p><b>Type:</b>  <b>Type:</b>  <b>Type:</b> Warehouse  <b>Type:</b></p>	<p><b>Map ID: 2</b>  <b>Jurisdiction:</b> County  <b>Review:</b> Type A  <b>Status:</b> Under Review</p>
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<p><b>Project Name:</b> Harbor Chase Expansion  <b>General Type:</b> Residential  <b>Total Acres:</b> 5.35  <b>Tax ID:</b> 21-24-20-006-0000  <b>Additional IDs:</b> 21-24-20-038-0000  <b>Location/Address:</b> 100 John Knox Road  <b>Comments:</b> Pre-Submittal (TPA110046) completed 07/11/2011; 19,000 sf addition (28 units/32 beds for Alzheimer's &amp; dementia patients)</p>	<p><b>Lots/Units:</b>  <b>Lots/Units:</b>  <b>SF:</b> 19,000  <b>SF:</b></p>	<p><b>Type:</b> Group Quarters  <b>Type:</b>  <b>Type:</b> Medical  <b>Type:</b></p>	<p><b>Map ID: 3</b>  <b>Jurisdiction:</b> City  <b>Review:</b> Pre-Submittal  <b>Status:</b> Proposed</p>
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<p><b>Project Name:</b> Stearns Street Luxury Apartments  <b>General Type:</b> Residential  <b>Total Acres:</b>  <b>Tax ID:</b> 41-02-51-013-0440  <b>Additional IDs:</b> 41-02-51-013-0450  <b>Location/Address:</b> 1040 Stearns Street  <b>Comments:</b> Site Plan (TSP110027) received 08/11/2011; 2 story structures with parking below, 26 2BR units, 4 3BR units</p>	<p><b>Lots/Units:</b> 30  <b>Lots/Units:</b>  <b>SF:</b>  <b>SF:</b></p>	<p><b>Type:</b> Apartments  <b>Type:</b>  <b>Type:</b>  <b>Type:</b></p>	<p><b>Map ID: 4</b>  <b>Jurisdiction:</b> City  <b>Review:</b> Type A  <b>Status:</b> Under Review</p>
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## Major Ongoing and Proposed Developments in Tallahassee and Leon County

**Project Name:** College Town **Lots/Units:** 72 **Type:** Apartments **Map ID:** 5  
**General Type:** Mixed Use **Lots/Units:** **Type:** **Jurisdiction:** City  
**Total Acres:** 5.41 **SF:** 44,000 **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) signed 04/27/2011; Proposed mixed-use redev., also 21-35-70 D0010, D0020; 64 2br, 8 studios; bldg. Permits U/R

**Project Name:** Megas Office Building - Phase 1 **Lots/Units:** **Type:** **Map ID:** 6  
**General Type:** Commercial **Lots/Units:** **Type:** **Jurisdiction:** City  
**Total Acres:** 2.60 **SF:** 10,300 **Type:** Office **Review:** Type A  
**Tax ID:** 12-17-27 B0030 **SF:** **Type:** **Status:** Approved  
**Additional IDs:**  
**Location/Address:** 2074 Summit Lake Drive  
**Comments:** Site Plan (TSP110009) signed 06/15/2011; phase 1, 10,300 sf one-story office bldg., proposed phase 2, 19,700 sf two-story office bldg.

**Project Name:** Florida State University **Lots/Units:** **Type:** **Map ID:** 7  
**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/](http://www.facilities.fsu.edu/fdc/) for more info.

**Project Name:** Magnolia Walk **Lots/Units:** **Type:** **Map ID:** 8  
**General Type:** Commercial **Lots/Units:** **Type:** **Jurisdiction:** City  
**Total Acres:** 4.12 **SF:** 17,629 **Type:** Retail **Review:** Pre-Submittal  
**Tax ID:** 11-31-20-472-0000 **SF:** **Type:** **Status:** Proposed  
**Additional IDs:**  
**Location/Address:** Southwest corner of South Magnolia Drive and Governors Square Blvd.  
**Comments:** Pre-Submittal (TPA110042) completed 06/30/2011; 3 structures proposed.: 3,442sf ff, 5,778sf rest., 2,709sf retail/3,200sf office/2,500sf rest.

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

<b>Project Name:</b> GrandMarc Apartments	<b>Lots/Units:</b> 52	<b>Type:</b> Apartments	<b>Map ID:</b> 9
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 4.16	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 21-26-20-606-0010	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Review
<b>Additional IDs:</b> 21-26-20-606-0020      21-26-20-607-0000      21-26-90 F0040			
<b>Location/Address:</b> Northwest corner of Brevard Street and Richmond Street			
<b>Comments:</b> Site Plan (TSP110031) received 08/19/2011; 52 mf unit addition to 200 unit complex, 36 3br/2bath, 8 3br/3bath, 4 4br/4bath and 4 1br/bath			

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

<b>Project Name:</b> Campus Circle Apartments	<b>Lots/Units:</b> 219	<b>Type:</b> Apartments	<b>Map ID:</b> 11
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 12.80	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type A
<b>Tax ID:</b> 21-26-25 A0030	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b>			
<b>Location/Address:</b> Campus Circle Cul-de-Sac			
<b>Comments:</b> Under Construction; also I.D.'s A0040-B0210; (6) four-story structures, 128 4br/4bath, 76 2br/2bath, 15 1br/1bath, est. Jan. 2011 completion			

<b>Project Name:</b> Renaissance Charter School PUD	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 12
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 9.99	<b>SF:</b> 81,000	<b>Type:</b> School	<b>Review:</b> Type D
<b>Tax ID:</b> 11-23-20-618-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Proposed
<b>Additional IDs:</b> 11-23-20-901-0000      11-23-20-401-0000			
<b>Location/Address:</b> 4351 Mahan Drive			
<b>Comments:</b> Pre-Application (LPA11003) received 09/14/2011; private charter school			

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

<b>Project Name:</b> Centerville Conservation Community	<b>Lots/Units:</b> 200	<b>Type:</b> Single Family	<b>Map ID:</b> 13
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 975.82	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 15-19-20-001-0010	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b> 15-20-20-034-0000      15-17-20-224-0000			
<b>Location/Address:</b> Northwest corner of Pisgah Church Road and Centerville Road			
<b>Comments:</b> 11 units complete, 1 under review as of 09/09/2011; Phase 1 plat exec. 08/17/2006, Phase 2-4 plat exec. 05/09/2007			

<b>Project Name:</b> Immanuel Baptist Church	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 14
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 10.03	<b>SF:</b> 30,635	<b>Type:</b> Church	<b>Review:</b> PUD
<b>Tax ID:</b> 11-28-20-616-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Clearing Site
<b>Additional IDs:</b>			
<b>Location/Address:</b> 2351 Mahan Drive			
<b>Comments:</b> PUD Amendment (PRZ110003) appr.. 06/22/2011; Site Plan (TSP110017) approved 05/05/2011; Clearing site for parking			

<b>Project Name:</b> Lafayette Residential/Retail	<b>Lots/Units:</b> 10	<b>Type:</b> Multi-Family	<b>Map ID:</b> 15
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 0.85	<b>SF:</b> 13,120	<b>Type:</b> Retail	<b>Review:</b> Type A
<b>Tax ID:</b> 21-35-45 -B0010	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved
<b>Additional IDs:</b>			
<b>Location/Address:</b> 1525 West Tennessee Street			
<b>Comments:</b> Site Plan (TSP110002) signed 04/06/2011; ground floor retail, 2nd floor mf (10 2br/2bath units); redev. Of site (Lafayette Motel, 38 rooms)			

<b>Project Name:</b> Kingsmill Subdivision	<b>Lots/Units:</b> 40	<b>Type:</b> Single Family	<b>Map ID:</b> 16
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 10.06	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 14-27-20-222-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved
<b>Additional IDs:</b> 14-22-08-000-0560			
<b>Location/Address:</b> 5787 Thomasville Road			
<b>Comments:</b> Site Plan (LSP100017) completed 01/06/2011; Environmental Permit approved 04/26/2011			

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

<b>Project Name:</b> Graduate Housing	<b>Lots/Units:</b> 144	<b>Type:</b> Apartments	<b>Map ID:</b> 17
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 1.20	<b>SF:</b> 3,410	<b>Type:</b> Retail	<b>Review:</b> Pre-Submittal
<b>Tax ID:</b> 21-36-80-013-7160	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Proposed

**Additional IDs:**

**Location/Address:** Between West College and West Park Avenues, approximately 230 ft. east of Macomb Street.

**Comments:** Pre-Submittal (TPA110040) completed 06/16/2011; proposed 144 room private dormitory, approx. 3,410 sf of street level retail/restaurant uses

<b>Project Name:</b> Langford Green	<b>Lots/Units:</b> 66	<b>Type:</b> Townhouse	<b>Map ID:</b> 18
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 14.30	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Preliminary Plat
<b>Tax ID:</b> 41-16-20-031-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> 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, Env. Permit applied for 02/11/2010; inclusive of 9 inclusionary lots; no recent activity

<b>Project Name:</b> St. Peters Anglican Church	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 19
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 6.65	<b>SF:</b> 66,000	<b>Type:</b> Church	<b>Review:</b> Type B
<b>Tax ID:</b> 14-33-20-138-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Clearing Site

**Additional IDs:**

**Location/Address:** 4784 Thomasville Road

**Comments:** Site Plan (TSP080026) signed 09/23/2008; Major Mod. Signed 02/21/2001; 2 bldgs., 36,000 sf church, 30,000 sf multi-use bldg. (phase 2)

<b>Project Name:</b> Fallschase	<b>Lots/Units:</b> 1,514	<b>Type:</b> Residential	<b>Map ID:</b> 20
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 188.00	<b>SF:</b> 750,000	<b>Type:</b> Retail	<b>Review:</b> Type B
<b>Tax ID:</b> 11-26-20-006-0000	<b>SF:</b> 35,000	<b>Type:</b> Office	<b>Status:</b> 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:** Res. Development order valid thru 01/23/2012, Phase 1,2 & 3 Residential (74 acres); 68 SF attached and 219 SF detached units

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

<b>Project Name:</b> The Lofts on Gaines Street	<b>Lots/Units:</b> 24	<b>Type:</b> Condominiums	<b>Map ID:</b> 21
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 0.85	<b>SF:</b> 6,440	<b>Type:</b> Retail	<b>Review:</b> Type A
<b>Tax ID:</b> 21-35-51-000-1250	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

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

**Comments:** Under Construction; 1st floor retail, residential floors 2-4, 4th floor units include a loft; 24 2br/2bath units, 7 retail units

<b>Project Name:</b> Persimmon Hill	<b>Lots/Units:</b> 19	<b>Type:</b> Single Family	<b>Map ID:</b> 22
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 24.53	<b>SF:</b> 62,000	<b>Type:</b> Commercial/Offic	<b>Review:</b> Type B
<b>Tax ID:</b> 14-22-20-607-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> 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:** Plat executed 04/08/2010, Growing Room Childcare completed, 26,079 sf permit issued 08/17/2011 for retail store

<b>Project Name:</b> Velda Oaks Plantation	<b>Lots/Units:</b> 74	<b>Type:</b> Townhouse	<b>Map ID:</b> 23
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 12.13	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 14-22-20-036-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Clearing Site

**Additional IDs:**

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

**Comments:** Roads and utilities installed; plat executed 02/08/2008

<b>Project Name:</b> Growing Room Daycare @ Metropolitan	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 24
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 1.50	<b>SF:</b> 16,408	<b>Type:</b> School	<b>Review:</b> Type A
<b>Tax ID:</b> 11-08-36-000-0070	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved

**Additional IDs:**

**Location/Address:** 1271 Metropolitan Blvd.

**Comments:** Under Construction

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

<b>Project Name:</b> Summerfield PUD Phase 1	<b>Lots/Units:</b> 120	<b>Type:</b> Apartments	<b>Map ID:</b> 25
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 19.22	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type A
<b>Tax ID:</b> 21-04-51-000-0120	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved
<b>Additional IDs:</b> 21-04-51-000-0122			
<b>Location/Address:</b> 4910 North Monroe Street			
<b>Comments:</b> Site Plan (LSP080042) completed 06/22/2010. minor mod. U/R; Env. and Bldg. Permits Under Review, 5 bldgs. + clubhouse, 100 2&3br, 20 1br			

<b>Project Name:</b> Park Terrace Townhomes	<b>Lots/Units:</b> 78	<b>Type:</b> Townhouse	<b>Map ID:</b> 26
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 13.90	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 21-23-20-417-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved
<b>Additional IDs:</b>			
<b>Location/Address:</b> East side of Joyner Drive, north of and adjacent to the Old Bainbridge Square Shopping Center			
<b>Comments:</b> Site Plan (TSP060026) signed 02/10/2009; 14 buildings (phase 1: 5 bldgs, 21 units, phase 2: 9 bldgs., 57 units); no recent activity			

<b>Project Name:</b> Fairfield Inn	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 27
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 1.80	<b>SF:</b> 54,414	<b>Type:</b> Hotel	<b>Review:</b> Type A
<b>Tax ID:</b> 31-04-20-417-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b>			
<b>Location/Address:</b> 2997 Apalachee Parkway			
<b>Comments:</b> Under Construction; 97 room Fairfield Inn			

<b>Project Name:</b> Place Townhomes & Condo's	<b>Lots/Units:</b> 20	<b>Type:</b> Multi-Family	<b>Map ID:</b> 28
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 0.98	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Pre-Submittal
<b>Tax ID:</b> 21-36-90-093-9320	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Proposed
<b>Additional IDs:</b>			
<b>Location/Address:</b> 614 West Madison Street			
<b>Comments:</b> Pre-Submittal (TPA110061) completed 09/08/2011; proposed (20) 4-bedroom units			

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

<b>Project Name:</b> Mahan Village Shopping Center	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 29
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 17.80	<b>SF:</b> 130,420	<b>Type:</b> Retail	<b>Review:</b> Type A
<b>Tax ID:</b> 11-21-20-439-0000	<b>SF:</b> 15,000	<b>Type:</b> Retail	<b>Status:</b> Approved
<b>Additional IDs:</b> 11-27-20-210-0000      11-27-20-227-0000			
<b>Location/Address:</b> 3122 Mahan Drive			
<b>Comments:</b> Site Plan (TSP100004) signed 12/07/2010; 67,664 sf Academy Sports, 45,600 sf Publix, 15,000 sf restaurants, 16,000 sf office/medical office			

<b>Project Name:</b> Moody Warehouses	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 30
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 4.77	<b>SF:</b> 34,000	<b>Type:</b> Warehouse	<b>Review:</b> Type A
<b>Tax ID:</b> 21-19-25-000-0100	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved
<b>Additional IDs:</b> 21-19-25-000-0110			
<b>Location/Address:</b> East side of Northwest Passage Rd., west of the intersection of Capital Cir. NW and Hartsfield Rd.			
<b>Comments:</b> Site Plan (TSP090027) signed 09/11/2009, expires August 2012; 3 warehouse bldg's (10,000. 12,000 and 12,000 sq. ft.)			

<b>Project Name:</b> Metropolitan Lot 12	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 31
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 5.92	<b>SF:</b> 43,431	<b>Type:</b> Office	<b>Review:</b> Type B
<b>Tax ID:</b> 11-08-36-000-0120	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved
<b>Additional IDs:</b>			
<b>Location/Address:</b> 1260 Metropolitan Blvd.			
<b>Comments:</b> Site Plan (TSP100007) signed 07/01/2010, Environmental Permit (TEM10037) issued 07/07/2010, building permit U/R, 3-story office bldg.			

<b>Project Name:</b> Paeonia Place Subdivision	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 32
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 26.71	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Preliminary Plat
<b>Tax ID:</b> 41-13-20-023-0010	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b> 41-13-20-023-0020      41-13-20-023-0030      41-13-20-023-0040      41-13-20-023-0050      41-13-20-023-0060			
<b>Location/Address:</b> North and south sides of Four Points Way, approx. 100 feet west of South Adams St.			
<b>Comments:</b> 15 units completed, 2 under review as of 09/09/2011			

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

<b>Project Name:</b> Stadium Properties Apartments	<b>Lots/Units:</b> 36	<b>Type:</b> Apartments	<b>Map ID:</b> 33
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 3.01	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type A
<b>Tax ID:</b> 21-34-20-402-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved

**Additional IDs:**

**Location/Address:** 333 Ausley Road

**Comments:** Site Plan (TSP110019) signed 09/06/2011; 2-story structures, all 3BR units

<b>Project Name:</b> Apalachee Point Apartments	<b>Lots/Units:</b> 200	<b>Type:</b> Apartments	<b>Map ID:</b> 34
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 14.52	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type A
<b>Tax ID:</b> 31-02-20-601-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved

**Additional IDs:**

**Location/Address:** 1405 Southwood Plantation Road

**Comments:** Site Plan (LSP090019) dev. order valid thru 04/2013; 8 three-story buildings plus clubhouse, 108 1BR, 84 2BR, 8 3BR

<b>Project Name:</b> Erin's Ridge	<b>Lots/Units:</b> 92	<b>Type:</b> Single Family	<b>Map ID:</b> 35
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 34.91	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type C
<b>Tax ID:</b> 22-25-20-622-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved

**Additional IDs:**

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

**Comments:** Site Plan (LSP060066) signed 05/01/2008; Env. Permit (LEM070086) issued 09/15/2008; development order valid thru 09/15/2011

<b>Project Name:</b> Celebration Baptist Church	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 36
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 12.44	<b>SF:</b> 45,945	<b>Type:</b> Church	<b>Review:</b> Type B
<b>Tax ID:</b> 11-02-20-003-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Clearing Site

**Additional IDs:**

**Location/Address:** 3300 Shamrock East

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

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

<b>Project Name:</b> Hartsfield Hills	<b>Lots/Units:</b> 28	<b>Type:</b> Townhouse	<b>Map ID:</b> 37
<b>General Type:</b> Residential	<b>Lots/Units:</b> 31	<b>Type:</b> Single Family	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 29.60	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Preliminary Plat
<b>Tax ID:</b> 21-15-20-604-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b> 21-15-20-609-0000			
<b>Location/Address:</b> West side of Old Bainbridge Road, between Interstate 10 and Setting Sun Trail			
<b>Comments:</b> Under Construction, 11 SF detached completed, 1 U/C; 17 townhouse units completed as of 09/08/2011			

<b>Project Name:</b> Flightline Bulk Storage Hangar	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 38
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 1.30	<b>SF:</b> 15,000	<b>Type:</b> Other	<b>Review:</b> Type B
<b>Tax ID:</b> 41-07-20-801-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved
<b>Additional IDs:</b>			
<b>Location/Address:</b> 3474 Capital Circle SW			
<b>Comments:</b> Site Plan (TSP110016) signed 06/01/2011; Minor Modification (TSP110021) signed 07/07/2011; 15,000 sf hangar; building permit issued			

<b>Project Name:</b> Eastside Branch Library	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 39
<b>General Type:</b> Public Facility	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 19.33	<b>SF:</b> 13,200	<b>Type:</b> Public Facility	<b>Review:</b> Type C
<b>Tax ID:</b> 11-24-20-008-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b>			
<b>Location/Address:</b> 1709 Pedrick Road			
<b>Comments:</b> Under Construction			

<b>Project Name:</b> Tallahassee Ranch Club Subdivision	<b>Lots/Units:</b> 162	<b>Type:</b> Single Family	<b>Map ID:</b> 40
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 1,734.00	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 34-30-20-002-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b> 33-25-20-020-0000      33-26-20-203-0000			
<b>Location/Address:</b> Bordered by Old Plank Road on the east, Natural Bridge Road on the north, Wakulla County to the south			
<b>Comments:</b> 8 units completed, 1 under construction as of 09/09/2011			

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

<b>Project Name:</b> Observation Pointe Subdivision	<b>Lots/Units:</b> 63	<b>Type:</b> Single Family	<b>Map ID:</b> 41
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 26.73	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Preliminary Plat
<b>Tax ID:</b> 12-30-20-408-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

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

**Comments:** 1 unit under construction, 5 units issued/approved; 37 units completed as of 09/08/2011

<b>Project Name:</b> Ox Bottom Crest	<b>Lots/Units:</b> 183	<b>Type:</b> Single Family	<b>Map ID:</b> 42
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 52.96	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 14-28-20-402-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Clearing Site

**Additional IDs:**

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

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

<b>Project Name:</b> Retreat Tallahassee-A Cottage Home Community	<b>Lots/Units:</b> 178	<b>Type:</b> Apartments	<b>Map ID:</b> 43
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 33.67	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type A
<b>Tax ID:</b> 21-28-20-001-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Clearing Site

**Additional IDs:**

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

**Comments:** Clearing Site; 109 buildings in total, 710 bedrooms, projected fall 2012 completion

<b>Project Name:</b> Ox Bottom Meadows	<b>Lots/Units:</b> 86	<b>Type:</b> Single Family	<b>Map ID:</b> 44
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 36.36	<b>SF:</b> 36,000	<b>Type:</b> Office	<b>Review:</b> Preliminary Plat
<b>Tax ID:</b> 14-28-20-401-0000	<b>SF:</b> 4,000	<b>Type:</b> Retail	<b>Status:</b> Clearing Site

**Additional IDs:**

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

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

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

<b>Project Name:</b> Immigration Customs & Enforcement Facility	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 45
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 4.25	<b>SF:</b> 24,691	<b>Type:</b> Office	<b>Review:</b> Type A
<b>Tax ID:</b> 21-20-31-000-0040	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b> 21-20-31-000-0050      21-20-31-000-0060      21-20-31-000-0070			
<b>Location/Address:</b> Commonwealth Business Drive			
<b>Comments:</b> Under Construction			

<b>Project Name:</b> The Meadows at Oak Grove	<b>Lots/Units:</b> 24	<b>Type:</b> Single Family	<b>Map ID:</b> 46
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 24.59	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Pre-Submittal
<b>Tax ID:</b> 14-07-25-000-0220	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Proposed
<b>Additional IDs:</b>			
<b>Location/Address:</b> Off Bannerman Road between Bannerman and Meridian Road			
<b>Comments:</b> Pre-Submittal (TPA110024) completed 03/31/2011			

<b>Project Name:</b> Mariana Oaks Phase I & II	<b>Lots/Units:</b> 75	<b>Type:</b> Single Family	<b>Map ID:</b> 47
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 50.00	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type C
<b>Tax ID:</b> 32-08-20-220-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b> 32-08-20-605-0010      32-08-20-214-0000			
<b>Location/Address:</b> Old St. Augustine Road, approx. 1,800 feet east of Williams Road			
<b>Comments:</b> 1 unit completed as of 09/08/2011, plat executed 07/31/2008			

<b>Project Name:</b> 1829 Capital Circle Northeast	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 48
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 1.99	<b>SF:</b> 11,000	<b>Type:</b> Retail	<b>Review:</b> Pre-Submittal
<b>Tax ID:</b> 11-21-20-427-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Proposed
<b>Additional IDs:</b>			
<b>Location/Address:</b> 1829 Capital Circle Northeast			
<b>Comments:</b> Pre-Submittal (TPA110032) completed 05/12/2011; proposed 11,000 sf restaurant with 106 parking spaces			

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

**Project Name:** Pine Dove Estates **Lots/Units:** 144 **Type:** Single Family **Map ID:** 49  
**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

**Project Name:** CarMax Auto Superstore **Lots/Units:** **Type:** **Map ID:** 50  
**General Type:** Commercial **Lots/Units:** **Type:** **Jurisdiction:** City  
**Total Acres:** 7.59 **SF:** 21,463 **Type:** Retail **Review:** Type A  
**Tax ID:** 21-29-20-209-0000 **SF:** **Type:** **Status:** Under Review  
**Additional IDs:**  
**Location/Address:** 3500 West Tennessee Street  
**Comments:** Site Plan (TSP110023) received 06/30/2011; demolition of existing 9,400sf Dodge Country dealership building

**Project Name:** Pebble Brook Subdivision **Lots/Units:** 104 **Type:** Single Family **Map ID:** 51  
**General Type:** Residential **Lots/Units:** 105 **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: 86 SF detached units/33 townhouse units completed as of 09/08/2011

**Project Name:** Place Condo's **Lots/Units:** 158 **Type:** Apartments **Map ID:** 52  
**General Type:** Residential **Lots/Units:** **Type:** **Jurisdiction:** City  
**Total Acres:** 2.68 **SF:** 11,465 **Type:** Commercial **Review:** Pre-Submittal  
**Tax ID:** 21-36-90-101-9420 **SF:** **Type:** **Status:** Proposed  
**Additional IDs:**  
**Location/Address:** 631 West Madison Street  
**Comments:** Pre-Submittal (TPA110062) completed 09/08/2011; Proposed one building, 410 bedrooms, 1/1, 2/2, 3/3 and 4/4 units, total units are estimated

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

<b>Project Name:</b> Westgate Mission	<b>Lots/Units:</b> 130	<b>Type:</b> Group Quarters	<b>Map ID:</b> 53
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 5.04	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type A
<b>Tax ID:</b> 21-29-20-001-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved

**Additional IDs:**

**Location/Address:** 1570 Blountstown Street

**Comments:** Site Plan (TSP100026) signed 02/28/2011; 13 rooming house bldgs. With 10 bedrooms/bldg with a single kitchen and common living area

<b>Project Name:</b> Villa San Michele	<b>Lots/Units:</b> 177	<b>Type:</b> Townhouse	<b>Map ID:</b> 54
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 21.55	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type A
<b>Tax ID:</b> 41-05-20-004-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

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

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

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

<b>Project Name:</b> Adiron Woods Subdivision	<b>Lots/Units:</b> 84	<b>Type:</b> Single Family	<b>Map ID:</b> 55
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 39.75	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Preliminary Plat
<b>Tax ID:</b> 12-17-20-214-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

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

**Comments:** 2 unit under construction, 2 units approved, 43 units completed as of 09/08/2011

<b>Project Name:</b> Capital Place at Southwood	<b>Lots/Units:</b> 216	<b>Type:</b> Apartments	<b>Map ID:</b> 56
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 18.65	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type A
<b>Tax ID:</b> 31-10-20-012-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Review

**Additional IDs:**

**Location/Address:** North side of Orange Ave. East and east of Capital Circle Southeast

**Comments:** Site Plan (TSP110026) received 08/04/2011; 90 1BR, 102 2BR, 24 3BR

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

<b>Project Name:</b> Canopy PUD	<b>Lots/Units:</b> 1,572	<b>Type:</b> Residential	<b>Map ID:</b> 57
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 505.00	<b>SF:</b> 162,927	<b>Type:</b> Commercial	<b>Review:</b> PUD
<b>Tax ID:</b> 11-14-20-405-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved
<b>Additional IDs:</b> 11-15-20-405-0000			
<b>Location/Address:</b> South side of Centerville Road, part of Welaunee Plantation			
<b>Comments:</b> PUD (PRZ070015) approved with conditions 02/23/2011			

<b>Project Name:</b> University Green Condominiums	<b>Lots/Units:</b> 404	<b>Type:</b> Condominiums	<b>Map ID:</b> 58
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 40.23	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 21-29-67-0001	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b> 21-29-20-078-0000			
<b>Location/Address:</b> 3250 West Tennessee Street			
<b>Comments:</b> Under Construction, 98 units completed as of 09/09/2011			

<b>Project Name:</b> St. Augustine Plantation Memory Care	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 59
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 6.83	<b>SF:</b> 16,645	<b>Type:</b> Medical	<b>Review:</b> Type A
<b>Tax ID:</b> 31-04-20-666-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Clearing Site
<b>Additional IDs:</b>			
<b>Location/Address:</b> 2507 Old St Augustine Road			
<b>Comments:</b> Site Plan (TSP110006) signed 06/09/2011; addition to existing assisted living facility, 25 bed memory care facility, building permit under review			

<b>Project Name:</b> Wildwood Presbyterian Church	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 60
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 74.41	<b>SF:</b> 86,708	<b>Type:</b> Church	<b>Review:</b> Type B
<b>Tax ID:</b> 14-07-20-608-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved
<b>Additional IDs:</b> 14-07-20-207-0000			
<b>Location/Address:</b> Northeast corner of the intersection of North Meridian and Ox Bottom Roads			
<b>Comments:</b> Site Plan (TSP070010) approved 02/04/2008, to expire (08/12/2012), expiration extension request granted			

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

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<b>Project Name:</b> Jordan's Pass	<b>Lots/Units:</b> 83	<b>Type:</b> Single Family	<b>Map ID:</b> 61
<b>General Type:</b> Residential	<b>Lots/Units:</b> 64	<b>Type:</b> Townhouse	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 47.39	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type C
<b>Tax ID:</b> 22-36-20-002-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

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

**Comments:** 13 SF detached completed, 2 townhouse units complete as of 09/08/2011, plat executed 10/29/2007, no recent activity

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<b>Project Name:</b> Montejo Subdivision	<b>Lots/Units:</b> 70	<b>Type:</b> Single Family	<b>Map ID:</b> 62
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 17.13	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type C
<b>Tax ID:</b> 31-19-20-224-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

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

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

**Comments:** 39 units completed as of 09/09/2011; plat executed 07/21/2007; no recent activity

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<b>Project Name:</b> Bradford Overlook	<b>Lots/Units:</b> 56	<b>Type:</b> Townhouse	<b>Map ID:</b> 63
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 7.27	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 41-09-20-210-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

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

**Comments:** 14 units completed as of 09/07/2011; No recent activity

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<b>Project Name:</b> Barineau Walk	<b>Lots/Units:</b> 80	<b>Type:</b> Single Family	<b>Map ID:</b> 64
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 20.18	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 22-25-20-410-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved

**Additional IDs:**

**Location/Address:** 851 Barineau Road

**Comments:** Site Plan (LSP08005) completed 12/04/2009, development order valid through 11/10/2012

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

<b>Project Name:</b> Villas at Pine Forest	<b>Lots/Units:</b> 111	<b>Type:</b> Single Family	<b>Map ID:</b> 65
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 38.85	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type C
<b>Tax ID:</b> 41-23-30-000-0030	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

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

**Comments:** Under Construction; 50 units completed and 1 unit under construction as of 09/12/2011

<b>Project Name:</b> Windsor Senior Living at Bull Run	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 66
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 22.26	<b>SF:</b> 65,000	<b>Type:</b> Other	<b>Review:</b> Pre-Submittal
<b>Tax ID:</b> 14-28-20-224-0100	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Proposed

**Additional IDs:**

**Location/Address:**

**Comments:** Pre-Submittal (TPA110025) completed 03/31/2011; proposed 65,000 sf, 100-bed assisted living facility

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

**Additional IDs:**

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

**Comments:** Under Construction: 28 units completed as of 09/09/2011; zero-lot line subdivision

<b>Project Name:</b> Public Safety Complex	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 68
<b>General Type:</b> Public Facility	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 10.60	<b>SF:</b> 88,812	<b>Type:</b> Public Facility	<b>Review:</b> Type B
<b>Tax ID:</b> 11-27-20-851-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved

**Additional IDs:** 11-27-20-853-000

**Location/Address:** Northeast corner of Weems Road and Easterwood Drive

**Comments:** Site Plan (TSP100021) signed 02/04/2011; Emergency Operations Headquarters; 67,493 sf office, 21,319 sf "logistical building"

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

<b>Project Name:</b> The Pavilion at Westcott Lakes	<b>Lots/Units:</b>	<b>Type:</b> Group Quarters	<b>Map ID:</b> 69
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 10.29	<b>SF:</b> 235,000	<b>Type:</b> Other	<b>Review:</b> Type A
<b>Tax ID:</b> 31-21-20-004-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> 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

<b>Project Name:</b> Park Place PUD	<b>Lots/Units:</b> 417	<b>Type:</b> Apartments	<b>Map ID:</b> 70
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b> 263	<b>Type:</b> Residential	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 302.00	<b>SF:</b> 799,000	<b>Type:</b> Commercial	<b>Review:</b> Type D
<b>Tax ID:</b> 21-18-20-003-0000	<b>SF:</b>	<b>Type:</b> Hotel	<b>Status:</b> Under Review

**Additional IDs:** 21-18-20-003-0001      21-18-20-003-0002      21-18-20-003-0003

**Location/Address:** Northwest and Northeast Intersections of Capital Circle NW and Interstate 10

**Comments:** Site Plan (LSP110010) Tech. Review 09/21/2011; Proposed hotel, resid., comm./retail uses & open space; 152 sf detached/111 townhouse units

<b>Project Name:</b> Uncle Bob's Self Storage Expansion	<b>Lots/Units:</b>	<b>Type:</b>	<b>Map ID:</b> 71
<b>General Type:</b> Commercial	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 18.64	<b>SF:</b> 24,000	<b>Type:</b> Warehouse	<b>Review:</b> Type A
<b>Tax ID:</b> 21-32-20-209-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Review

**Additional IDs:**

**Location/Address:** Northwest Intersection of Moore Circle and Capital Circle SW

**Comments:** Site Plan (LSP110033) applied 09/01/2011; Demo. Of existing 7,000 sf storage/warehouse & construction of 24,000sf self-storage buildings (2)

<b>Project Name:</b> Chason Woods Conservation Subdivision	<b>Lots/Units:</b> 498	<b>Type:</b> Single Family	<b>Map ID:</b> 72
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 697.20	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type C
<b>Tax ID:</b> 46-13-20-403-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Proposed

**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, May 2010 Leon County Board of CC voted to continue application indefinitely

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

<b>Project Name:</b> Hartsfield Place	<b>Lots/Units:</b> 20	<b>Type:</b> Townhouse	<b>Map ID:</b> 73
<b>General Type:</b> Residential	<b>Lots/Units:</b> 42	<b>Type:</b> Single Family	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 20.34	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Preliminary Plat
<b>Tax ID:</b> 21-15-20-210-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction
<b>Additional IDs:</b> 21-15-20-605-0000			

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

**Comments:** Under Construction, 16 townhouse units completed, 12 single family detached completed as of 09/08/2011

<b>Project Name:</b> RR Square Shipping Container Project	<b>Lots/Units:</b> 32	<b>Type:</b> Multi-Family	<b>Map ID:</b> 74
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 1.70	<b>SF:</b> 3,788	<b>Type:</b> Office	<b>Review:</b> Pre-Submittal
<b>Tax ID:</b> 41-01-20-216-0000	<b>SF:</b> 14,077	<b>Type:</b> Retail	<b>Status:</b> Proposed

**Additional IDs:**

**Location/Address:** 602 McDonnell Drive

**Comments:** Pre-Submittal (TPA110041) completed 06/23/2011; TPA110007 completed 02/03/2011, 35mf units, 2,128sf commercial, 3,792sf office

<b>Project Name:</b> River's Landing	<b>Lots/Units:</b> 244	<b>Type:</b> Single Family	<b>Map ID:</b> 75
<b>General Type:</b> Residential	<b>Lots/Units:</b> 99	<b>Type:</b> Townhouse	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 79.15	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type C
<b>Tax ID:</b> 25-36-20-853-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

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

**Comments:** Under Construction; 52 single-family detached units completed, 3 issued as of 09/08/2011

<b>Project Name:</b> Walgreens at Monroe and Tennessee	<b>Lots/Units:</b> 1	<b>Type:</b> Residential	<b>Map ID:</b> 76
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 0.97	<b>SF:</b> 22,000	<b>Type:</b> Office	<b>Review:</b> Type A
<b>Tax ID:</b> 21-36-40-101-3630	<b>SF:</b> 15,500	<b>Type:</b> Commercial	<b>Status:</b> 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 sf active use

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

**Project Name:** Magnolia Drive Redevelopment

**Lots/Units:**

**Type:**

**Map ID: 77**

**General Type:** Commercial

**Lots/Units:**

**Type:**

**Jurisdiction:** City

**Total Acres:** 3.28

**SF:** 48,100 **Type:** Office

**Review:** Type A

**Tax ID:** 11-31-20-445-0000

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

**Status:** Under Review

**Additional IDs:**

**Location/Address:** 345 South Magnolia Drive

**Comments:** Site Plan (TSP110024) received 07/27/2011; demo existing structure/const. of 4,100 sf bank, 3,500 sf ff restaurant and 44,000 sf medical office

**Project Name:** Auto Owners Insurance Company at Summit East

**Lots/Units:**

**Type:**

**Map ID: 78**

**General Type:** Commercial

**Lots/Units:**

**Type:**

**Jurisdiction:** City

**Total Acres:** 5.00

**SF:** 19,150 **Type:** Office

**Review:** Type A

**Tax ID:** 12-17-27- B0040

**SF:**

**Type:**

**Status:** Approved

**Additional IDs:**

**Location/Address:** 2066 Summit Lake Drive

**Comments:** Site Plan (TSP110005) signed 03/30/2011; Building permit under review; 13,000sf proposed expansion in Phase 2

**Project Name:** Mission San Miguel

**Lots/Units:**

86 **Type:** Single Family

**Map ID: 79**

**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:** 16 units completed as of 09/09/2011; no recent activity

**Project Name:** Evening Rose

**Lots/Units:**

99 **Type:** Residential

**Map ID: 80**

**General Type:** Residential

**Lots/Units:**

**Type:**

**Jurisdiction:** City

**Total Acres:** 22.50

**SF:**

**Type:**

**Review:** Preliminary Plat

**Tax ID:** 11-28-20-008-0000

**SF:**

**Type:**

**Status:** Under Construction

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

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

**Comments:** 17 units completed as of 09/08/2011; Also I.D.s 11-28-03-000-0020 - 0080

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

<b>Project Name:</b> Chastain Manor	<b>Lots/Units:</b> 20	<b>Type:</b> Single Family	<b>Map ID:</b> 81
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> County
<b>Total Acres:</b> 8.29	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> Type B
<b>Tax ID:</b> 14-08-20-407-0040	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Approved

**Additional IDs:**

**Location/Address:** West end of Greenridge Trail

**Comments:** Site Plan (LSP100003) completed 02/28/2011; Env. Permit approved 03/14/2011

<b>Project Name:</b> Bull Run	<b>Lots/Units:</b> 471	<b>Type:</b> Single Family	<b>Map ID:</b> 82
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 427.00	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> PUD
<b>Tax ID:</b> 14-28-20-224-0100	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

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

**Comments:** Unit 3: 9 units completed; Unit 4: 71 units completed, 5 units U/C; Unit 5: 57 units completed, 3 units U/C as of 09/08/2011

<b>Project Name:</b> West End Village UPUD	<b>Lots/Units:</b> 126	<b>Type:</b> Apartments	<b>Map ID:</b> 83
<b>General Type:</b> Residential	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 2.07	<b>SF:</b> 16,000	<b>Type:</b> Retail	<b>Review:</b> Type B
<b>Tax ID:</b> 21-35-45- E0030	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Review

**Additional IDs:** 21-35-45- E0040      21-35-45- E0050      21-35-45- E0060      21-35-45- E0070      21-35-45- E0080

**Location/Address:** North side of West Call Street, between Whitehall Street and Conradi Street

**Comments:** Site Plan (TSP110030) received 08/18/2011; proposed 8 studio/1br, 39 2br, 9 3br, 70 4br, 6 stories inc. ground level retail ; also E0090, E0100

<b>Project Name:</b> Southwood	<b>Lots/Units:</b> 4,770	<b>Type:</b>	<b>Map ID:</b> 84
<b>General Type:</b> Mixed Use	<b>Lots/Units:</b>	<b>Type:</b>	<b>Jurisdiction:</b> City
<b>Total Acres:</b> 3,322.00	<b>SF:</b>	<b>Type:</b>	<b>Review:</b> DRI
<b>Tax ID:</b> 31-10-20-012-0000	<b>SF:</b>	<b>Type:</b>	<b>Status:</b> Under Construction

**Additional IDs:**

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

**Comments:** 18 single-family detached units under construction as of 09/09/2011

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

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