

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Sable Chase Subdivision	Lots/Units: 84	Type: Single Family	Map ID: 1
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 29.18	SF:	Type:	Review: Type C
Tax ID: 14-08-20-406-0000	SF:	Type:	Status: Under Construction

Additional IDs:

Location/Address: North of Bannerman Road, next to Killlearn Lakes II

Comments: Under Construction; 44 completed, 33 under construction as of 10/03/2005

Project Name: Killlearn Lakes Plaza	Lots/Units:	Type:	Map ID: 2
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 17.51	SF: 241,500	Type: Commercial	Review: Type B
Tax ID: 14-09-20-403-0000	SF:	Type:	Status: Approved

Additional IDs:

Location/Address: North of Deerlake South, between Tekesta Drive and Kinhega Drive

Comments: Site Plan (LSP030008) signed 01/21/2004; vested up to 241,500 sq. ft. commercial

Project Name: Bradfordville Commercial Development	Lots/Units:	Type:	Map ID: 3
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 76.00	SF: 81,950	Type: Commercial	Review: Type B
Tax ID: 14-22-20-210-0010	SF:	Type:	Status: Under Construction

Additional IDs: 14-22-20-802-0000 14-22-20-210-0020 14-22-20-210-0030 14-22-20-210-0040 14-22-20-210-0050

Location/Address: Southwest corner area of Bannerman Road and Thomasville Road

Comments: Site Plan (LSP030039) signed 01/21/2004; Also I.D.'s 14-22-20-210-0060, 0070, 0080

Project Name: Bradfordville First Baptist Church	Lots/Units:	Type:	Map ID: 4
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 20.00	SF: 39,565	Type: Church	Review: Type C
Tax ID: 14-22-20-210-0060	SF:	Type:	Status: Under Construction

Additional IDs:

Location/Address: Southwest corner of Thomasville Road and Lauder Place

Comments: Under Construction; estimated mid-2006 completion

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Project Name: Velda Oaks Plantation	Lots/Units: 64	Type: Townhouse	Map ID: 5
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 12.13	SF:	Type:	Review: PUD
Tax ID: 14-22-20-036-0000	SF:	Type:	Status: Under Review

Additional IDs:

Location/Address: 6480 Velda Woods Drive

Comments: PUD Concept Plan (LSP050045) applied 07/27/2005; Pre-Application for Type B Site Plan (LPA05028) received 09/07/2005

Project Name: Four Oaks Community Church	Lots/Units:	Type:	Map ID: 6
General Type: Public Facility	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 20.00	SF: 53,575	Type: Church	Review: Type B
Tax ID: 14-23-20-222-0000	SF:	Type:	Status: Approved

Additional IDs:

Location/Address: Bradfordville Road, east of Velda Dairy Road

Comments: Site Plan (LSP040027) signed 08/18/2004

Project Name: Centerville Farms	Lots/Units: 200	Type: Single Family	Map ID: 7
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 Review

Additional IDs: 15-20-20-034-0000 15-17-20-224-0000

Location/Address: Northwest corner of Pisgah Church Road and Centerville Road

Comments: Site Plan (LSP050052) applied 08/10/2005; Technical Review 09/28/2005; PUD Concept Plan (LSP040009) signed 10/13/2004

Project Name: Bull Run	Lots/Units: 218	Type: Single Family	Map ID: 8
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 2: 87 units (68.2 ac) U/C; Unit 3 PP 36 units (45.7 ac) approved 03/05; Unit 4 PP 118 units appr. 09/05; Unit 5 Pre-Sub 122 units 04/05

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Project Name: Ox Bottom Hills	Lots/Units: 204	Type: Townhouse	Map ID: 9
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 52.96	SF:	Type:	Review: PUD
Tax ID: 14-28-20-402-0000	SF:	Type:	Status: Approved

Additional IDs:

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

Comments: Pre-Application (TPA040146) completed 12/20/2004; Part of Ox Bottom Hills PUD

Project Name: Ox Bottom Meadows	Lots/Units: 86	Type: Single Family	Map ID: 10
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 36.36	SF:	Type:	Review: PUD
Tax ID: 14-28-20-401-0000	SF:	Type:	Status: Approved

Additional IDs:

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

Comments: Pre-Application (TPA040145) completed 12/20/2004; Part of Ox Bottom Meadows PUD

Project Name: Palafox Preserve PUD	Lots/Units: 36	Type: Single Family	Map ID: 11
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 28.00	SF: 36,000	Type: Other	Review: PUD
Tax ID: 11-08-51-009-0910	SF:	Type:	Status: Under Review

Additional IDs: 11-08-51-010-1000 11-08-51-011-1100

Location/Address: Intersection of Martin Hurst Road and Timberlane Road

Comments: Site Plan (LSP050060) applied 08/24/2005; 36,000 sq. ft. of non-residential, neighborhood commercial, 36 unit residential

Project Name: Metropolitan Corporate Center	Lots/Units:	Type:	Map ID: 12
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 27.54	SF: 300,000	Type: Commercial	Review: Type A
Tax ID: 11-08-20-620-0000	SF:	Type:	Status: Approved

Additional IDs: 11-08-20-640-0000 11-08-20-622-0000 11-08-20-626-0000 11-08-20-681-0000 11-08-51-001-0010

Location/Address: Northeast corner of Thomasville Road and Live Oak Plantation Road

Comments: PUD 53; 12 lot subdivision; Site Plan (TSP040105) signed 01/28/2005, office component parking areas; Also tax I.D. 11-08-51-016-1600

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Project Name: Buckhead Phase III	Lots/Units: 81	Type: Single Family	Map ID: 13
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 68.60	SF:	Type:	Review: Preliminary Plat
Tax ID: 11-11-20-004-0000	SF:	Type:	Status: Under Construction
Additional IDs: 11-11-20-011-0000 11-11-20-016-0000			
Location/Address: East Hannon Hill Drive, between Muirwood Court and Dead end			
Comments: Under Construction, 9 completed, 18 under construction, 6 permits applied for as of 09/30/2005			

Project Name: Regional Center Office Park	Lots/Units:	Type:	Map ID: 14
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 11.00	SF: 30,420	Type: Office	Review: Type A
Tax ID: 11-16-20-433-0000	SF: 48,000	Type: Office	Status: Under Construction
Additional IDs:			
Location/Address: East side of Centerville Road, at the intersection of Settlement Road			
Comments: 31,046 sq. ft. building under construction; Lots 5&6, Site Plan (TSP050023) signed 07/08/2005, one 2-story and four 1-story bldgs.			

Project Name: Westminster Oaks Phases 6 & 7	Lots/Units: 49	Type: Group Quarters	Map ID: 15
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 18.50	SF:	Type:	Review: Type A
Tax ID: 11-14-20-602-0000	SF:	Type:	Status: Approved
Additional IDs:			
Location/Address: 4158 Covenant Lane			
Comments: Site Plan (LSP050043) completed 09/06/2005; addition to an existing residential retirement community			

Project Name: Devoe Moore Antique Car Museum	Lots/Units:	Type:	Map ID: 16
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 16.71	SF: 90,000	Type: Other	Review: Type B
Tax ID: 12-18-20-002-0000	SF:	Type:	Status: Under Review
Additional IDs:			
Location/Address: Northwest corner of Mahan Drive and I-10 interchange			
Comments: Site Plan (TSP050080) received 09/23/2005; 2-story antique car museum facility			

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Project Name: Country Inn & Suites	Lots/Units:	Type:	Map ID: 17
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 2.75	SF: 30,613	Type: Hotel	Review: Type A
Tax ID: 12-18-15-A0030	SF:	Type:	Status: Approved

Additional IDs:

Location/Address: West side of Walden Road, approx. 500 feet south of Mahan Drive

Comments: Site Plan (TSP050032) signed 09/13/2005; Environmental Permit (TEM050208) applied 09/15/2005; 60 room, 3-story hotel

Project Name: Adiron Woods Subdivision	Lots/Units: 84	Type: Single Family	Map ID: 18
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 39.75	SF:	Type:	Review: Preliminary Plat
Tax ID: 12-17-20-214-0000	SF:	Type:	Status: Clearing Site

Additional IDs:

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

Comments: Clearing Site as of 09/30/2005

Project Name: Staybridge Hotel	Lots/Units:	Type:	Map ID: 19
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 3.17	SF: 79,016	Type: Hotel	Review: Type B
Tax ID: 12-17-25-A0010	SF:	Type:	Status: Under Construction

Additional IDs:

Location/Address: West side of the intersection of Apex Drive and Summit Lake Drive, just south of Mahan Drive

Comments: Site Plan (TSP040087) signed 01/03/2005; Retaining wall under construction; Bldg. Permit applied for 02/03/2005; 104-room hotel

Project Name: San Miguel Subdivision	Lots/Units: 86	Type: Single Family	Map ID: 20
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 258.77	SF:	Type:	Review: Pre-Application
Tax ID: 12-15-20-040-0000	SF:	Type:	Status: Proposed

Additional IDs:

Location/Address: 2235 Chaires Crossing Road

Comments: Pre-Application (LPA05015) completed 08/10/2005

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Project Name: Select Medical	Lots/Units:	Type:	Map ID: 21
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 21.10	SF: 46,147	Type: Other	Review: Type B
Tax ID: 11-29-20-212-0000	SF:	Type:	Status: Under Review

Additional IDs:

Location/Address: Approx. 500 feet north of Miccosukee Road, lying south of and adjacent to Betton Oaks Subdivision

Comments: Site Plan (TSP050071) received 09/09/2005; Pre-Application (TPA050108) completed 08/15/2005; 29-bed Long Term Acute Care Hospital

Project Name: Evergreens at Mahan	Lots/Units: 412	Type: Apartment	Map ID: 22
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 24.56	SF:	Type:	Review: Type B
Tax ID: 11-28-20-071-0000	SF:	Type:	Status: Under Construction

Additional IDs:

Location/Address: Southwest corner of Mahan Drive and Riggins Road

Comments: Under Construction; 209 Units under construction, 83 units completed as of 10/05/2005

Project Name: People's First Commercial Center	Lots/Units:	Type:	Map ID: 23
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 4.50	SF: 26,500	Type: Office/Retail	Review: Type A
Tax ID: 11-28-29-B0020	SF:	Type:	Status: Approved

Additional IDs:

Location/Address: Southeast corner of Mahan Drive and Riggins Road

Comments: Site Plan (TSP050030) signed 08/17/2005; includes a bank, office and restaurant space

Project Name: Mahan Professional Center	Lots/Units:	Type:	Map ID: 24
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 4.43	SF: 49,000	Type: Office	Review: Type B
Tax ID: 11-28-17-000-0020	SF:	Type:	Status: Under Construction

Additional IDs:

Location/Address: Northeast corner of Mahan Drive and Riggins Road

Comments: Under Construction; Building 1, 7,540 sq. ft., Building 2, 8,000 sq. ft., Building 6, 10,004 sq. ft.

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Project Name: Evening Rose **Lots/Units:** 89 **Type:** Townhouse **Map ID:** 25
General Type: Residential **Lots/Units:** **Type:** **Jurisdiction:** City
Total Acres: 22.50 **SF:** **Type:** **Review:** Preliminary Plat
Tax ID: 11-28-20-012-0000 **SF:** **Type:** **Status:** Under Review
Additional IDs: 11-28-20-013-0000 11-28-20-015-0000 11-28-20-026-0000 11-28-20-027-0000 11-28-20-043-0000
Location/Address: General area north of Mahan Drive and north of Jaydell Circle
Comments: Preliminary Plat (TSD050031) rec. 06/10/2005; Also tax I.D. 11-28-20-045, 046, 047, 048, 051, 059, 063, 064-0000; single/two family res. Units

Project Name: Robert C. Dean Commercial Development **Lots/Units:** **Type:** **Map ID:** 26
General Type: Commercial **Lots/Units:** **Type:** **Jurisdiction:** City
Total Acres: 3.73 **SF:** 16,000 **Type:** Retail **Review:** Type A
Tax ID: 11-21-20-420-0000 **SF:** 24,000 **Type:** Office **Status:** Under Review
Additional IDs:
Location/Address: Southeast corner of Capital Circle NE and Alexis Lane
Comments: Site Plan (TSP050025) received 04/14/2005

Project Name: Alexis Capital Commerce Center **Lots/Units:** **Type:** **Map ID:** 27
General Type: Commercial **Lots/Units:** **Type:** **Jurisdiction:** City
Total Acres: 4.07 **SF:** 40,000 **Type:** Office/Warehouse **Review:** Type A
Tax ID: 11-21-20-418-0000 **SF:** **Type:** **Status:** Approved
Additional IDs:
Location/Address: East side of Capital Circle NE, approx. 280 feet south of Alexis Lane
Comments: Site Plan (TSP040081) signed 09/14/2005; Demolition of 3 residential units

Project Name: Park Charleston **Lots/Units:** 105 **Type:** Single Family **Map ID:** 28
General Type: Residential **Lots/Units:** **Type:** **Jurisdiction:** City
Total Acres: 32.44 **SF:** **Type:** **Review:** Preliminary Plat
Tax ID: 11-22-51-J2370 **SF:** **Type:** **Status:** Approved
Additional IDs:
Location/Address: South side of Miccosukee Road, between Capital Circle NE and Dax Court
Comments: Preliminary Plat (TSD030041) signed 05/12/2004; Amended Environmental Permits applied 08/19/2005

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Project Name: Parkview Pointe Subdivision	Lots/Units: 63	Type: Single Family	Map ID: 29
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: Approved
Additional IDs:			
Location/Address: South end of Nabb Road			
Comments: Preliminary Plat (TSD050011) signed 07/12/2005; Environmental Permit (TEM050168) applied 07/22/2005			

Project Name: Governor's Crossing Publix	Lots/Units:	Type:	Map ID: 30
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 6.82	SF: 62,031	Type: Retail	Review: Type B
Tax ID: 11-32-20-004-0000	SF:	Type:	Status: Under Construction
Additional IDs:			
Location/Address: Northeast corner of Blair Stone Road and Park Avenue East			
Comments: Under Construction; 46,031 sq. ft. Publix, 10,000 sq. ft. "Retail A", 10 units; 6,000 sq. ft. "Retail B", 5 units.			

Project Name: Ashton Park	Lots/Units: 107	Type: Condo	Map ID: 31
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 9.12	SF:	Type:	Review: Type A
Tax ID: 11-32-20-401-0000	SF:	Type:	Status: Approved
Additional IDs:			
Location/Address: End of Evangeline Way, approx. 1,000 ft. from Apalachee Parkway			
Comments: Site Plan (TSP040077) signed 11/04/2004; Environmental Permit (TEM050095) applied 05/02/2005			

Project Name: Hilton Garden Inn	Lots/Units:	Type:	Map ID: 32
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 3.15	SF: 54,425	Type: Hotel	Review: Type B
Tax ID: 31-05-20-041-0000	SF:	Type:	Status: Under Construction
Additional IDs:			
Location/Address: Northwest corner of Blairstone Road and Old St. Augustine Road			
Comments: Under Construction; 85 room hotel			

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Project Name: Courts of Idlewild	Lots/Units: 106	Type: Condo	Map ID: 33
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 12.20	SF:	Type:	Review: Pre-Submittal
Tax ID: 31-03-20-407-0000	SF:	Type:	Status: Proposed
Additional IDs: 31-03-20-408-0000 31-03-20-410-0000			
Location/Address: West side of Idlewild Drive, approx. 800 ft. south of Apalachee Parkway			
Comments: Pre-Submittal (TPA050127) completed 09/09/2005			

Project Name: Value Place East @ Lincoln Square Subdivision	Lots/Units:	Type:	Map ID: 34
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 7.54	SF:	Type: Hotel	Review: Pre-Submittal
Tax ID: 31-03-20-036-0000	SF:	Type:	Status: Proposed
Additional IDs:			
Location/Address: North side of Apalachee Parkway, approx. 1,600 feet east of Idlewild Drive			
Comments: Pre-Submittal (TPA050133) completed 09/22/2005; 121 room motel			

Project Name: Fountain Retail Center	Lots/Units:	Type:	Map ID: 35
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 3.90	SF: 27,700	Type: Retail	Review: Type A
Tax ID: 31-03-20-045-0000	SF:	Type:	Status: Under Review
Additional IDs:			
Location/Address: North side of Apalachee Parkway approx. 100 feet west of Copper Creek Drive			
Comments: Site Plan (TSP050081) received 09/29/2005; Pre-Submittal (TPA050111) completed 08/11/2005; one-story retail building			

Project Name: Apalachee Hills	Lots/Units: 84	Type: Townhouse	Map ID: 36
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 15.80	SF:	Type:	Review: Type C
Tax ID: 31-02-20-411-0000	SF:	Type:	Status: Clearing Site
Additional IDs: 31-02-20-427-0000 31-02-20-034-0000 31-02-20-099-0000			
Location/Address: East side of Quazar Road, south of Apalachee Parkway			
Comments: Clearing Site as of 09/30/2005; Site Plan (LSP040044) issued 01/12/2005; 84 single family attached homes			

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Project Name: Garden Oaks of Piney Z	Lots/Units: 88	Type: Townhouse	Map ID: 37
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 14.92	SF:	Type:	Review: Preliminary Plat
Tax ID: 31-02-20-001-0000	SF:	Type:	Status: Approved
Additional IDs: 31-02-20-043-0000 31-02-20-047-0000			
Location/Address: East side of Virgil Road, approx. 200 feet south of Planters Ridge Drive			
Comments: Preliminary Plat (TSD050046) approved 09/26/2005; Pre-Application (TPA050101) completed 08/01/2005			

Project Name: March Road Subdivision	Lots/Units: 61	Type: Single Family	Map ID: 38
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 12.79	SF:	Type:	Review: Pre-Application
Tax ID: 31-01-20-201-0000	SF:	Type:	Status: Proposed
Additional IDs: 31-01-20-202-0000			
Location/Address: 1127 March Road			
Comments: Pre-Application (LPA05030) received 09/21/2005			

Project Name: Hampton Creek	Lots/Units: 170	Type: Townhouse	Map ID: 39
General Type: Residential	Lots/Units: 56	Type: Single Family	Jurisdiction: County
Total Acres: 24.09	SF:	Type:	Review: Type C
Tax ID: 31-01-20-406-0000	SF:	Type:	Status: Under Construction
Additional IDs: 31-01-20-407-0000			
Location/Address: Southwest corner of Apalachee Parkway and Mt. Sinai Road			
Comments: Under Construction; 32 SF detached issued, 11 completed, 39 townhouse issued, 20 completed all as of 09/29/2005			

Project Name: Water Oak Crossing	Lots/Units: 71	Type: Apartment	Map ID: 40
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 6.81	SF:	Type:	Review: Type A
Tax ID: 31-07-20-203-0000	SF:	Type:	Status: Approved
Additional IDs: 31-07-20-204-0000 31-07-20-205-0000 31-07-20-206-0000 31-07-20-209-0000 31-07-20-276-0000			
Location/Address: Southwest corner of the intersection of Magnolia and Country Club Drives			
Comments: Site Plan (TSP050049) approved 07/14/2005, Foster Development in March 2005 report			

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Project Name: Brighton Place	Lots/Units: 209	Type: Condo	Map ID: 41
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 45.94	SF:	Type:	Review: Type B
Tax ID: 31-09-20-205-0000	SF:	Type:	Status: Under Construction
Additional IDs: 31-09-20-206-0000 31-09-20-208-0000 31-09-20-221-0000 31-09-20-224-0000 31-09-20-273-0000			

Location/Address: East side of Paul Russell Road, approx. 200 feet south of Treeo Lane
Comments: Under Construction; 48 units UC as of 09/29/2005, permits for remaining units applied for

Project Name: Monday Road Condominiums	Lots/Units: 66	Type: Condo	Map ID: 42
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 8.31	SF:	Type:	Review: Type B
Tax ID: 31-09-20-643-0020	SF:	Type:	Status: Approved
Additional IDs:			

Location/Address: South side of Monday Road
Comments: Site Plan (TSP040063) signed 04/27/2005

Project Name: Berkley Place	Lots/Units: 206	Type: Apartment	Map ID: 43
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 26.17	SF:	Type:	Review: Pre-Submittal
Tax ID: 31-09-20-643-0010	SF:	Type:	Status: Proposed
Additional IDs:			

Location/Address: Southeast corner of Monday Court and Duchaine Drive
Comments: Pre-Submittal (TPA040150) completed 01/06/2005

Project Name: Southwood MDR-12	Lots/Units: 248	Type: Apartment	Map ID: 44
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 19.44	SF:	Type:	Review: Type A
Tax ID: 31-16-22-B0010	SF:	Type:	Status: Clearing Site
Additional IDs: 31-16-24-000-0010			

Location/Address: East side of Capital Circle SE, with the north property line across from the end of Monday Street
Comments: Clearing Site as of 09/30/2005; Site Plan (TSP040090) approved 12/02/2004; Building permits applied for 06/01/2005

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Project Name: Southwood Unit 27	Lots/Units:	Type:	Map ID: 45
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 34.16	SF: 150,000	Type: Office	Review: Preliminary Plat
Tax ID: 31-10-20-012-0000	SF:	Type:	Status: Approved

Additional IDs:

Location/Address: Southwest corner of Blair Stone Road and Capita Circle Southeast

Comments: Preliminary Plat (TSD050034) approved 09/26/2005; Subdivision of the site into 13 office/commercial lots totaling 150,000 sq. ft.

Project Name: Southeast Corporate Federal Credit Union	Lots/Units:	Type:	Map ID: 46
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 3.75	SF: 31,524	Type: Office	Review: Type A
Tax ID: 31-16-26-C0100	SF:	Type:	Status: Approved

Additional IDs: 31-16-26-C0110 31-16-26-C0120

Location/Address: West side of Coolidge Court, approx. 1,400 feet south of Blairstone Road

Comments: Site Plan (TSP050034) signed 07/13/2005; Building Permit (TBB052496) applied 09/02/2005

Project Name: Pine Dove Estates	Lots/Units: 144	Type: Single Family	Map ID: 47
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: Under Review

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 Plan (LSP050046) applied 07/27/2005; Pre-Application (LPA05012) completed 05/04/2005; Also I.D. 32-21-20-201-0000

Project Name: Tallahassee Ranch Club Subdivision	Lots/Units: 149	Type: Single Family	Map ID: 48
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 1,622.00	SF:	Type:	Review: Type B
Tax ID: 34-30-20-002-0000	SF:	Type:	Status: Under Review

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: Site Plan (LSP050020) applied 03/23/2005; Pre-Application (LPA04027) completed 09/15/2004

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Project Name: Dry Creek Run	Lots/Units: 98	Type: Single Family	Map ID: 49
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 26.15	SF:	Type:	Review: Preliminary Plat
Tax ID: 31-18-20-001-0000	SF:	Type:	Status: Under Construction

Additional IDs:

Location/Address: South of Paul Russell Road, at dead end of Jim Lee Road

Comments: Under Construction, 60 units under construction, 36 units constructed as of 09/29/2005

Project Name: Dry Creek Run Phase 2	Lots/Units: 42	Type: Single Family	Map ID: 50
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 10.35	SF:	Type:	Review: Preliminary Plat
Tax ID: 31-18-20-034-0000	SF:	Type:	Status: Under Review

Additional IDs:

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

Comments: Preliminary Plat (TSD050051) received 09/09/2005; Pre-Application (TPA040147) completed 12/20/2004

Project Name: Southern Grove Subdivision	Lots/Units: 141	Type: Single Family	Map ID: 51
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: Clearing Site

Additional IDs:

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

Comments: Clearing Site as of 09/30/2005, Site Plan (LSP040033) signed 02/24/2005; Environmental Permit (LEM0400084) issued 03/17/2005

Project Name: Montejo Subdivision	Lots/Units: 69	Type: Single Family	Map ID: 52
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 17.48	SF:	Type:	Review: Type C
Tax ID: 31-19-20-224-0000	SF:	Type:	Status: Under Review

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

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

Comments: DRC Meeting date 10/19/2005; Site Plan (LSP050021) applied 03/23/2005; Formerly Belair Road Subdivision

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Lakes at San Marcos	Lots/Units: 312	Type: Apartment	Map ID: 53
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 23.52	SF:	Type:	Review: Type B
Tax ID: 31-30-20-201-0040	SF:	Type:	Status: Under Construction

Additional IDs:

Location/Address: West side of Woodville Highway, approx. 200 feet south of Capital Circle Southeast

Comments: Under Construction, permits issued March 2005

Project Name: Chason Woods	Lots/Units: 230	Type: Single Family	Map ID: 54
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 696.49	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 Road, approx. 1/2 mile south of Oak Ridge Road

Comments: DRC meeting date 09/07/05; Site Plan (LSP050026) applied 04/13/2005; Pre-Application (LPA04023) completed 08/18/2004

Project Name: Villas at Pine Forest	Lots/Units: 111	Type: Single Family	Map ID: 55
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 38.85	SF:	Type:	Review: Type C
Tax ID: 41-23-30-000-0030	SF:	Type:	Status: Clearing Site

Additional IDs:

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

Comments: Clearing Site as of 09/30/2005, Site Plan (LSP040041) signed 11/08/2004; Environmental Permit (LEM0500004) issued 05/17/2005

Project Name: Crawfordville Trace Phase II	Lots/Units: 49	Type: Single Family	Map ID: 56
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 12.81	SF:	Type:	Review: Preliminary Plat
Tax ID: 41-24-20-239-0000	SF:	Type:	Status: Clearing Site

Additional IDs:

Location/Address: North side of Balkin Road, approx.. 100 feet east of B.J. Cox Road

Comments: Clearing Site as of 09/30/2005; Preliminary Plat (TSD050002) signed 04/07/2005; Environmental Permit (TEM050098) issued 08/11/2005

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Grove Park	Lots/Units: 45	Type: Single Family	Map ID: 57
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 9.70	SF:	Type:	Review: Pre-Application
Tax ID: 41-24-20-042-0000	SF:	Type:	Status: Proposed
Additional IDs: 41-24-20-044-0000			
Location/Address: 401 and 425 Straw Lane			
Comments: Pre-Application (LPA05031) completed 10/05/2005			

Project Name: Villages at Wilson Green	Lots/Units: 130	Type: Single Family	Map ID: 58
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 27.13	SF:	Type:	Review: Preliminary Plat
Tax ID: 41-13-20-602-0000	SF:	Type:	Status: Under Construction
Additional IDs:			
Location/Address: South side of Ridge Road, approx. 1/2 mile west of Crawfordville Highway			
Comments: Under Construction; 96 units under construction as of 09/30/2005			

Project Name: Tram Road Crossing	Lots/Units: 56	Type: Apartment	Map ID: 59
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 4.89	SF:	Type:	Review: Type A
Tax ID: 41-13-20-009-0000	SF:	Type:	Status: Approved
Additional IDs:			
Location/Address: South side of Tram Road, approx. 450 ft. east of Woodville Highway			
Comments: Site Plan (TSP040043) signed 08/10/2004; Environmental Permit (TEM040150) issued 03/16/2005			

Project Name: Campus Pointe Apartments	Lots/Units: 180	Type: Apartment	Map ID: 60
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 13.76	SF:	Type:	Review: Type A
Tax ID: 41-12-20-456-0000	SF:	Type:	Status: Under Construction
Additional IDs: 41-12-20-406-0000 41-12-20-407-0000 41-12-20-426-0000 41-12-20-427-0000			
Location/Address: West side of South Adams Street, approx. 900 feet south of Orange Avenue			
Comments: Under Construction; Formerly known as Adams Place Apartments			

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Elementary School "K"	Lots/Units:	Type:	Map ID: 61
General Type: Public Facility	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 8.78	SF: 95,892	Type: School	Review: Type B
Tax ID: 41-11-20-855-0000	SF:	Type:	Status: Approved

Additional IDs:

Location/Address: 2204 Saxon Street

Comments: Site Plan (TSP040101) signed 05/05/2005; Demo. of existing (Bond Elementary) and construction of new elementary school

Project Name: Marquess Pyramid	Lots/Units:	Type:	Map ID: 62
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 0.67	SF: 30,000	Type: Office/Retail	Review: Pre-Submittal
Tax ID: 41-01-70-000-00U0	SF:	Type:	Status: Proposed

Additional IDs: 41-01-70-000-00V0 41-01-70-000-00W0

Location/Address: West side of Main Street, encompassing the block between Osceola and Palm Beach Streets

Comments: Pre-Submittal (TPA050006) completed 01/21/2005

Project Name: Bradford Overlook	Lots/Units: 56	Type: Single Family	Map ID: 63
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: Approved

Additional IDs:

Location/Address: Approx. 400 feet from the northeast corner of Orange Avenue and Rankin Road

Comments: Site Plan (TSP050057) approved 09/26/2005

Project Name: The Tennyson	Lots/Units: 90	Type: Condo	Map ID: 64
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 0.60	SF: 31,144	Type: Office/Retail	Review: PUD
Tax ID: 21-36-40-114-3680	SF: 4,734	Type: Retail	Status: Under Construction

Additional IDs: 21-36-40-118-3695 21-36-40-118-3700

Location/Address: Southeast corner of Monroe and Call Streets

Comments: Under Construction; 14 stories; est. early 2006 completion; Pre-Sub.(TPA050063) rec. 05/2005 for additional 9,535 sq. ft. of retail for restaurant

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Tallahassee Center	Lots/Units: 104	Type: Condo	Map ID: 65
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 0.36	SF: 7,650	Type: Retail	Review: Type A
Tax ID: 21-36-35-000-0050	SF:	Type:	Status: Under Construction

Additional IDs:

Location/Address: Southeast corner intersection of College Avenue and Bronough Street

Comments: Under Construction; 11 stories, estimated March 2006 completion

Project Name: Plaza Tower	Lots/Units: 202	Type: Condo	Map ID: 66
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 0.99	SF: 36,532	Type: Retail	Review: Type A
Tax ID: 21-36-35-000-0020	SF:	Type:	Status: Clearing Site

Additional IDs:

Location/Address: Northeast corner of Bronough and Pensacola Street

Comments: Clearing Site as of 09/30/2005; Building Permit (TBB042858) signed 08/31/2005

Project Name: The Village Mixed-Use Urban PUD	Lots/Units: 147	Type: Condo	Map ID: 67
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 1.48	SF: 25,000	Type: Retail	Review: PUD
Tax ID: 21-36-50-041-5695	SF:	Type:	Status: Approved

Additional IDs: 21-36-50-042-5720 21-36-50-042-5725 21-36-50-042-5730 21-36-50-042-5735 21-36-50-042-5740

Location/Address: Southwest corner of Call Street and Macomb Street

Comments: PUD adopted by City Commission (05-Z-06) 03/09/2005; Also I.D.'s 21-36-50-042-5745 and 21-36-50-042-5755

Project Name: College Park Commons	Lots/Units: 84	Type: Condo	Map ID: 68
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 2.20	SF: 22,000	Type: Commercial	Review: PUD
Tax ID: 21-36-80-013-7160	SF:	Type:	Status: Under Review

Additional IDs: 21-36-80-013-7165 21-36-80-014-7175 21-36-80-014-7180 21-36-80-015-7185

Location/Address: North side of West College Avenue, approx. 350 feet east of North Macomb Street

Comments: Urban PUD review scheduled for 10/10/2005; 2 buildings, 12 floor residential, 4 floor residential/commercial

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Symphony Condominiums	Lots/Units: 83	Type: Condo	Map ID: 69
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 0.76	SF: 8,484	Type: Office/Retail	Review: Type A
Tax ID: 21-36-50-040-5675	SF:	Type:	Status: Approved

Additional IDs:

Location/Address: East side of Copeland Street, approx. 100 feet south of West Call Street

Comments: Site Plan (TSP040093) signed 02/14/2005; Environmental Permit (TEM050206) applied 09/14/2005; 9-story center

Project Name: Residence Inn-Tallahassee	Lots/Units:	Type:	Map ID: 70
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 2.39	SF: 110,589	Type: Hotel	Review: Type A
Tax ID: 21-36-90-068-9200	SF:	Type:	Status: Clearing Site

Additional IDs:

Location/Address: Northwest corner of the intersection of Gaines Street and Railroad Avenue

Comments: Under Construction; Building Permit (TBB051663) issued 09/19/2005; 5 story hotel including 4,695 sq. ft. of retail space

Project Name: Westgate	Lots/Units: 250	Type: Apartment	Map ID: 71
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 2.23	SF:	Type:	Review: Pre-Submittal
Tax ID: 21-35-45-E-0010	SF:	Type:	Status: Proposed

Additional IDs: 21-35-45-E-0020 21-35-45-E-0030 21-35-45-E-0040 21-35-45-E-0050 21-35-45-E-0060

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

Comments: Pre-Submittal (TPA050089) completed 07/01/2005; multi-story student housing complex; Also I.D.'s E-0070, 0080, 0090, 0100 and 0110

Project Name: Osceola Village	Lots/Units: 435	Type: Group Quarters	Map ID: 72
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 5.81	SF:	Type:	Review: Pre-Application
Tax ID: 21-34-81-000-2140	SF:	Type:	Status: Proposed

Additional IDs:

Location/Address: East and West corner of Chapel Drive, south of West Call Street

Comments: Pre-Application (TPA050044) completed 05/03/2005, 435 unit dormitory

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Stadium Overlook	Lots/Units: 50	Type: Condo	Map ID: 73
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 1.00	SF:	Type:	Review: Pre-Submittal
Tax ID: 21-35-20-625-0000	SF:	Type:	Status: Proposed

Additional IDs:

Location/Address: East side of Hayden Drive, approx. 500 feet south of West Pensacola Street

Comments: Pre-Submittal (TPA050072) received 05/19/2005; 3-story underground parking

Project Name: Second Chance School	Lots/Units:	Type:	Map ID: 74
General Type: Public Facility	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 17.70	SF: 63,000	Type: School	Review: Type C
Tax ID: 21-32-20-016-0000	SF:	Type:	Status: Approved

Additional IDs: 21-32-20-005-0000

Location/Address: West side of Blountstown Highway, approx. 2,000 ft. north of West Pensacola Street

Comments: Site Plan approved 11/01/2004; Environmental Permit (TEM050019) issued 03/10/2005; Special purpose school

Project Name: Hamilton Park Lot 7	Lots/Units:	Type:	Map ID: 75
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 3.21	SF: 30,000	Type: Warehouse	Review: Type A
Tax ID: 21-33-20-647-0000	SF:	Type:	Status: Approved

Additional IDs:

Location/Address: East side of Hamilton Park Drive, approx. 400 feet north of Jackson Bluff Road

Comments: Site Plan (TSP040109) signed 02/14/2005; Environmental Permit (TEM050119) issued 09/01/2005

Project Name: Jackson Bluff Village Townhomes, Phase 2	Lots/Units: 88	Type: Townhouse	Map ID: 76
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 10.64	SF:	Type:	Review: Type A
Tax ID: 41-05-20-011-0000	SF:	Type:	Status: Under Review

Additional IDs:

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

Comments: Site Plan (TSP050076) received 09/22/2005, Pre-Submittal (TPA050002) completed 01/13/2005

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Jackson Bluff Village Townhomes	Lots/Units: 82	Type: Townhouse	Map ID: 77
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 10.54	SF:	Type:	Review: Type A
Tax ID: 41-05-20-003-0000	SF:	Type:	Status: Approved
Additional IDs: 41-05-20-004-0000 41-05-20-007-0000			
Location/Address: Southeast corner of Jackson Bluff Road and Capital Circle SW			
Comments: Site Plan (TSP040050) signed 11/09/2004; Environmental Permit (TEM040206) issued 05/26/2005			

Project Name: Barineau Road Subdivision	Lots/Units: 46	Type: Single Family	Map ID: 78
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 11.75	SF:	Type:	Review: Type B
Tax ID: 22-25-20-408-0000	SF:	Type:	Status: Under Review
Additional IDs: 22-25-20-409-0000			
Location/Address: Between Barineau Road and Poplar Drive, approx. 2,300 feet south of West Tennessee Street			
Comments: Site Plan (LSP050033) applied 05/11/2005; Pre-Application (LPA04033) completed 11/04/2004			

Project Name: Jordan's Pass	Lots/Units: 198	Type: Single Family	Map ID: 79
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 47.39	SF:	Type:	Review: Type C
Tax ID: 22-36-20-002-0000	SF:	Type:	Status: Under Review
Additional IDs:			
Location/Address: East side of Barineau Road, north of CSX railroad, approx. 0.6 miles south of US 90			
Comments: Site Plan (LSP050029) applied 04/27/2005; Pre-App. (LPA04036) completed 12/01/2004; 198 unit single family and duplex res. Subdivision			

Project Name: Covington Creek	Lots/Units: 312	Type: Townhouse	Map ID: 80
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 58.55	SF:	Type:	Review: Type C
Tax ID: 22-36-20-202-0000	SF:	Type:	Status: Approved
Additional IDs: 22-36-20-249-0000 22-35-20-022-0000			
Location/Address: North side of Blountstown Highway, between Geddie Road and Barineau Road			
Comments: Site Plan (LSP040055) approved 10/05/2005			

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Russell Bevis Subdivision	Lots/Units: 89	Type: Townhouse	Map ID: 81
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 212.05	SF:	Type:	Review: Pre-Application
Tax ID: 44-14-20-214-0000	SF:	Type:	Status: Proposed
Additional IDs: 44-15-20-401-0000			
Location/Address: North and south sides of Blountstown Highway at Parramore Shores Road intersection			
Comments: Pre-Application (LPA04035) received 11/17/2004; residential cluster subdivision			

Project Name: Country Inn & Suites	Lots/Units:	Type:	Map ID: 82
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 2.72	SF: 37,168	Type: Hotel	Review: Pre-Submittal
Tax ID: 21-14-20-443-0000	SF:	Type:	Status: Proposed
Additional IDs: 21-14-20-421-0000			
Location/Address: East side of Monroe Street, approx. 1/2 mile north of Sharer Road			
Comments: Pre Submittal (TPA050017) completed 03/03/2005; 68-room multi-story hotel			

Project Name: Timber Ridge Phase II	Lots/Units: 46	Type: Townhouse	Map ID: 83
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 3.31	SF:	Type:	Review: Type A
Tax ID: 21-23-20-216-0000	SF:	Type:	Status: Approved
Additional IDs: 21-23-20-218-0000 21-23-20-219-0000 21-23-20-243-0000			
Location/Address: West side of Fred Smith Road, approx. 250 feet north of Stone Road			
Comments: Site Plan (TSP050012) signed 09/20/2005 ; Demo. of 3 existing res. units and construction of 2 two-story townhouse buildings			

Project Name: Goodbread Hills	Lots/Units: 93	Type: Townhouse	Map ID: 84
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 5.49	SF:	Type:	Review: Type A
Tax ID: 21-25-20-981-0000	SF:	Type:	Status: Under Review
Additional IDs:			
Location/Address: 1010 North Macomb Street			
Comments: Site Plan (TSP040107) received 12/29/2004; Redevelopment of site, demolition of existing structures in process			

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Tharpe Street Condominiums	Lots/Units: 81	Type: Condo	Map ID: 85
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 5.88	SF:	Type:	Review: Type B
Tax ID: 21-26-20-001-0000	SF:	Type:	Status: Under Review
Additional IDs: 21-26-20-028-0000			
Location/Address: South side of West Tharpe Street, approx. 500 feet east of Old Bainbridge Road			
Comments: Site Plan (TSP050073) received 09/15/2005; Pre-Submittal (TPA050053) received 04/29/2005			

Project Name: Towne Park Subdivision	Lots/Units: 64	Type: Single Family	Map ID: 86
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 9.52	SF:	Type:	Review: Preliminary Plat
Tax ID: 21-26-20-090-0000	SF:	Type:	Status: Approved
Additional IDs:			
Location/Address: West side of Old Bainbridge Road, approx. 372 feet north of Volusia Street			
Comments: Preliminary Plat (TSD040035) signed 04/11/2005; Env. Permit (TEM05016) complete 09/08/2005; formerly Old Bainbridge Subdivision			

Project Name: Miracle Hill Nursing Center	Lots/Units: 45	Type: Group Quarters	Map ID: 87
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 0.80	SF:	Type:	Review: Type B
Tax ID: 21-26-35-C0010	SF:	Type:	Status: Approved
Additional IDs:			
Location/Address: Northwest corner of Griffin Street and Birmingham Street			
Comments: Site Plan (TSP020069) signed 09/30/2003; Building Permit (TBB042502) approved 09/07/2005			

Project Name: The Highlands	Lots/Units: 42	Type: Apartment	Map ID: 88
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 3.50	SF:	Type:	Review: Pre-Submittal
Tax ID: 21-27-20-008-0000	SF:	Type:	Status: Proposed
Additional IDs: 21-27-20-009-0000			
Location/Address: Southwest corner of High Road and Godby High Road			
Comments: Pre-Submittal (TPA050004) completed 02/24/2005			

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Shoppes at Appleyard	Lots/Units:	Type:	Map ID: 89
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 2.87	SF: 32,000	Type: Office/Retail	Review: Type A
Tax ID: 21-28-20-432-0010	SF:	Type:	Status: Approved
Additional IDs: 21-28-20-432-0020			
Location/Address: North side of West Tennessee Street, approx. 1,200 feet west of Appleyard Drive			
Comments: Site Plan (TSP050035) signed 07/18/2005			

Project Name: Alta Seminole	Lots/Units: 312	Type: Apartment	Map ID: 90
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 20.01	SF:	Type:	Review: Type B
Tax ID: 21-28-20-434-0040	SF:	Type:	Status: Under Construction
Additional IDs:			
Location/Address: North side of West Tennessee Street, approx. 1,200 feet east of Appleyard Drive			
Comments: Under Construction; Building Permits issued 08/15/2005			

Project Name: Baldwin Park Condominiums	Lots/Units: 40	Type: Condo	Map ID: 91
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 3.00	SF:	Type:	Review: Pre-Submittal
Tax ID: 21-21-51-011-1390	SF:	Type:	Status: Proposed
Additional IDs: 21-21-51-011-1400 21-21-51-011-1410			
Location/Address: South side of West Tharpe Street, approx. 200 feet east of Valley Green Drive			
Comments: Pre-Submittal (TPA050046) received 04/21/2005			

Project Name: Pecan Grove	Lots/Units: 50	Type: Townhouse	Map ID: 92
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 4.00	SF:	Type:	Review: Pre-Submittal
Tax ID: 21-21-51-047-2525	SF:	Type:	Status: Proposed
Additional IDs:			
Location/Address: South side of Pecan Road, approx. 600 feet east of Trimble Road			
Comments: Pre-Submittal (TPA050117) completed 08/25/2005; Two-story town homes			

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Pecan Road Townhouses	Lots/Units: 50	Type: Townhouse	Map ID: 93
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 5.00	SF:	Type:	Review: Type A
Tax ID: 21-21-51-070-2760	SF:	Type:	Status: Under Review
Additional IDs: 21-21-51-070-2765 21-21-51-070-2770 21-21-51-070-2775			
Location/Address: North side of Pecan Road, approx. 200 feet east of Pecan Lane			
Comments: Site Plan (TSP050064) received 08/12/2005; Demolition of 3 single-family residences and a daycare facility			

Project Name: Mission Overlook	Lots/Units: 104	Type: Condo	Map ID: 94
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 9.20	SF:	Type:	Review: Type A
Tax ID: 21-21-51-073-2820	SF:	Type:	Status: Clearing Site
Additional IDs: 21-21-51-073-2830 21-21-51-073-2840 21-21-51-074-2850			
Location/Address: Southeast corner of Mission and Hartsfield Roads			
Comments: Clearing Site as of 09-30-2005; Site Plan (TSP040018) approved 06/14/2005			

Project Name: Pecan Road Apartments	Lots/Units: 50	Type: Apartment	Map ID: 95
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 3.98	SF:	Type:	Review: Type B
Tax ID: 21-21-51-039-2285	SF:	Type:	Status: Approved
Additional IDs:			
Location/Address: South side of Pecan Road, approx. 650 feet east of Mission Road			
Comments: Site Plan (TSP040038) signed 01/18/2005; Environmental Permit (TEM050035) applied for 02/10/2005			

Project Name: Commonwealth Drive Warehouses	Lots/Units:	Type:	Map ID: 96
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 11.76	SF: 72,240	Type: Warehouse	Review: Type B
Tax ID: 21-20-31-000-0130	SF:	Type:	Status: Under Construction
Additional IDs: 21-20-31-000-0160 21-20-31-A0020			
Location/Address: East side of Business Drive, approx. 500 feet south of Commonwealth Boulevard			
Comments: Shell Building Permits Issued 08/18-23/2005; Bldgs. 1 and 2: 15,480 sq. ft. each, Bldgs. 3 and 4: 20,640 sq. ft., 72,240 sq. ft. total			

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Kathryn Oaks Cluster Development	Lots/Units: 42	Type: Townhouse	Map ID: 97
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 5.03	SF:	Type:	Review: Preliminary Plat
Tax ID: 21-29-20-001-0000	SF:	Type:	Status: Approved
Additional IDs: 21-29-20-002-0000 21-29-20-071-0000 21-29-20-075-0000			
Location/Address: West side of Blountstown Highway at the intersection of Devoe Street			
Comments: Preliminary Plat (TSD040003) signed 07/23/2004; Environmental Permit (TEM040198) issued 03/01/2005			

Project Name: University Green	Lots/Units: 404	Type: Townhouse	Map ID: 98
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 40.23	SF:	Type:	Review: Type B
Tax ID: 21-29-20-067-0000	SF:	Type:	Status: Clearing Site
Additional IDs: 21-29-20-078-0000			
Location/Address: 3250 West Tennessee Street			
Comments: Clearing Site as of 09/30/2005; Site Plan (TSP040070) signed 01/12/2005			

Project Name: Rossman Dealership	Lots/Units:	Type:	Map ID: 99
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 25.00	SF: 93,000	Type: Commercial	Review: Type B
Tax ID: 21-29-20-218-0000	SF:	Type:	Status: Approved
Additional IDs:			
Location/Address: North side of West Tennessee Street, approx. 1,000 feet east of Capital Circle Northwest			
Comments: Site Plan (TSP050014) signed 07/26/2005; Environmental Permit (TEM050193) applied 08/26/2005; Relocation of Legacy Toyota			

Project Name: Quail Ridge PUD	Lots/Units: 209	Type: Apartment	Map ID: 100
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 10.47	SF:	Type:	Review: PUD
Tax ID: 21-29-20-606-0000	SF:	Type:	Status: Approved
Additional IDs:			
Location/Address: Capital Circle SW, east of Shuler Road			
Comments: PUD Concept Plan (LSP030057) signed 07/14/2004			

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Swank Redevelopment	Lots/Units:	Type:	Map ID: 101
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 6.90	SF: 43,620	Type: Retail	Review: Type A
Tax ID: 21-30-20-002-0000	SF:	Type:	Status: Approved

Additional IDs:

Location/Address: Southwest corner of West Tennessee Street and Capital Circle NW

Comments: Site Plan (TSP050031) signed 09/01/2005; 14,820 sq. ft. Walgreens, 5,690 and 3,416 sq. ft. restaurants, 17,289 sq. ft. retail space

Project Name: Value Price Motel	Lots/Units:	Type:	Map ID: 102
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 3.58	SF: 42,888	Type: Hotel	Review: Type A
Tax ID: 21-30-20-018-0000	SF:	Type:	Status: Under Review

Additional IDs: 21-30-60-B-0030

Location/Address: North side of West Tennessee Street approx. 700 feet west of Capital Circle

Comments: Site Plan (TSP050062) received 08/04/2005; Pre-Submittal (TPA050024) completed 03/11/2005; four-story, 121-room motel

Project Name: Huntley Park	Lots/Units:	Type:	Map ID: 103
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 6.10	SF: 69,375	Type: Office/Warehouse	Review: Type A
Tax ID: 21-19-51-055-1061	SF:	Type:	Status: Under Construction

Additional IDs: 21-19-51-005-1062 21-19-51-005-1063 21-19-51-005-1064

Location/Address: Northwest corner of West Tharpe Street and Capital Circle NW

Comments: Under Construction; Building's 2 & 3, 21,087 sq. ft., Building. 1, 12,477 sq. ft., Building. 4, 13,377 sq. ft.

Project Name: Crescent Hills	Lots/Units: 67	Type: Single Family	Map ID: 104
General Type: Residential	Lots/Units: 115	Type: Condo	Jurisdiction: City
Total Acres: 39.94	SF:	Type:	Review: Type B
Tax ID: 21-19-20-401-0000	SF:	Type:	Status: Under Construction

Additional IDs:

Location/Address: North side of West Tharpe Street, west of Endeavor Court

Comments: Under Construction; Phase 1, 38 permits issued, 9 complete, 4 being reviewed; Phase 2, 60 units under review, all as of 09/29/2005

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Lot 4 Office/Warehouse	Lots/Units:	Type:	Map ID: 105
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 4.99	SF: 44,200	Type: Office/Warehouse	Review: Pre-Submittal
Tax ID: 21-19-11-000-0040	SF:	Type:	Status: Proposed

Additional IDs:

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

Comments: Pre-Submittal (TPA050079) completed 06/09/2005

Project Name: Hamilton Mill	Lots/Units: 199	Type: Condo	Map ID: 106
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 26.25	SF:	Type:	Review: Type A
Tax ID: 22-25-20-207-0000	SF:	Type:	Status: Under Review

Additional IDs:

Location/Address: North and south sides of West Tennessee Street, just west of Barineau Road

Comments: Site Plan (LSP050019) applied 03/23/2005

Project Name: The Gardens at Westlake	Lots/Units: 330	Type: Townhouse	Map ID: 107
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 59.43	SF: 90,000	Type: Office/Retail	Review: PUD
Tax ID: 22-23-20-005-0000	SF:	Type:	Status: Approved

Additional IDs:

Location/Address: North side of West Tennessee Street at Geddie Road intersection

Comments: PUD Concept Plan (LSP040067) approved 06/14/2005; max. of 90,000 sq. ft. retail/office uses, 330 res. units (single family to multi family)

Project Name: Holiday Inn Hotel and Suites Highway 27 North	Lots/Units:	Type:	Map ID: 108
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 6.19	SF: 83,971	Type: Hotel	Review: Type A
Tax ID: 21-15-20-406-0000	SF:	Type:	Status: Under Construction

Additional IDs:

Location/Address: Northwest corner of the intersection of Interstate 10 and North Monroe Street

Comments: Under Construction; demolition of existing hotel on site; 132 rooms

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Country Inn & Suites	Lots/Units:	Type:	Map ID: 109
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 1.69	SF: 39,220	Type: Hotel	Review: Type A
Tax ID: 21-15-20-423-0000	SF:	Type:	Status: Under Review

Additional IDs:

Location/Address: Southwest side of North Monroe Street, approx. 400 feet west of Graves Road

Comments: Site Plan (TSP050083) received 10/06/2005; four-story 65-room hotel

Project Name: Summer Lake	Lots/Units: 43	Type: Single Family	Map ID: 110
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 47.20	SF:	Type:	Review: Preliminary Plat
Tax ID: 21-15-20-210-0000	SF:	Type:	Status: Approved

Additional IDs: 21-15-20-604-0000 21-15-20-609-0000 21-16-51-141-0000

Location/Address: West side of Old Bainbridge Road, immediately north of Interstate 10, west end of San Damian Road

Comments: Preliminary Plat (TSD040024) signed 04/08/2005

Project Name: Hartsfield Hills	Lots/Units: 46	Type: Townhouse	Map ID: 111
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: Approved

Additional IDs: 21-15-20-605-0000 21-15-20-609-0000

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

Comments: Preliminary Plat (TSD040025) signed 04/08/2005

Project Name: Hartsfield Place	Lots/Units: 60	Type: Townhouse	Map ID: 112
General Type: Residential	Lots/Units: 7	Type: Single Family	Jurisdiction: City
Total Acres: 20.30	SF:	Type:	Review: Preliminary Plat
Tax ID: 21-15-20-210-0000	SF:	Type:	Status: Approved

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

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

Comments: Preliminary Plat (TSD040026) signed 04/08/2005

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Summerchase	Lots/Units: 204	Type: Apartment	Map ID: 113
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 52.97	SF:	Type:	Review: Type B
Tax ID: 21-17-20-401-0000	SF:	Type:	Status: Under Construction
Additional IDs: 21-17-20-409-0000			

Location/Address: Northwest corner of Gearhart Road and Railroad tracks, west of Mission Road
Comments: Under Construction, Triplex and Quadruplex buildings, 45 units complete, 53 units under construction as of 09/30/2005

Project Name: Woodbriar Subdivision	Lots/Units: 244	Type: Single Family	Map ID: 114
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 99.97	SF:	Type:	Review: Preliminary Plat
Tax ID: 21-17-51-000-1000	SF:	Type:	Status: Under Construction
Additional IDs:			

Location/Address: Southwest corner of Fred George Road and Railroad Tracks, west of Victor Brown Road
Comments: Under Construction, 59 permits issued, 6 units completed as of 09/30/2005

Project Name: Gene Wilcox-North Monroe Commercial	Lots/Units:	Type:	Map ID: 115
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 6.70	SF: 34,300	Type: Retail	Review: Type B
Tax ID: 21-09-51-721-1440	SF:	Type:	Status: Approved
Additional IDs: 21-09-51-721-1520 21-09-51-722-1260 21-10-51-361-1185			

Location/Address: North Monroe at McKee Road
Comments: Site Plan (LSP030016) approved 01/13/2005; Env. Permit (LEM0400071) issued 03/17/2005; 27,300 sf shopping center with out parcels

Project Name: Laurel Trace Subdivision	Lots/Units: 53	Type: Single Family	Map ID: 116
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 24.55	SF:	Type:	Review: Preliminary Plat
Tax ID: 21-09-51-000-3010	SF:	Type:	Status: Under Construction
Additional IDs: 21-09-51-000-3220 21-09-51-000-3250 21-09-51-301-1020 21-09-51-303-1030			

Location/Address: North side of Old Bainbridge Road and east of Marsh Road
Comments: Model Homes Under Construction; 12 permits pending for residential units as of 09/30/2005

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Summerfield PUD	Lots/Units: 135	Type: Single Family	Map ID: 117
General Type: Residential	Lots/Units: 312	Type: Apartment	Jurisdiction: County
Total Acres: 106.96	SF: 49,000	Type: Commercial	Review: PUD
Tax ID: 21-04-51-000-0120	SF:	Type:	Status: Approved

Additional IDs:

Location/Address: 4910 North Monroe Street

Comments: PUD Concept Plan (LSP040038) signed 11/12/2004; up to 30,000 sq. ft. office or up to 49,000 sq. ft. retail/commercial or mixture

Project Name: Capital Circle Commerce Park	Lots/Units:	Type:	Map ID: 118
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 31.30	SF: 50,000	Type: Warehouse	Review: Type B
Tax ID: 21-06-20-004-0000	SF:	Type:	Status: Under Construction

Additional IDs:

Location/Address: 4755 Capital Circle NW

Comments: Under Construction

Project Name: Tower Creek fka River Oaks Subdivision	Lots/Units: 167	Type: Single Family	Map ID: 119
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 41.85	SF:	Type:	Review: Type C
Tax ID: 21-06-51-000-0240	SF:	Type:	Status: Approved

Additional IDs: 21-06-51-000-0050 21-06-51-000-0800 21-06-51-000-0420

Location/Address: South side of Tower Road between Bombadil Drive and railroad tracks

Comments: Site Plan (LSP040046) signed 02/16/2005

Project Name: River's Landing	Lots/Units: 342	Type: Single Family	Map ID: 120
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 79.15	SF:	Type:	Review: Type C
Tax ID: 25-36-20-853-0000	SF:	Type:	Status: Under Review

Additional IDs:

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

Comments: Site Plan (LSP050038) received 06/22/2005; Pre-App. (LPA05016) completed 05/18/2005; single-family detached and attached subdivision

**MAJOR ONGOING & PROPOSED DEVELOPMENTS
IN TALLAHASSEE & LEON COUNTY**