

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Wildwood Presbyterian Church	Lots/Units:	Type:	Map ID: 1
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 59.72	SF: 75,901	Type: Church	Review: Type B
Tax ID: 14-07-20-401-0000	SF:	Type:	Status: Approved
Additional IDs: 14-07-20-608-0000 14-18-20-207-0000			
Location/Address: Northeast corner of the intersection of North Meridian and Ox Bottom Roads			
Comments: Site Plan (TSP070010) approved 08/13/2007; PUD approved 08/30/2006; 5 buildings in total			

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: Clearing Site
Additional IDs:			
Location/Address: North of Deerlake South, between Tekesta Drive and Kinhega Drive			
Comments: Clearing Site; vested up to 241,500 sq. ft. commercial			

Project Name: Centerville - A Conservation Community	Lots/Units: 200	Type: Single Family	Map ID: 3
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 975.82	SF:	Type:	Review: Type B
Tax ID: 15-19-20-001-0010	SF:	Type:	Status: Under Construction
Additional IDs: 15-20-20-034-0000 15-17-20-224-0000			
Location/Address: Northwest corner of Pisgah Church Road and Centerville Road			
Comments: Community pavilion and meeting hall under construction			

Project Name: Kohl's Department Store	Lots/Units:	Type:	Map ID: 4
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 10.60	SF: 96,264	Type: Retail	Review: Type B
Tax ID: 14-15-20-401-0000	SF:	Type:	Status: Under Construction
Additional IDs: 14-15-20-410-0000 14-22-20-020-0000			
Location/Address: 6785 Thomasville Road			
Comments: Under Construction; 96,264 sq. ft.; 79,984 sq. ft. gross leasing area			

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Project Name: Velda Oaks Plantation	Lots/Units: 74	Type: Townhouse	Map ID: 5
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 12.13	SF:	Type:	Review: Type B
Tax ID: 14-22-20-036-0000	SF:	Type:	Status: Approved

Additional IDs:

Location/Address: 6480 Velda Woods Drive

Comments: PUD Concept Plan (LSP050045) approved 06/29/2006; Type B Site Plan (LSP060017) completed 09/21/2006

Project Name: Persimmon Hill	Lots/Units:	Type:	Map ID: 6
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 24.53	SF: 100,750	Type: Commercial	Review: Pre-Application
Tax ID: 14-22-20-607-0000	SF:	Type:	Status: Proposed

Additional IDs: 14-22-20-612-0000 14-22-20-614-0000 14-22-20-615-0000 14-22-20-677-0000

Location/Address: 6110 Thomasville Road

Comments: Pre-Application (LPA07017) completed 08/15/2007; proposed commercial/general office development; 3 buildings, (2) 31,000, 38,750 sq. ft.

Project Name: Bull Run	Lots/Units: 345	Type: Single Family	Map ID: 7
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; 20 U/C; Unit 3: 36 units; 3 U/C.; Unit 4: 18 units U/C; Units 5&6, Preliminary Plat for 167 units approved 05/2006

Project Name: Ox Bottom Crest	Lots/Units: 204	Type: Condominiums	Map ID: 8
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 52.96	SF:	Type:	Review: Type B
Tax ID: 14-28-20-402-0000	SF:	Type:	Status: Clearing Site

Additional IDs:

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

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

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Project Name: Ox Bottom Meadows	Lots/Units: 86	Type: Single Family	Map ID: 9
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 36.36	SF:	Type:	Review: Preliminary Plat
Tax ID: 14-28-20-401-0000	SF:	Type:	Status: Clearing Site

Additional IDs:

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

Comments: Preliminary Plat (TSD060024) signed 05/18/2007; 1.8 acre office parcel and 1.6 acre commercial parcel; Part of Ox Bottom Meadows PUD

Project Name: Leon County Middle School "CC"	Lots/Units:	Type:	Map ID: 10
General Type: Public Facility	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 122.88	SF: 100,000	Type: School	Review: Type B
Tax ID: 14-36-20-002-0000	SF:	Type:	Status: Clearing Site

Additional IDs:

Location/Address: 5777 Centerville Road

Comments: 100,000 sq. ft. middle school building adjacent to 100,000 sq. ft. Roberts Elementary School

Project Name: Celebration Baptist Church	Lots/Units:	Type:	Map ID: 11
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 12.44	SF: 45,000	Type: Church	Review: Pre-Application
Tax ID: 11-02-20-003-0000	SF:	Type:	Status: Proposed

Additional IDs:

Location/Address: 3300 Shamrock East

Comments: Pre-Application (TPA060133) received 12/06/2006; Additional 45,000 sq. ft. to existing church

Project Name: Buckhead Phase III	Lots/Units: 81	Type: Single Family	Map ID: 12
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, 43 units completed,, 12 under construction, 1 under review as of 08/27/2007

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Project Name: CNL Development	Lots/Units: 1,572	Type: Residential	Map ID: 13
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 508.00	SF: 162,927	Type: Commercial	Review: PUD
Tax ID: 11-14-20-405-0000	SF:	Type:	Status: Under Review
Additional IDs: 11-15-20-405-0000			

Location/Address: South side of Centerville Road, part of Welaunee Plantation
Comments: PUD (PRZ070015) applied 06/22/2007; on 09/24/2007 DRC Agenda

Project Name: The Pinnacle at Cross Creek DRI	Lots/Units: 400	Type: Residential	Map ID: 14
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 174.80	SF: 300,000	Type: Office	Review: DRI
Tax ID: 12-18-20-001-0000	SF: 1,200,000	Type: Retail	Status: Under Review
Additional IDs: 12-18-20-007-0000 12-18-05-000-0110 12-18-05-000-0100 12-18-20-212-0000 12-18-20-202-0000			

Location/Address: Southwest quadrant of Interstate 10 and US Highway 90 (Mahan Drive)
Comments: Proposed mixed use project: 1,140,000 sq. ft. shopping ctr., 60,000 sq. ft. movie theater, 300,000 sq. ft. office, 200 hotel rooms, 400 res. Units

Project Name: Mission San Miguel	Lots/Units: 86	Type: Single Family	Map ID: 15
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: 5 units under construction as of 08/24/2007

Project Name: Regional Center Office Park	Lots/Units:	Type:	Map ID: 16
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 11.00	SF: 77,000	Type: Office	Review: Type B
Tax ID: 11-16-20-433-0000	SF: 91,000	Type: Office	Status: Under Construction
Additional IDs: 11-15-20-604-0000			

Location/Address: East side of Centerville Road, at the intersection of Settlement Road
Comments: Under Construction; 7 buildings completed totaling approx. 77,000 sq. ft., 4 buildings under construction totaling approx. 91,000 sq. ft.

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Project Name: Park Charleston	Lots/Units: 105	Type: Single Family	Map ID: 17
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: Under Construction

Additional IDs:

Location/Address: South side of Miccosukee Road, between Capital Circle NE and Dax Court

Comments: Under Construction; 18 townhouse units completed, 10 under construction; 45 SF detached units completed, 9 under construction as of 08/31/2007

Project Name: Westminster Oaks Phases 6 & 7	Lots/Units: 49	Type: Two-Family	Map ID: 18
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: Under Construction

Additional IDs:

Location/Address: 4158 Covenant Lane

Comments: Under Construction; 27 units completed, 22 units under construction as of 08/31/2007; addition to an existing residential retirement community

Project Name: Country Inn & Suites	Lots/Units:	Type:	Map ID: 19
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 2.75	SF: 32,196	Type: Hotel	Review: Type A
Tax ID: 12-18-15-A0030	SF:	Type:	Status: Under Construction

Additional IDs:

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

Comments: Under Construction; Building permit issued 05/03/2007; 60 room, 3-story hotel

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

Additional IDs:

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

Comments: Under Construction, 11 units under construction, 21 units completed as of 08/24/2007

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Project Name: Summit East Corner View Building	Lots/Units:	Type:	Map ID: 21
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 8.05	SF: 87,500	Type: Office	Review: Type B
Tax ID: 12-17-20-408-0000	SF:	Type:	Status: Approved
Additional IDs: 12-17-25-C0030 12-17-25-C0040			
Location/Address: Southwest corner of Summit Lake Drive and Futura Drive			
Comments: Site Plan (TSP060075) signed 02/01/2007; Environmental Permit (TEM070147) applied 07/11/2007; 4-story building			

Project Name: TCC Ghazvini Center for Health Education	Lots/Units:	Type:	Map ID: 22
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 81.46	SF: 85,000	Type: Other	Review: Pre-Submittal
Tax ID: 11-20-20-603-0000	SF:	Type:	Status: Proposed
Additional IDs:			
Location/Address: Between Centerville and Miccosukee Roads with direct access off of Surgeons Drive			
Comments: Pre-Submittal (TPA070076) completed 08/16/2007; 3-story health education facility			

Project Name: Victoria Grand Apartments	Lots/Units: 320	Type: Apartments	Map ID: 23
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 20.20	SF:	Type:	Review: Type B
Tax ID: 11-29-20-033-0000	SF:	Type:	Status: Under Construction
Additional IDs:			
Location/Address: Southwest corner of Phillips Road and North Blair Stone Road			
Comments: Under Construction; 11 buildings + clubhouse; proposed 124 1br units, 140 2br units and 56 3br units			

Project Name: Evergreens at Mahan II	Lots/Units: 203	Type: Apartments	Map ID: 24
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 12.82	SF:	Type:	Review: Type B
Tax ID: 11-28-29 A-0010	SF:	Type:	Status: Under Construction
Additional IDs:			
Location/Address: Southwest corner of Mahan Drive and Riggins Road			
Comments: Under Construction: Building Permits issued 06/13/2007; ten 3-story buildings			

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Project Name: People's First Commercial Center	Lots/Units:	Type:	Map ID: 25
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 4.50	SF: 26,500	Type: Office/Retail	Review: Type A
Tax ID: 11-28-28-000-0010	SF:	Type:	Status: Under Construction
Additional IDs: 11-28-28-000-0020 11-28-28-000-0030			

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

Comments: Includes a 12,000 sq. ft. bank (Under Construction), 10,500 sq. ft. office and 4,000 sq. ft. restaurant buildings

Project Name: Evening Rose	Lots/Units: 99	Type: Townhouse	Map ID: 26
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 Construction
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: Under Construction: 1 unit completed, 4 under construction as of 08/28/2007; Also tax I.D.s 11-28-20-045, 046, 047, 048, 051, 059, 063, 064-0000

Project Name: Evening Rose Town Center Phase 1	Lots/Units:	Type:	Map ID: 27
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 13.51	SF: 39,000	Type: Commercial	Review: Type A
Tax ID: 11-28-03-000-0010	SF:	Type:	Status: Clearing Site
Additional IDs: 11-28-20-016-0000 11-28-20-008-0000 11-28-20-009-0000 11-28-20-010-0000 11-28-20-011-0000			

Location/Address: West side of Capital Circle Northeast, approx. 500 feet north of Mahan Drive

Comments: Site Plan (TSP070028) signed 08/02/2007; 5 retail bldgs; Also ID's: 11-28-03-000-(0020 - 0070); 27,400 sq. ft. retail, 11,600 sq. ft. office and bank

Project Name: Alexis Capital Commerce Center	Lots/Units:	Type:	Map ID: 28
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 4.07	SF: 40,000	Type: Office/Retail	Review: Type A
Tax ID: 11-21-20-418-0000	SF:	Type:	Status: Under Construction
Additional IDs:			

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

Comments: Under Construction: five buildings in total, approx. 8,000 sq. ft. each, foundation permits for two buildings issued

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Project Name: Mahan Walk Shopping Center	Lots/Units:	Type:	Map ID: 29
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 8.86	SF: 39,990	Type: Retail	Review: Type A
Tax ID: 11-27-20-234-0010	SF:	Type:	Status: Under Review

Additional IDs:

Location/Address: 3465 Mahan Drive

Comments: Site Plan (LSP060074) applied 11/29/2006

Project Name: Fallschase Development	Lots/Units: 1,514	Type: Residential	Map ID: 30
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 188.00	SF: 785,000	Type: Commercial	Review: Type B
Tax ID: 11-26-20-006-0000	SF:	Type:	Status: Under Construction

Additional IDs: 11-27-20-002-0000 11-27-20-003-0000 11-27-20-004-0000 11-27-20-008-0000 11-27-20-009-0000

Location/Address: Between US Hwy. 90 and Buck Lake Rd. on north, Weems Rd. on west, and Lake Lafayette on south

Comments: Site Plan issued 04/04/2007, 514,000 sq. ft. retail; Site Plan app. 10/04/2006, 165 TH, 82 SF; Site Plan app. 105,787 sq. ft. commercial

Project Name: Observation Pointe Subdivision	Lots/Units: 63	Type: Single Family	Map ID: 31
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 26.73	SF:	Type:	Review: Preliminary Plat
Tax ID: 12-30-20-408-0000	SF:	Type:	Status: Under Construction

Additional IDs:

Location/Address: South end of Nabb Road

Comments: 5 units completed, 4 units under construction, 1 units applied for as of 08/27/2007

Project Name: Lake Lafayette Property	Lots/Units: 50	Type: Single Family	Map ID: 32
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 174.00	SF:	Type:	Review: Pre-Application
Tax ID: 12-29-20-104-0000	SF:	Type:	Status: Proposed

Additional IDs: 12-29-20-460-0000

Location/Address: Behind 6727 and 6735 Chevy Way

Comments: Pre-Application (LPA07018) completed 08/22/2007

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Project Name: Kohl's Department Store	Lots/Units:	Type:	Map ID: 33
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 6.91	SF: 101,576	Type: Retail	Review: Type B
Tax ID: 31-05-20-023-0000	SF:	Type:	Status: Under Construction

Additional IDs:

Location/Address: 2010 Apalachee Parkway

Comments: Under Construction; 2-story department store

Project Name: Bay Tree Cottages	Lots/Units: 62	Type: Townhouse	Map ID: 34
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 14.74	SF:	Type:	Review: Preliminary Plat
Tax ID: 31-04-20-218-0000	SF:	Type:	Status: Approved

Additional IDs: 31-04-20-224-0000

Location/Address: East end of Bay Tree Lane

Comments: Environmental Permit (TEM070017) issued 04/26/2007; Preliminary Plat (TSD060016) approved 09/11/2006

Project Name: Springhill Suites	Lots/Units:	Type:	Map ID: 35
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 1.70	SF: 55,780	Type: Hotel	Review: Type A
Tax ID: 31-04-40- A0010	SF:	Type:	Status: Approved

Additional IDs:

Location/Address: 1300 Executive Center Drive

Comments: Site Plan (TSP070002) signed 05/14/2007; Building Permit applied for 05/02/2007; 4-story, 88 room hotel; site of current Kogerama Building

Project Name: Brighton Place	Lots/Units: 209	Type: Condominiums	Map ID: 36
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; 132 units completed, 52 units under construction as of 08/27/2007; 48 buildings in total

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Project Name: Leon County School "L" General Type: Public Facility Total Acres: 27.64 Tax ID: 31-10-20-851-0000 Additional IDs: Location/Address: Northside of Orange Ave., approx. 600 feet from the intersection of Four Acres Blvd. and Orange Ave. Comments: Clearing Site	Lots/Units: Lots/Units: SF: 108,196 SF:	Type: Type: Type: School Type:	Map ID: 37 Jurisdiction: City Review: Type A Status: Clearing Site
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Project Name: Southwood DRI General Type: Residential Total Acres: 3,322.00 Tax ID: 31-10-20-012-0000 Additional IDs: Location/Address: West and East side of Capital Circle SE, north of Tram Road Comments: Unit 35 Prelim. Plat rec. 08/24/2007 (944 multi-family DU's, includes Westcott Lakes); Pre-App. completed 07/13/2007 (199 SF detached lots)	Lots/Units: Lots/Units: SF: SF:	Type: Type: Type: Type:	Map ID: 38 Jurisdiction: City Review: DRI Status: Under Construction
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Project Name: Eastwood Villas General Type: Mixed Use Total Acres: 6.65 Tax ID: 31-03-20-227-0000 Additional IDs: Location/Address: 3221 Apalachee Parkway Comments: Site Plan (TSP060036) signed 08/08/2006; Environmental Permit (TEM060156) issued 10/09/2006	Lots/Units: 60 Lots/Units: SF: 8,500 SF: 1,500	Type: Townhouse Type: Type: Commercial Type: Retail	Map ID: 39 Jurisdiction: City Review: Type B Status: Approved
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Project Name: Avonley Condominiums General Type: Residential Total Acres: 11.60 Tax ID: 31-03-20-407-0000 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: Site Plan (TSP060016) signed 12/11/2006; Environmental Permit issued 05/21/2007; nineteen two-story buildings	Lots/Units: 102 Lots/Units: SF: SF:	Type: Condominiums Type: Type: Type:	Map ID: 40 Jurisdiction: City Review: Type B Status: Approved
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Project Name: Home Place Furniture	Lots/Units:	Type:	Map ID: 41
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 2.67	SF: 50,000	Type: Retail	Review: Pre-Submittal
Tax ID: 31-03-20-061-0000	SF:	Type:	Status: Proposed

Additional IDs:

Location/Address: South side of Apalachee Parkway, approx. one mile east of Capital Circle

Comments: Pre-Submittal (TPA070021) completed 03/15/2007; Proposed 40,000 sq. ft. showroom and 10,000 sq. ft. warehouse space

Project Name: Oak Commons Condominiums	Lots/Units: 94	Type: Condominiums	Map ID: 42
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 7.78	SF:	Type:	Review: Type A
Tax ID: 31-03-20-004-0000	SF:	Type:	Status: Approved

Additional IDs: 31-03-20-074-0000

Location/Address: East side of Idlewild Drive, at its termination

Comments: Site Plan (TSP070020) approved 06/07/2007; PUD (PRZ07001) approved 03/28/2007; Redevelopment of existing mobile home park

Project Name: Value Place Hotel East	Lots/Units:	Type:	Map ID: 43
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 7.54	SF: 42,984	Type: Hotel	Review: Type B
Tax ID: 31-03-20-036-0000	SF:	Type:	Status: Under Construction

Additional IDs:

Location/Address: Northwest corner of Apalachee Parkway and Sutor Road

Comments: Under Construction: Building Permit issued 03/06/2007; 4-story, 121 room motel

Project Name: Apalachee East Phase III	Lots/Units: 91	Type: Townhouse	Map ID: 44
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres:	SF:	Type:	Review: PUD
Tax ID: 11-35-20-004-0000	SF:	Type:	Status: Under Construction

Additional IDs:

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

Comments: Under Construction; 10 units under construction, 18 units completed as of 08/24/2007

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Project Name: Apalachee Hills	Lots/Units: 84	Type: Townhouse	Map ID: 45
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: Under Construction
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: Under Construction; 10 units under construction, 62 completed as of 08/24/2007			

Project Name: Garden Oaks Subdivision	Lots/Units: 78	Type: Townhouse	Map ID: 46
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 14.92	SF:	Type:	Review: Preliminary Plat
Tax ID: 31-02-20-001-0000	SF:	Type:	Status: Clearing Site
Additional IDs: 31-02-20-043-0000 31-02-20-047-0000			
Location/Address: East side of Virgil Road, approx. 200 feet south of Planters Ridge Drive			
Comments: Clearing Site			

Project Name: March Creek	Lots/Units: 71	Type: Single Family	Map ID: 47
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 17.19	SF:	Type:	Review: Type C
Tax ID: 31-01-20-204-0000	SF:	Type:	Status: Under Review
Additional IDs: 31-01-20-214-0000			
Location/Address: 1242 March Road			
Comments: Site Plan (LSP060057) resubmittal applied 02/22/2007; Single-family detached, zero-lot line			

Project Name: March Road Subdivision	Lots/Units: 48	Type: Single Family	Map ID: 48
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 12.77	SF:	Type:	Review: Type C
Tax ID: 31-01-20-201-0000	SF:	Type:	Status: Approved
Additional IDs: 31-01-20-202-0000			
Location/Address: 1127 March Road			
Comments: Site Plan (LSP050069) completed 06/30/2006			

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Project Name: Mariana Oaks	Lots/Units: 51	Type: Single Family	Map ID: 49
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 50.00	SF:	Type:	Review: Type C
Tax ID: 32-08-20-220-0000	SF:	Type:	Status: Approved
Additional IDs: 32-08-20-605-0010 32-08-20-214-0000			
Location/Address: Old St. Augustine Road, approx. 1,800 feet east of Williams Road			
Comments: Site Plan (LSP060029) completed 04/12/2007			

Project Name: Sophia's Place	Lots/Units: 59	Type: Condominiums	Map ID: 50
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 7.23	SF:	Type:	Review: Pre-Application
Tax ID: 32-09-20-207-0000	SF:	Type:	Status: Proposed
Additional IDs:			
Location/Address: West side of Louvinia Drive, approx. 335 feet south of Apalachee Parkway			
Comments: Pre-Application (LPA06032) completed 10/25/2006			

Project Name: Montejo Subdivision	Lots/Units: 71	Type: Single Family	Map ID: 51
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 17.13	SF:	Type:	Review: Type C
Tax ID: 31-19-20-224-0000	SF:	Type:	Status: Clearing Site
Additional IDs: 31-19-20-211-0000			
Location/Address: South side of Belair Road, east of Woodville Highway			
Comments: Clearing Site; Permits for 2 model homes applied for 08/14/2007			

Project Name: Dry Creek Run Phase 2	Lots/Units: 40	Type: Single Family	Map ID: 52
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 10.35	SF:	Type:	Review: Preliminary Plat
Tax ID: 31-18-20-034-0000	SF:	Type:	Status: Under Construction
Additional IDs:			
Location/Address: South end of Jim Lee Road in the Dry Creek Subdivision			
Comments: Under construction; 2 units completed, 5 units under construction as of 08/28/2007			

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Pebble Brook Subdivision	Lots/Units: 141	Type: Single Family	Map ID: 53
General Type: Residential	Lots/Units: 77	Type: Townhouse	Jurisdiction: County
Total Acres: 38.04	SF:	Type:	Review: Type B
Tax ID: 31-18-20-403-0000	SF:	Type:	Status: Under Construction

Additional IDs:

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

Comments: Under Construction: 19 SF detached units completed, 37 under construction; 2 townhouse units completed, 7 under construction as of 08/27/2007

Project Name: Southside DRI	Lots/Units: 1,800	Type: Single Family	Map ID: 54
General Type: Mixed Use	Lots/Units: 1,000	Type: Multi-Family	Jurisdiction: City/County
Total Acres: 1,625.21	SF: 1,040,000	Type: Retail	Review: DRI
Tax ID: 31-20-20-001-0000	SF: 150,000	Type: Office	Status: Under Review

Additional IDs: 31-19-20-004-0000 31-29-20-004-0000 31-29-20-006-0000 31-28-20-003-0000 31-30-20-002-0000p

Location/Address: West of Woodville Highway and North, north and south of Capital Circle SW

Comments: DRI Application submitted 08/15/2006; Also 300 room hotel and 110 bed hospital proposed; also parts of 31-30-20-001-0000, 31-28-20-004-0000

Project Name: Sembler Southwood Commercial Development	Lots/Units:	Type:	Map ID: 55
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 55.91	SF: 447,915	Type: Retail	Review: Pre-Submittal
Tax ID: 31-20-20-002-0020	SF:	Type:	Status: Proposed

Additional IDs:

Location/Address: North side of Capital Circle SE, approx. one mile south of the intersection of Tram Road

Comments: Pre-Submittal (TPA070012) completed 02/15/2007; Proposed Lowe's and Target, a conventional shopping center and up to 9 out-parcels

Project Name: Good Samaritan United Methodist Church	Lots/Units:	Type:	Map ID: 56
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 12.72	SF: 26,377	Type: Church	Review: Type A
Tax ID: 31-16-20-034-0020	SF:	Type:	Status: Approved

Additional IDs:

Location/Address: West side of Capital Circle SE, across from Drayton Drive

Comments: Site Plan (TSP070037) approved 06/28/2007

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Capital Circle Office Complex Amended PUD	Lots/Units:	Type:	Map ID: 57
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 149.93	SF: 1,705,000	Type: Office	Review: PUD
Tax ID: 31-16-20-901-0000	SF:	Type:	Status: Under Review
Additional IDs: 31-21-20-901-0000 31-21-20-902-0000 31-21-20-904-0000			
Location/Address: East and west side of Capital Circle Southeast, north of Tram Road in Southwood			
Comments: Proposed amendment to existing 192 acre, 1,250,000 sq. ft. complex			

Project Name: Parkside at Southwood Towncenter	Lots/Units: 458	Type: Apartments	Map ID: 58
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 17.44	SF: 32,434	Type: Retail	Review: Type A
Tax ID: 31-15-31-000-0010	SF:	Type:	Status: Approved
Additional IDs: 31-15-31-000-0020			
Location/Address: Between Grove Park Drive and Copley Lane			
Comments: Site Plan (TSP070055) approved 08/09/2007; proposed 3 floors, 29 buildings total; within Southwood PUD			

Project Name: Tallahassee Ranch Club Subdivision	Lots/Units: 163	Type: Single Family	Map ID: 59
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 1,734.00	SF:	Type:	Review: Type B
Tax ID: 34-30-20-002-0000	SF:	Type:	Status: Under Construction
Additional IDs: 33-25-20-020-0000 33-26-20-203-0000			
Location/Address: Bordered by Old Plank Road on the east, Natural Bridge Road on the north, Wakulla County to the south			
Comments: 2 units under construction as of 08/27/2007			

Project Name: Pine Dove Estates	Lots/Units: 130	Type: Single Family	Map ID: 60
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: Approved
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: Environmental Permit (LEM0600122) approved 04/12/2007; Site Plan (LSP050046) signed 10/12/2006; Also I.D. 32-21-20-201-0000			

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Chason Woods	Lots/Units: 697	Type: Single Family	Map ID: 61
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 697.00	SF:	Type:	Review: Pre-Application
Tax ID: 46-13-20-403-0000	SF:	Type:	Status: Proposed

Additional IDs:

Location/Address: East side of Wakulla Springs Road, approx. 1/2 mile south of Oak Ridge Road

Comments: Pre-Application (LPA07013) completed 07/11/2007; Application includes small neighborhood commercial component

Project Name: Crossway Center	Lots/Units:	Type:	Map ID: 62
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 9.01	SF: 72,275	Type: Warehouse	Review: Type A
Tax ID: 31-19-20-621-0000	SF:	Type:	Status: Approved

Additional IDs:

Location/Address: 687 Crossway Road

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

Project Name: Fairgrounds Relocation	Lots/Units:	Type:	Map ID: 63
General Type: Public Facility	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 91.00	SF:	Type:	Review: Pre-Submittal
Tax ID: 41-25-20-982-0000	SF:	Type:	Status: Under Review

Additional IDs:

Location/Address: Southside of Capital Circle SW approx. 900 feet east of Crawfordville Road

Comments: Pre Submittal (TPA070004) completed 02/01/2007; Prop. relocation of NF Fairgrounds; 14 ac. carnival, 10 ac. exhibitions, 5,000 parking spaces

Project Name: Canopy Woods	Lots/Units: 48	Type: Single Family	Map ID: 64
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 9.70	SF:	Type:	Review: Type B
Tax ID: 41-24-20-042-0000	SF:	Type:	Status: Approved

Additional IDs: 41-24-20-044-0000

Location/Address: 401 and 425 Straw Lane

Comments: Site Plan (LSP050071) completed 05/03/2006; Environmental permit issued 06/28/2007

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Harmony Oaks PUD	Lots/Units: 55	Type: Single Family	Map ID: 65
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 17.32	SF: 25,000	Type: Commercial/Office	Review: PUD
Tax ID: 41-24-20-602-0000	SF:	Type:	Status: Proposed
Additional IDs: 41-24-20-675-0000 41-24-20-676-0000			
Location/Address: 606 Whitaker Road			
Comments: Pre-Application (TPA070072) completed 08/30/2007; proposed 55 attached and or detached residential units			

Project Name: Villas at Pine Forest	Lots/Units: 111	Type: Single Family	Map ID: 66
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 38.85	SF:	Type:	Review: Type C
Tax ID: 41-23-30-000-0030	SF:	Type:	Status: Under Construction
Additional IDs:			
Location/Address: East and west side of Center Drive, South of Balkin Road and north of Westway Road			
Comments: Under Construction; 3 units completed, 4 units under construction, 10 units under review as of 08/31/2007			

Project Name: Southbrook PUD	Lots/Units:	Type:	Map ID: 67
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 69.69	SF:	Type:	Review: PUD
Tax ID: 41-23-20-203-0000	SF:	Type:	Status: Approved
Additional IDs:			
Location/Address: Northeast corner of Capital Circle SW and Balkin Road			
Comments: PUD (RZ#514) approved 02/28/2007; maximum residential density of 16 dwelling units per acre; small scale commercial or light industrial required			

Project Name: Paeonia Place Subdivision	Lots/Units: 106	Type: Single Family	Map ID: 68
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 26.71	SF:	Type:	Review: Preliminary Plat
Tax ID: 41-13-20-023-0010	SF:	Type:	Status: Clearing Site
Additional IDs: 41-13-20-023-0020 41-13-20-023-0030 41-13-20-023-0040 41-13-20-023-0050 41-13-20-023-0060			
Location/Address: North and south sides of Four Points Way, approx. 100 feet west of South Adams St.			
Comments: Clearing Site; Also ID's 0070 & 0080			

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Classic Motor Storage	Lots/Units:	Type:	Map ID: 69
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 2.21	SF: 25,000	Type: Warehouse	Review: Type A
Tax ID: 41-16-25 C-0020	SF:	Type:	Status: Approved

Additional IDs:

Location/Address: West side of Aviation Ave., approx. 700 feet north of Capital Circle SW

Comments: Site Plan (TSP070031) signed 07/09/2007, environmental and building permit under review; Climate controlled automobile storage facility

Project Name: Bradford Overlook	Lots/Units: 56	Type: Townhouse	Map ID: 70
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 7.27	SF:	Type:	Review: Type B
Tax ID: 41-09-20-210-0000	SF:	Type:	Status: Under Construction

Additional IDs:

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

Comments: Under Construction, 5 units under construction, 4 units completed as of 08/24/2007

Project Name: Talquin Landings	Lots/Units: 54	Type: Single Family	Map ID: 71
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 127.46	SF:	Type:	Review: Type B
Tax ID: 44-14-20-214-0000	SF:	Type:	Status: Under Review

Additional IDs:

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

Comments: Site Plan (LSP070008) applied 01/24/2007; Pre-Application (LPA06015) completed 06/21/2006; residential cluster subdivision

Project Name: Elk's Club Redevelopment PUD	Lots/Units: 125	Type: Residential	Map ID: 72
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 8.70	SF: 31,710	Type: Commercial	Review: PUD
Tax ID: 11-31-20-038-0001	SF:	Type:	Status: Under Review

Additional IDs:

Location/Address: 276 North Magnolia Drive

Comments: PUD (PRZ070010) to Planning Commission on 11/06/2007; Proposed retail, ofc., restaurant, new Elks Club bldg., 8-story senior residence facility

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Capital City Bank Installment Loan Building	Lots/Units:	Type:	Map ID: 73
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 0.60	SF: 33,164	Type: Office	Review: Type A
Tax ID: 21-36-40-049-3360	SF:	Type:	Status: Approved
Additional IDs: 21-36-40-052-3375			

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

Comments: Site Plan (TSP060095) signed 05/10/2007; Environmental Permit (TEM070120) received 05/16/2007; 3-story office building plus basement

Project Name: Floridan Downtown Hotel	Lots/Units:	Type:	Map ID: 74
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 1.44	SF: 84,000	Type: Hotel	Review: Type B
Tax ID: 21-36-40-137-3715	SF: 100,000	Type: Office	Status: Under Review
Additional IDs:			

Location/Address: 102 East Call Street

Comments: Site Plan (TSP060073) rec. 09/28/2006; UPUD signed 06/05/2007; also 13,700 sq. ft. retail/rest. space, 426-space parking deck; 165-room hotel

Project Name: Alliance Center	Lots/Units:	Type:	Map ID: 75
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 0.43	SF: 72,000	Type: Commercial	Review: Type A
Tax ID: 21-36-25-080-1346	SF:	Type:	Status: Clearing Site
Additional IDs: 21-36-25-081-1363 21-36-25-081-1360 21-36-25-081-1361			

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

Comments: Site Plan (TSP070038) signed 08/27/2007; 5-story, first floor retail, floors 2-5 office with underground parking

Project Name: Washington Square	Lots/Units:	Type:	Map ID: 76
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 1.33	SF: 300,000	Type: Office/Retail	Review: Pre-Submittal
Tax ID: 21-36-25-071-1210	SF:	Type:	Status: Proposed
Additional IDs:			

Location/Address: East side of South Calhoun Street, approx. 100 feet north of East Jefferson Street

Comments: Pre-Submittal (TPA060093) completed 09/21/2006; 152,700 sq. ft. , 9-story Class A office building; first 4 levels to be structured parking

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Plaza Tower	Lots/Units: 202	Type: Condominiums	Map ID: 77
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: Under Construction

Additional IDs:

Location/Address: Northeast corner of Bronough and Pensacola Street

Comments: Under Construction; shell completed up to 12th floor as of 08/27/2007; 23 stories total

Project Name: College Park Condominiums	Lots/Units: 44	Type: Condominiums	Map ID: 78
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 1.75	SF:	Type: Commercial	Review: Pre-Submittal
Tax ID: 21-36-80-013-7160	SF:	Type:	Status: Approved

Additional IDs: 21-36-80-013-7165 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: Pre-Submittal (TPA060103) completed 09/29/2006; Urban PUD concept plan approved 11/22/2005; 2 four story buildings

Project Name: All Saints Square	Lots/Units: 42	Type: Condominiums	Map ID: 79
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 1.35	SF: 7,620	Type: Office/Retail	Review: Type B
Tax ID: 41-01-80-000-0220	SF:	Type:	Status: Approved

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

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

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

Project Name: 650 Gaines Street	Lots/Units:	Type: Residential	Map ID: 80
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 1.03	SF: 31,000	Type: Retail	Review: Pre-Submittal
Tax ID: 21-36-90-086-9301	SF:	Type:	Status: Proposed

Additional IDs:

Location/Address: 650 Gaines Street

Comments: Pre-Submittal (TPA070082) received 08/30/2007; 3 story structure, 1st floor retail

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Brevard Street Student Housing **Lots/Units:** 200 **Type:** Apartments **Map ID: 81**
General Type: Mixed Use **Lots/Units:** **Type:** **Jurisdiction:** City
Total Acres: 3.39 **SF:** 42,500 **Type:** Hotel **Review:** U-PUD
Tax ID: 21-26-90 F-0060 **SF:** **Type:** **Status:** Under Review
Additional IDs: 21-26-20-606-0000 21-26-90 F-0050

Location/Address: Northwest corner of West Brevard Street and Richmond Street
Comments: U-PUD (PRZ070016), Type B Site Plan (TSP070048) on 09/10/2007 DRC agenda; 4 story student housing complex, 4 story, 70 room hotel

Project Name: The West End **Lots/Units:** 139 **Type:** Apartments **Map ID: 82**
General Type: Residential **Lots/Units:** **Type:** **Jurisdiction:** City
Total Acres: 2.07 **SF:** 12,000 **Type:** Retail **Review:** Type B
Tax ID: 21-35-45-E-0010 **SF:** **Type:** **Status:** Under Review
Additional IDs: 21-35-45-E-0020 21-35-45-E-0030 21-35-45-E-0040 21-35-45-E-0050 21-35-45-E-0060

Location/Address: 545 Whitehall Street
Comments: Site Plan (TSP060085) resubmittal 04/13/2007; 9-story student housing cmplx, 4 BR units. (parking floors 1,2); Also I.D.'s E-70, 80, 90, 100, 110

Project Name: Legacy Suites Apartments **Lots/Units:** 144 **Type:** Apartments **Map ID: 83**
General Type: Residential **Lots/Units:** **Type:** **Jurisdiction:** City
Total Acres: 3.31 **SF:** **Type:** **Review:** Type A
Tax ID: 21-34-81-000-2135 **SF:** **Type:** **Status:** Under Construction
Additional IDs:

Location/Address: Northeast corner of the intersection of Chapel Drive and Otis Street
Comments: Under Construction; two buildings, two four-story structures with 72 two-bedroom units in each and 951 space parking garage

Project Name: Sterling Traditions Condominiums **Lots/Units:** 55 **Type:** Condominiums **Map ID: 84**
General Type: Residential **Lots/Units:** **Type:** **Jurisdiction:** City
Total Acres: 1.00 **SF:** **Type:** **Review:** Type A
Tax ID: 21-35-20-625-0000 **SF:** **Type:** **Status:** Under Review
Additional IDs:

Location/Address: East side of Hayden Drive, approx. 500 feet south of West Pensacola Street
Comments: Site Plan (TSP070011) received 02/22/2007; Urban PUD approved 05/24/2006; 5 floors of residential; 2 and 3 BR units

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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

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

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

Project Name: Shoppes at Appleyard	Lots/Units:	Type:	Map ID: 86
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; Shell Building Permit re-submitted 07/23/2007, 16,000 sq. ft.

Project Name: Baldwin Park Condominiums, Phase 2	Lots/Units: 88	Type: Townhouse	Map ID: 87
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 10.64	SF:	Type:	Review: Type A
Tax ID: 41-05-20-004-0000	SF:	Type:	Status: Approved
Additional IDs: 41-05-20-011-0000			

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

Comments: Site Plan (TSP050076) signed 05/19/2006; Environmental Permit (TEM070125) issued 07/23/2007; all two story three bedroom units

Project Name: Baldwin Park Condominiums	Lots/Units: 82	Type: Townhouse	Map ID: 88
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 10.54	SF:	Type:	Review: Type A
Tax ID: 41-05-20-004-0000	SF:	Type:	Status: Under Construction
Additional IDs: 41-05-20-003-0000 41-05-20-007-0000			

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

Comments: Under Construction; 24 units under construction, 58 permits approved as of 08/24/2007; proposed 20 two-bedroom and 62 three-bedroom units

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Star Pointe Subdivision	Lots/Units: 197	Type: Townhouse	Map ID: 89
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 32.43	SF:	Type:	Review: Type C
Tax ID: 21-31-20-007-0030	SF:	Type:	Status: Approved

Additional IDs:

Location/Address: 5044 Blountstown Highway

Comments: Site Plan (LSP060034) completed 08/07/2007

Project Name: Aenon Road Industrial Park	Lots/Units:	Type:	Map ID: 90
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 15.30	SF: 80,000	Type: Warehouse	Review: Pre-Application
Tax ID: 21-31-20-231-0000	SF:	Type:	Status: Proposed

Additional IDs:

Location/Address: East side of Aenon Church Road between Gum Road and Blountstown Highway

Comments: Pre-Application (LPA07014) completed 07/18/2007

Project Name: Jordan's Pass	Lots/Units: 83	Type: Single Family	Map ID: 91
General Type: Residential	Lots/Units: 64	Type: Townhouse	Jurisdiction: County
Total Acres: 47.39	SF:	Type:	Review: Type C
Tax ID: 22-36-20-002-0000	SF:	Type:	Status: Under Construction

Additional IDs:

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

Comments: 3 SF detached under construction, 5 under review as of 08/28/2007

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

Additional IDs:

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

Comments: Site Plan (LSP060066) approved with conditions 03/27/2007; Environmental Permit (LEM070086) applied 07/19/2007

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Sydney Place Apartments	Lots/Units: 104	Type: Apartments	Map ID: 93
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 9.38	SF:	Type:	Review: Type A
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: Site Plan (TSP060060) signed 04/06/2007; Env. Permit (TEM070117) applied 05/07/2007; 15 two-story 3BR townhouse style apt. bldgs.

Project Name: Saw Mill Square Condominiums	Lots/Units: 67	Type: Condominiums	Map ID: 94
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 5.88	SF:	Type:	Review: Type B
Tax ID: 21-26-20-028-0000	SF:	Type:	Status: Clearing Site

Additional IDs:

Location/Address: South side of West Tharpe Street, approx. 500 feet east of Old Bainbridge Road

Comments: Clearing Site; Site Plan (TSP050073) signed 03/20/2006

Project Name: Park Terrace Townhomes	Lots/Units: 78	Type: Condominiums	Map ID: 95
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 13.90	SF:	Type:	Review: Type B
Tax ID: 21-23-20-417-0000	SF:	Type:	Status: Under Review

Additional IDs:

Location/Address: East side of Joyner Drive, north of and adjacent to the Old Bainbridge Square Shopping Center

Comments: Site Plan (TSP060026) resubmittal received 02/26/2007; 14 buildings (phase 1: 5 bldgs, 21 units, phase 2: 9 bldgs., 57 units)

Project Name: Westgate Townhomes	Lots/Units: 42	Type: Townhouse	Map ID: 96
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 5.03	SF:	Type:	Review: Preliminary Plat
Tax ID: 21-29-20-001-0000	SF:	Type:	Status: Clearing Site

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

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

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

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: University Green Condominiums	Lots/Units: 404	Type: Condominiums	Map ID: 97
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 40.23	SF:	Type:	Review: Type B
Tax ID: 21-29-67-0001	SF:	Type:	Status: Under Construction
Additional IDs: 21-29-20-078-0000			
Location/Address: 3250 West Tennessee Street			
Comments: Under Construction, 26 units completed, 15 units U/C, 35 permits under review as of 08/29/2007; 3 BR/3 Bath townhome/condo units; 55 buildings			

Project Name: Legacy Toyota	Lots/Units:	Type:	Map ID: 98
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 25.00	SF: 84,517	Type: Commercial	Review: Type B
Tax ID: 21-29-20-218-0000	SF:	Type:	Status: Under Construction
Additional IDs:			
Location/Address: North side of West Tennessee Street, approx. 1,000 feet east of Capital Circle Northwest			
Comments: Relocation of Legacy Toyota; 2 story showroom building under construction			

Project Name: Value Place Hotel Tallahassee	Lots/Units:	Type:	Map ID: 99
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 3.58	SF: 42,984	Type: Hotel	Review: Type A
Tax ID: 21-30-20-018-0000	SF:	Type:	Status: Under Construction
Additional IDs: 21-30-60-B0030			
Location/Address: North side of West Tennessee Street approx. 700 feet west of Capital Circle			
Comments: Building Permit issued 06/19/2007; four-story, 121-room hotel			

Project Name: Tractor Supply Company/Keel Plaza	Lots/Units:	Type:	Map ID: 100
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 17.27	SF: 77,679	Type: Retail	Review: Type B
Tax ID: 21-30-20-011-0000	SF:	Type:	Status: Approved
Additional IDs: 21-30-20-003-0000			
Location/Address: 5339 West Tennessee Street			
Comments: Site Plan (LSP060076) approved 06/11/2007; 55,000 sq. ft. retail stores and 22,679 sq. ft. tractor supply store			

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Horseman's Association Road Site Plan	Lots/Units:	300	Type: Condominiums	Map ID: 101
General Type: Residential	Lots/Units:		Type:	Jurisdiction: County
Total Acres: 23.67	SF:		Type:	Review: Pre-Application
Tax ID: 22-25-20-018-0000	SF:		Type:	Status: Proposed
Additional IDs: 22-25-20-049-0000 22-25-20-024-0000				
Location/Address: 7219 Ravenwood Lane, off of Horseman Association Road				
Comments: Pre-Application (LPA07016) completed 08/16/2007				

Project Name: Rowe Warehouse	Lots/Units:		Type:	Map ID: 102
General Type: Commercial	Lots/Units:		Type:	Jurisdiction: County
Total Acres: 7.57	SF:	51,000	Type: Warehouse	Review: Type B
Tax ID: 22-25-20-010-0000	SF:		Type:	Status: Under Review
Additional IDs: 22-25-20-039-0000				
Location/Address: 7580 West Tennessee Street				
Comments: Site Plan (LSP060043) applied 08/16/2006				

Project Name: Hamilton Mill	Lots/Units:	199	Type: Condominiums	Map ID: 103
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: Approved
Additional IDs:				
Location/Address: North side of West Tennessee St., just west of Barineau Road				
Comments: Site Plan (LSP050019) issued 01/24/2007				

Project Name: Lexington Woods Condominiums	Lots/Units:	50	Type: Condominiums	Map ID: 104
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: Under Construction
Additional IDs:				
Location/Address: South side of Pecan Road, approx. 650 feet east of Mission Road				
Comments: Under Construction; 5 buildings in total, buildings 1-3 completed, 4&5 under construction				

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Crescent Hills	Lots/Units: 115	Type: Condominiums	Map ID: 109
General Type: Residential	Lots/Units: 67	Type: Single Family	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, 52 units completed; Phase 2, 34 units completed, 16 units u/c, 34 units under review as of 08/28/2007

Project Name: Lot 4 Northwest Industrial Park	Lots/Units:	Type:	Map ID: 110
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 4.99	SF: 52,560	Type: Warehouse	Review: Type A
Tax ID: 21-19-11-000-0040	SF: 11,140	Type: Office	Status: Approved

Additional IDs:

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

Comments: Site Plan (TSP050094) signed 03/08/2006; Environmental Permit (TEM060114) issued 09/14/2006; (2) 22,100 sq. ft. bldgs with 6,500 sq. ft. office

Project Name: Capital Walk Apartments	Lots/Units: 268	Type: Apartments	Map ID: 111
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 17.75	SF:	Type:	Review: Type B
Tax ID: 21-19-35-000-0070	SF:	Type:	Status: Under Construction

Additional IDs:

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

Comments: Clubhouse under construction; 9 buildings + clubhouse, proposed 84 1BR units, 154 2BR units and 30 3BR units

Project Name: The Gardens at Westlake	Lots/Units: 330	Type: Townhouse	Map ID: 112
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) issued 12/02/2005; max. of 90,000 sq. ft. retail/office uses, 330 res. units (single family to multi family)

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: North Monroe Street Hotel	Lots/Units:	Type:	Map ID: 113
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 2.72	SF: 37,500	Type: Hotel	Review: Type A
Tax ID: 21-14-20-443-0000	SF:	Type:	Status: Under Review

Additional IDs:

Location/Address: North Monroe Street approx. 750 feet west of Sharer Road

Comments: Site Plan (TSP070026) re-submittal received 07/10/2007; five-story, 75 room hotel

Project Name: Lakeshore Drive Property	Lots/Units: 40	Type: Condominiums	Map ID: 114
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 6.72	SF: 60,000	Type: Hotel	Review: Type B
Tax ID: 21-14-20-413-0000	SF: 60,000	Type: Office	Status: Under Review

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

Location/Address: East side of Lakeshore Drive West, approx. 500 feet south of Interstate 10

Comments: Site Plan (TSP060083) resubmittal received 07/02/2007; proposed four-story condo, six-story office building and six-story, 122-room hotel

Project Name: Timber Ridge Phase II	Lots/Units: 46	Type: Townhouse	Map ID: 115
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: Under Construction

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

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

Comments: Under Construction; Nine townhouse units in building 5 and six townhouse units in Bldg. 6 under construction as of 08/29/2007

Project Name: Country Inn & Suites	Lots/Units:	Type:	Map ID: 116
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 1.69	SF: 39,220	Type: Hotel	Review: Type A
Tax ID: 21-15-20-403-0000	SF:	Type:	Status: Clearing Site

Additional IDs:

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

Comments: Four-story 65-room hotel; Retention Wall permit issued 06/19/2007

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Wal-Mart Supercenter PUD
General Type: Commercial
Total Acres: 36.31
Tax ID: 21-15-51-440-1075
Additional IDs: 21-15-15-B0000 21-15-51-500-1520 21-15-51-500-1540 21-15-51-500-1550 21-15-15-A0000
Location/Address: 3221 North Monroe Street
Comments: Site Plan (LSP060080) approved with conditions 03/27/2007; PUD (PRZ070004) approved 03/27/2007; Also ID 21-15-15-0001

Lots/Units:
Lots/Units:
SF: 101,760
SF:
Type: Retail
Type:
Type:
Map ID: 117
Jurisdiction: County
Review: PUD
Status: Approved

Project Name: Hartsfield Hills
General Type: Residential
Total Acres: 29.60
Tax ID: 21-15-20-604-0000
Additional IDs: 21-15-20-609-0000
Location/Address: West side of Old Bainbridge Road, between Interstate 10 and Setting Sun Trail
Comments: Under Construction, 5 SF detached completed, 2 under construction; 8 townhouse units completed and 12 under construction as of 08/29/2007

Lots/Units: 46
Lots/Units: 21
SF:
SF:
Type: Townhouse
Type: Single Family
Type:
Type:
Map ID: 118
Jurisdiction: City
Review: Preliminary Plat
Status: Under Construction

Project Name: Hartsfield Place
General Type: Residential
Total Acres: 20.34
Tax ID: 21-15-20-210-0000
Additional IDs: 21-15-20-605-0000
Location/Address: West side of Old Bainbridge Road, between Interstate 10 and Setting Sun Trail
Comments: Under Construction, 10 townhouse units completed, 10 under construction as of 08/29/2007

Lots/Units: 60
Lots/Units: 7
SF:
SF:
Type: Townhouse
Type: Single Family
Type:
Type:
Map ID: 119
Jurisdiction: City
Review: Preliminary Plat
Status: Under Construction

Project Name: Tippecanoe Hills Subdivision
General Type: Residential
Total Acres: 27.17
Tax ID: 21-21-51-104-3140
Additional IDs: 21-21-51-105-3150 21-21-51-133-3560 21-21-51-134-3570 21-21-51-135-3600 21-21-51-136-3610
Location/Address: North side of Hartsfield Road, approx. 500 feet west of Larnell Drive
Comments: Clearing Site; also ID's 21-21-51-136-3620, 3630 and 3640

Lots/Units: 103
Lots/Units:
SF:
SF:
Type: Single Family
Type:
Type:
Type:
Map ID: 120
Jurisdiction: City
Review: Preliminary Plat
Status: Clearing Site

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Sagebrook Mill	Lots/Units: 67	Type: Single Family	Map ID: 121
General Type: Residential	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 40.06	SF:	Type:	Review: Type C
Tax ID: 21-17-20-201-0000	SF:	Type:	Status: Under Construction

Additional IDs:

Location/Address: 4751 Fred George Road

Comments: Under Construction: 3 units under construction, 2 units under review as of 08/27/2007; zero-lot line subdivision

Project Name: Summerfield PUD	Lots/Units: 315	Type: Group Quarters	Map ID: 122
General Type: Residential	Lots/Units: 135	Type: Single Family	Jurisdiction: County
Total Acres: 106.96	SF: 120,000	Type: Commercial	Review: PUD
Tax ID: 21-04-51-000-0120	SF:	Type:	Status: Under Review

Additional IDs:

Location/Address: 4910 North Monroe Street

Comments: PUD Concept Plan (LSP040038) signed, under review by State of Florida; up to 30,000 sq. ft. office or up to 49,000 sq. ft. retail/comm. or mixture

Project Name: River's Landing	Lots/Units: 244	Type: Single Family	Map ID: 123
General Type: Residential	Lots/Units: 99	Type: Townhouse	Jurisdiction: County
Total Acres: 79.15	SF:	Type:	Review: Type C
Tax ID: 25-36-20-853-0000	SF:	Type:	Status: Under Construction

Additional IDs:

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

Comments: Under Construction; 3 single-family detached units under construction, 7 under review as of 08/27/2007

Project Name: Circle Oak Commercial Center & CVS Pharmacy	Lots/Units:	Type:	Map ID: 124
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 5.80	SF: 34,900	Type: Retail	Review: Pre-Application
Tax ID: 24-32-20-260-0000	SF:	Type:	Status: Proposed

Additional IDs: 24-32-20-274-0000 24-32-20-276-0000

Location/Address: 5691 North Monroe Street

Comments: Pre-Application (LPA06027) completed 09/27/2006; 12,900 sq. ft. CVS, 12,000 sq. ft. bank, 10,000 sq. ft. retail center; no recent activity

Major Ongoing and Proposed Developments in Tallahassee and Leon County

Project Name: Florencia at Hermitage	Lots/Units: 119	Type: Condominiums	Map ID: 125
General Type: Residential	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 10.96	SF:	Type:	Review: Type B
Tax ID: 11-17-20-004-0000	SF:	Type:	Status: Under Review

Additional IDs:

Location/Address: Northwest corner of Hermitage Blvd. and Lonbladh Road

Comments: Site Plan (TSP060077) resubmittal rec. 02/12/2007; proposed five-story condo/parking garage and 2-story clubhouse; within the Hermitage PUD

Project Name: Metropolitan Center Lot 8 and 9	Lots/Units:	Type:	Map ID: 126
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 27.54	SF: 165,660	Type: Office	Review: Type B
Tax ID: 11-08-36-000-0080	SF:	Type:	Status: Under Review

Additional IDs: 11-08-36-000-0090 11-08-36-000-0100

Location/Address: East side of Metropolitan Blvd., approx. 1,150 feet west of Thomasville Road

Comments: Site Plans (TSP070051,52) rec. 07/07/2007: Lot 8, 43,026 sq. ft. office bldg./7,898 sq. ft. bank; Lot 9, 57,368 sq. ft. office bldg.; within MCC PUD

Project Name: Market Plaza	Lots/Units:	Type:	Map ID: 127
General Type: Commercial	Lots/Units:	Type:	Jurisdiction: City
Total Acres: 4.40	SF: 54,000	Type: Office/Retail	Review: Type A
Tax ID: 11-08-51-006-0600	SF:	Type:	Status: Approved

Additional IDs:

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

Comments: Site Plan (TSP070032) signed 08/14/2007; 3 buildings total; 4,400 sq. ft. for Atlanta Bread Co., 8,000 sq. ft. and 30,000 sq. ft. retail and office space

Project Name: Palafox Preserve	Lots/Units: 19	Type: Single Family	Map ID: 128
General Type: Mixed Use	Lots/Units:	Type:	Jurisdiction: County
Total Acres: 28.05	SF: 12,600	Type: Commercial	Review: Type B
Tax ID: 11-08-51-009-0910	SF: 42,000	Type: Hotel	Status: Under Review

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

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

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

Major Ongoing and Proposed Developments in Tallahassee and Leon County

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.