

# Weekly Concurrency Report

For the Period: 6/18/2024 to 6/24/2024



**No New Concurrency Review Applications.**

# Weekly Concurrency Report

For the Period: 6/24/2024 to 6/30/2024



CITY OF  
TALLAHASSEE

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**TCM240037 Laketown TLH****1401 LAKE BRADFORD RD**

**APPLICANT:** William Colbert  
2851 Remington Green Circle  
Tallahassee, FL 32308  
PHONE : 8509994241

**PARCEL(S):**  
4102200760000

**OWNER:** LAKETOWN TLH LLC  
1882 CAPITAL CIR NE STE 102  
Tallahassee, FL 32308

**NARRATIVE:** The plan is to demolish the existing buildings and infrastructure; and construct 16,000 gsf of Retail / Mixed use commercial buildings and an Event Venue Space containing 4,400 sf building area.

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**TCM240038 Florida Department of Agriculture and Con 3125 CONNER BLVD**

**APPLICANT:** Kyle Mann  
1967 Commonwealth Lane  
Tallahassee, FL 32303  
PHONE : 8505210344

**PARCEL(S):**  
1134209020000

**OWNER:** AGRICULTURE DEPT/STATE OF FLORIDA  
407 S CALHOUN ST STE #509  
Tallahassee, FL 32399

**NARRATIVE:** This concurrency application is for Phase I of construction, which includes the access roadway, right and left turn lanes, and stormwater management facilities. Phase I is for infrastructure only and includes 167,174 sqft of impervious area, or 3.84 acres. The west and east stormwater management facilities will be constructed during phase I which is included in the impervious area above. Phase II of construction will include the construction of the buildings, sidewalks, parking garage and surface parking lot.  
The proposed project area is located on parcel 1134209020000 owned by the Florida Department of Agriculture and Consumer Services (FDACS). The total acreage of the parcel is 102.63 acres. The project area is approximately 25 acres. The site is zoned Government Operational Office/Light Industrial (GO-1). The proposed new facility for Florida Department of Agriculture and Consumer Services includes a 60,000 SF footprint 5-story building, a 79,000 SF footprint 4-story parking garage, and a 5,000 SF central utility plant. The present property has been developed and contains existing government office buildings and accessory structures.

# Weekly Concurrency Report

For the Period: 7/1/2024 to 7/7/2024



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**TCM240039 MidSouth Bank**

**1938 VILLAGE GREEN WAY**

**APPLICANT:** Michael King  
2619 Centennial Boulevard, Suite 200  
Tallahassee, FL 32308  
PHONE : 8505533534

**PARCEL(S):**  
110875 A0010

**OWNER:** MIDSOUTH BANK - TIM BRAWNER  
2526 W MAIN ST  
Tallahassee, FL 36301

**NARRATIVE:** The proposed project includes the development of Parcel #110875 A0010 from a used car dealership into a bank. The proposed development will include expanding the building and expanding the drive aisle to allow a bypass lane. The property is zoned Commercial Parkway (CP), is 0.95 acres, and is within the City of Tallahassee. Pre-Concurrency was submitted in June 2023 (TPC230002). Following this, a traffic study was completed by Kimley-Horn. This traffic study is included with this submittal.

# Weekly Concurrency Report

For the Period: 7/8/2024 to 7/14/2024



**No New Concurrency Review Applications.**

# Weekly Concurrency Report

For the Period: 7/15/2024 to 7/21/2024



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**TCM240041 Mike Patel Commercial-Residential****2230 W PENSACOLA ST**

**APPLICANT:** Matt Swain  
2417-3 Fleischmann Rd  
Tallahassee, FL 32308  
PHONE : 850-224-4295

**PARCEL(S):**  
2134206130000

**OWNER:** AMI LARGEST ECONOMY LLC  
853 EAGLE VIEW DR  
Tallahassee, FL 32311

**NARRATIVE:** Project Narrative:  
This project is found on the west side of Leon County inside the Tallahassee city limits and inside the urban services area (USA) in between TCC and FSU. The project area is north of W. Pensacola Street and south of Escambia Drive just east of White Drive. The property is 0.87 acres in size per a survey provided by Poole Engineering and Surveying. This property lies in the University Transition zoning district. The lot is inside the T-5 district of the Multimodal Transportation District (MMTD). It is in Section 34, Township 1 North, and Range 1 West. This project will consist of the development of a building with 5,880 sq' of retail space and a 840 sq' two bedroom two bathroom apartment unit on the first floor, and eight 840 sq' two bedroom and two bathroom apartments on the second floor. The site is the former home of a car wash, the Nole Car Wash. Some of the impervious from the development still exists onsite at the present time. The current property consist of a .43 acre lot which had the Nole Car Wash on it, and the .44 acre vacant lot next to it. We are providing 38 parking spaces, this development requires only 36 parking spots. In addition, two H.C. parking spaces are provided. There are no natural features or environmentally sensitive areas onsite that we are aware of at this time.

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**TCM240042 Solitude Multifamily**

**APPLICANT:** Sean Marston  
2851 Remington Green Cir., Ste. D  
Tallahassee, FL 32308  
PHONE : 8509994241

**PARCEL(S):**  
3120200030000

**OWNER:** SOLITUDE APARTMENTS LLC  
PO BOX 1609  
Tallahassee, FL 36868

**NARRATIVE:** Develop a 252-unit Multifamily housing development

# Weekly Concurrency Report

For the Period: 7/29/2024 to 8/4/2024



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## TCM240044 Red Rapid Car Wash

**APPLICANT:** Edward Bass III  
253 Pinewood Drive  
Tallahassee, FL 32303  
PHONE : 8507655159

**PARCEL(S):**  
1428210000020

**OWNER:** MEADOWS TLH COMMERCIAL LLC  
4708 CAPITAL CIR NW  
Tallahassee, FL 32303

**NARRATIVE:** 4282 GSF Automated car wash facility with self serve vacuum stations

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## TCM240043 The Learning Experience- Southwood

**APPLICANT:** Edward Bass III  
253 Pinewood Drive  
Tallahassee, FL 32303  
PHONE : 8507655159

**PARCEL(S):**  
3116240000020

**OWNER:** ASKARI RENTAL LLC  
4708 CAPITAL CIR NW STE 200  
Tallahassee, FL 32303

**NARRATIVE:** 10,000 SF day care facility

# Weekly Concurrency Report

For the Period: 8/5/2024 to 8/11/2024



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## TCM240035 Canopy RV

**APPLICANT:** Candace Lolley Ryan  
225 W Brevard St  
Tallahassee, FL 32301  
PHONE : 8508790798

**PARCEL(S):**  
1115205040000

**OWNER:** OX BOTTOM MORTGAGE HOLDINGS LLC  
4708 CAPITAL CIR NW  
Tallahassee, FL 32303

**NARRATIVE:** This Project is for a proposed RV Parking Facility Constructing 20 rv parking slips sized 15'W x x 50'l and 39 RV Parking Slips Sized 15'W X30'l. Storm water will be controlled by 1 permanent Storm Water Pond Urban Forest - 127798.6 Pond Area - 25,374 Total Impervious 79,002

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## TCM240046 Starbucks- Thomasville Road and Velda Dr

**APPLICANT:** Edward Bass III  
253 Pinewood Drive  
Tallahassee, FL 32303  
PHONE : 8507655159

**PARCEL(S):**  
1428210000050

**OWNER:** MEADOWS TLH COMMERCIAL LLC  
4708 CAPITAL CIR NW  
Tallahassee, FL 32303

**NARRATIVE:** Proposed is a 2446 SF Starbucks restaurant, with drive thru, plus 500 SF patio

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## TCM240047 Kraft Car Wash Limited Partition

**3277 MAHAN DR**

**APPLICANT:** Sean Marston  
2851 Remington Green Cir., Ste. D  
Tallahassee, FL 32308  
PHONE : 8509994241

**PARCEL(S):**  
1127202160000

**OWNER:** KMCI PROPERTIES INC  
3277 MAHAN DR  
Tallahassee, FL 32308

**NARRATIVE:** Existing 1,586 SF single Car Wash

# Weekly Concurrency Report

For the Period: 8/12/2024 to 8/18/2024



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## TCM240040 Sun Stop 595

**APPLICANT:** Edward Bass III  
253 Pinewood Drive  
Tallahassee, FL 32303  
PHONE : 8507655159

**PARCEL(S):**  
1428210000010

**OWNER:** MEADOWS TLH COMMERCIAL LLC  
4708 CAPITAL CIR NW  
Tallahassee, FL 32303

**NARRATIVE:** 5577 SF gas station convenience store with 13 MPDs

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## TCM240050 Airport Lot 24 Warehouse

**APPLICANT:** Sean Marston  
2851 Remington Green Cir., Ste. D  
Tallahassee, FL 32308  
PHONE : 8509994241

**PARCEL(S):**  
4115500000240

**OWNER:** SMITH WARREN H  
2038 FLORIDA AVE  
Tallahassee, FL 32303

**NARRATIVE:** Construct a 11,250 SF metal building on the site



# Weekly Concurrency Report

For the Period: 8/19/2024 to 8/25/2024



**TCM240049 Hayden Road Multi-Family**

**414 HAYDEN RD**

**APPLICANT:** reid thomas  
2619 Centennial Blvd., Suite 200  
Tallahassee, FL 32308  
PHONE : 850-553-3502

**PARCEL(S):**  
2134510001630

**OWNER:** BRAMMER CAPITAL GROUP LLC  
83 DECORAH LN  
Tallahassee, FL 95008

**NARRATIVE:** The proposed project includes the development of parcel #21-34-51-000-1630 into a podium-style multi-family apartment building that is approximately 21,571 square feet. The development will consist of up to 41 residential units with on-site parking provided on the ground-floor and the residential units located above. A ground-floor liner building is proposed and will consist of onsite property management and leasing office-space. The parcel is zoned UT (University Transition) and consists of 0.66 acres. The parcel is located within the Multi-Modal Transportation District. The parcel currently consists of multi-family residential units which will be removed. The parcel is bound on the north, west and south by a multi-family apartment complex and on the east by Hayden Road.

The development intends to incorporate a minimum of five (5) enhancements listed under Section 10-280.7(c)(2) in order to utilize the maximum density bonus of 25% offered under the Multi-Modal Transportation District Standards.

The existing driveway connection to Hayden Road will be removed and a new driveway connection to Hayden Road will be constructed.

The project site is located within the Florida State University Watershed of the Lake Munson Drainage Basin and will utilize the Lake Elberta Regional Stormwater Management Facility for attenuation and water quality treatment. A downstream conveyance analysis will be provided at time of the Environmental Management Permit submittal.

# Weekly Concurrency Report

For the Period: 8/26/2024 to 9/1/2024



**No New Concurrency Review Applications.**

# Weekly Concurrency Report

For the Period: 9/2/2024 to 9/8/2024



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## TCM240054 Grimes Lane Subdivision

**APPLICANT:** Carmen Bourgeois Greene  
1150 EAST TENNESSEE STREET  
Tallahassee, FL 32308  
PHONE : 8503850203

**PARCEL(S):**  
2121510342120

**OWNER:** TALLAHASSEE LENDERS CONSORTIUM  
224 OFFICE PLAZA DR  
Tallahassee, FL 32301

**NARRATIVE:** This project consists of the subdivision of one lot totaling 0.38 acres into two parcels via the Limited Partition process. The two lots will be used for single family-attached affordable housing

# Weekly Concurrency Report

For the Period: 9/9/2024 to 9/15/2024



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**TCM240055 Door Products Storage Bldg. 3704 CRAWFORDVILLE RD**

**APPLICANT:** Jane Scott  
534 North Monroe Street  
Tallahassee, FL 32301  
PHONE : 8502242699

**PARCEL(S):**  
411352 E0060,  
411352 E0010

**OWNER:** DOOR PRODUCTS LLC  
3704 CRAWFORDVILLE RD  
Tallahassee, FL 32305

**NARRATIVE:** Metal Building Storage Bldg Permit number TCB240358

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**TCM240057 Maclay School - Robotics Classroom 3737 N MERIDIAN RD**

**APPLICANT:** Moore Bass Consulting  
805 N. Gadsden Street  
Tallahassee, FL 32303  
PHONE : 8502225678

**PARCEL(S):**  
1431206060000

**OWNER:** ALFRED B MACLAY JR SCHOOL  
3737 N MERIDIAN RD  
Tallahassee, FL 32312

**NARRATIVE:** Addition of a classroom building to serve the existing Maclay School campus

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**TCM240058 West Tennesse Coffee Shop 1528 W TENNESSEE ST**

**APPLICANT:** Sean Marston  
2851 Remington Green Cir., Ste. D  
Tallahassee, FL 32308  
PHONE : 8509994241

**PARCEL(S):**  
212625 A0010

**OWNER:** CHAI CHAI PROPERTIES LLC  
2517 GOLDENROD WAY  
Tallahassee, FL 32311

**NARRATIVE:** Develop a coffee shop with drive-thru and associated infrastructure on the 0.35 ac site. The coffee shop will have a 1400 SF outdoor seating area.

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**TCM240055 Door Products Storage Bldg. 3704 CRAWFORDVILLE RD**

**APPLICANT:** Jane Scott  
534 North Monroe Street  
Tallahassee, FL 32301  
PHONE : 8502242699

**PARCEL(S):**  
411352 E0060,  
411352 E0010

**OWNER:** DOOR PRODUCTS LLC  
3704 CRAWFORDVILLE RD  
Tallahassee, FL 32305

**NARRATIVE:** Metal Building Storage Bldg Permit number TCB240358

# Weekly Concurrency Report

For the Period: 9/16/2024 to 9/22/2024



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**TCM240060 Barbourville Drive Subdivision 124 BARBOURVILLE DR**

**APPLICANT:** Cheryl Poole  
2145 Delta Blvd.  
Tallahassee, FL 32303  
PHONE : 8503865117

**OWNER:** FLM FAM PORTFOLIO LLC  
PO BOX 450627  
Tallahassee, FL 33245

**PARCEL(S):**  
4101204500000,  
4101204510000

**NARRATIVE:** Subdivide the two parcels into 5 parcels. Each parcel will be developed with a duplex, 6 bedrooms per unit.

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**TCM240053 TPS Equipment Storage Warehouse 4505 SPRINGHILL RD**

**APPLICANT:** Charles Fowinkle  
408 N. Monroe Street  
Tallahassee, FL 32301  
PHONE : 8508916103

**OWNER:** CITY OF TALLAHASSEE  
300 S ADAMS ST BOX A-15  
Tallahassee, FL 32301

**PARCEL(S):**  
4115208010000

**NARRATIVE:** This is for a 22,000 sf Metal warehouse for the storage of trailer mounted generators, trailer mounted pumps, sewage pumps, large transmission valves fittings, pipes, and electric/computer controls for the treatment plant and sanitary sewer pump stations.

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**TCM240061 City of Tallahassee Electric & Gas Building 2641 MAJOR JAMES MORGAN JR WAY**

**APPLICANT:** Moore Bass Consulting  
805 N. Gadsden Street  
Tallahassee, FL 32303  
PHONE : 8502225678

**OWNER:** CITY OF TALLAHASSEE  
300 S ADAMS ST BOX A-15  
Tallahassee, FL 32301

**PARCEL(S):**  
2133204030000,  
2133208010000

**NARRATIVE:** A new building to serve as warehouse space for the Electric & Gas departments, on the existing municipal service center

# Weekly Concurrency Report

For the Period: 9/23/2024 to 9/29/2024



**No New Concurrency Review Applications.**

# Weekly Concurrency Report

For the Period: 9/30/2024 to 10/6/2024



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**No New Concurrency Review Applications.**

# Weekly Concurrency Report

For the Period: 10/7/2024 to 10/13/2024



**TCM240063 Capital Hill Concurrency Modification**

**2320 CAPITAL CIR NE**

**APPLICANT:** Sean Marston  
2851 Remington Green Cir., Ste. D  
Tallahassee, FL 32308  
PHONE : 8509994241

**OWNER:** GRAND LAND ENTERPRISES LLC  
4708 CAPITAL CIR NW  
Tallahassee, FL 32303

**NARRATIVE:** Concurrency Modification for building #4. converting Office 2-story, 2880 SF to Retail 1-story 4,124 SF.

**PARCEL(S):**

1116500000001,  
1116500000010,  
1116500000020,  
1116500000030,  
1116500000040,  
1116500000050,  
1116500000060,  
1116500000070,  
1116500000080



# Weekly Concurrency Report

For the Period: 10/14/2024 to 10/20/2024



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|-------------------|--|----------------------------|------------------------------------|
| <b>TCM240051</b>  | <b>Department of State - Artifact Facility</b>                                       | <b>2100 W TENNESSEE ST</b> |                                    |
| <b>APPLICANT:</b> | Tonya Morris<br>5015 S. Florida Avenue<br>Lakeland, FL 33813<br>PHONE : 863-868-1708 |                            | <b>PARCEL(S):</b><br>2127204340000 |
| <b>OWNER:</b>     | TIITF<br>3900 COMMONWEALTH BLVD<br>Tallahassee, FL 32399                             |                            |                                    |
| <b>NARRATIVE:</b> | Add Artifact Facility  |                            |                                    |

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|-------------------|--|--------------------------|---|
| <b>TCM240068</b>  | <b>Fire Station 15 Expansion</b>   | <b>1445 BANNERMAN RD</b> |   |
| <b>APPLICANT:</b> | Cheryl Poole<br>2145 Delta Blvd.<br>Tallahassee, FL 32303<br>PHONE : 8503865117  |                          | <b>PARCEL(S):</b><br>140835 S0170,<br>140835 0003 |
| <b>OWNER:</b>     | CITY OF TALLAHASSEE<br>300 S ADAMS ST BOX A-15<br>Tallahassee, FL 32301  |                          |   |
| <b>NARRATIVE:</b> | Expand the existing fire station by 2382 square feet to a new total area of 9453 square feet. Expansion is for improved conditions for the existing use. |                          |   |

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|-------------------|--|--------------------------|------------------------------------|
| <b>TCM240066</b>  | <b>Growler Country Beer Garden</b>   | <b>3374 LONNBLADH RD</b> |                                    |
| <b>APPLICANT:</b> | Sean Marston<br>2851 Remington Green Cir., Ste. D<br>Tallahassee, FL 32308<br>PHONE : 8509994241 |                          | <b>PARCEL(S):</b><br>1108204320000 |
| <b>OWNER:</b>     | MPOWER HOLDINGS INC<br>2138 AMANDA MAE CT<br>Tallahassee, FL 32312                               |                          |                                    |
| <b>NARRATIVE:</b> | The intent is to construct a small 2800 SF building which will have outdoor seating included.    |                          |                                    |

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|                   |  |                            |                                   |
|-------------------|--|----------------------------|-----------------------------------|
| <b>TCM240065</b>  | <b>Summit East Hotel</b>   | <b>1592 SUMMIT LAKE DR</b> |                                   |
| <b>APPLICANT:</b> | Moore Bass Consulting<br>805 N Gadsden Street<br>Tallahassee, FL 32303<br>PHONE : 850-222-5678 |                            | <b>PARCEL(S):</b><br>121725 B0030 |
| <b>OWNER:</b>     | BEHRMAN DOUGLAS N<br>2057 CHATSWORTH WAY<br>Tallahassee, FL 32309                              |                            |                                   |
| <b>NARRATIVE:</b> | Proposed 114 key hotel   |                            |                                   |

# Weekly Concurrency Report

For the Period: 10/21/2024 to 10/27/2024



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|-------------------|---|------------------------|------------------------------------|
| <b>TCM240074</b>  | <b>Bethel Tharpe</b>  | <b>835 W THARPE ST</b> |                                    |
| <b>APPLICANT:</b> | Moore Bass Consulting, Inc<br>805 N Gadsden St<br>Tallahassee, FL 32303<br>PHONE : 850-222-5678 |                        | <b>PARCEL(S):</b><br>2126200280000 |
| <b>OWNER:</b>     | BRYANT ELAINE W TRUSTEE<br>224 N MARTIN LUTHER KING JR BLVD<br>Tallahassee, FL 32301            |                        |                                    |
| <b>NARRATIVE:</b> | see attached  |                        |                                    |

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|                   |   |                        |                                   |
|-------------------|---|------------------------|-----------------------------------|
| <b>TCM240067</b>  | <b>Elmwood Trace</b>  | <b>3055 ELMWOOD RD</b> |                                   |
| <b>APPLICANT:</b> | Anthony Holley<br>547 North Monroe St.<br>TALLAHASSEE, FL 32301<br>PHONE : 8502223975             |                        | <b>PARCEL(S):</b><br>121815 B0030 |
| <b>OWNER:</b>     | GIBBS GREGORY M<br>2286 WEDNESDAY ST STE 3<br>Tallahassee, FL 32308                               |                        |                                   |
| <b>NARRATIVE:</b> | Single Family Subdivision of 1 lot into 6 lots with a residential footprint of 3,235 sq.ft. each. |                        |                                   |

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|-------------------|---|----------------------|------------------------------------|
| <b>TCM240069</b>  | <b>216 W 2nd Avenue</b>   | <b>216 W 2ND AVE</b> |                                    |
| <b>APPLICANT:</b> | Jeremy Floyd<br>1308 Conservancy Drive East<br>Tallahassee, FL 32312<br>PHONE : 8505560564  |                      | <b>PARCEL(S):</b><br>2125450000371 |
| <b>OWNER:</b>     | ROFLO DEVELOPMENT LLC<br>1931 HOLLYWOOD DR<br>Tallahassee, FL 32303   |                      |                                    |
| <b>NARRATIVE:</b> | Demolition of existing structure, replat of lot into two lots and construction of up to 2 primary units plus 2 adu's on each lot. |                      |                                    |

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|                   |  |                            |                                   |
|-------------------|--|----------------------------|-----------------------------------|
| <b>TCM240070</b>  | <b>Millerworks at Summit East</b>  | <b>1965 SUMMIT LAKE DR</b> |                                   |
| <b>APPLICANT:</b> | Moore Bass Consulting, Inc.<br>805 N Gadsden Street<br>Tallahassee, FL 32303<br>PHONE : 8502225678 |                            | <b>PARCEL(S):</b><br>121727 D0010 |
| <b>OWNER:</b>     | MACH 1 COMMERCIAL LLC<br>2411 FLEISCHMANN RD<br>Tallahassee, FL 32308                              |                            |                                   |
| <b>NARRATIVE:</b> | Please see narrative that has been included with submittal   |                            |                                   |

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**TCM240073 Lexus Dealership****3800 W TENNESSEE ST**

**APPLICANT:** Moore Bass Consulting  
805 N Gadsden Street  
Tallahassee, FL 32303  
PHONE : 850-222-5678

**PARCEL(S):**  
2129202180000

**OWNER:** BOBBIN TRACE LAND COMPANY LLC  
3800 W TENNESSEE ST  
Tallahassee, FL 32304

**NARRATIVE:** The approximate size of the future Lexus Dealership will be 29,848 sf and the project will include a car wash that is approximately 1,820 sf. The existing Toyota parcel includes a 73,188 sf dealership building and a 35,627 sf body shop.

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**TCM240071 Commonwealth Office/Warehouse**

**APPLICANT:** Sean Marston  
2851 Remington Green Cir., Ste. D  
Tallahassee, FL 32308  
PHONE : 8509994241

**PARCEL(S):**  
211930 B0010

**OWNER:** PACA DEVELOPMENT LTD  
2415 GRANADA BLVD  
Tallahassee, FL 33134

**NARRATIVE:** Construct and Office Warehouse project with 3 buildings totaling 70,000 SF, with 21,000 SF of Office and 49,000 SF of Warehouse space.

# Weekly Concurrency Report

For the Period: 10/28/2024 to 11/3/2024



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**TCM240072 Providence Baptist Church**

**1901 HILLSBOROUGH ST**

**APPLICANT:** Bill Wilson  
1816 Old Fort Drive  
Tallahassee, FL 32301  
PHONE : 8502611011

**PARCEL(S):**  
410230 Q0010

**OWNER:** PROVIDENCE BAPTIST CHURCH  
3217 JIM LEE RD  
Tallahassee, FL 32301

**NARRATIVE:** This is the construction of a new church building to replace the one that was destroyed by fire. The plan is to put the new building on the same site as the original building to take use existing utility service in ground. The driveway, parking lot and SWF remain in place.

# Weekly Concurrency Report

For the Period: 11/4/2024 to 11/10/2024



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## TCM240075 Petropolis Pet Kennels

**APPLICANT:** Cheryl Poole  
2145 Delta Blvd.  
Tallahassee, FL 32303  
PHONE : 8503865117

**PARCEL(S):**  
4113200240040,  
4113200240050

**OWNER:** PETROPOLIS CLUB INC  
10648 GAWSWORTH PT  
Tallahassee, FL 32832

**NARRATIVE:** Construct a pet kennel facility that will be comprised of two buildings totalling 6390 square feet.

# Weekly Concurrency Report

For the Period: 11/11/2024 to 11/17/2024



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**TCM240079 The Dog Haus TLH - Subdivision of Parcel 495 S BLAIR STONE RD**

**APPLICANT:** Travis Ismir  
730 Briercliff Dr  
Orlando, FL 32806  
PHONE : 4079497780

**PARCEL(S):**  
1132204150000

**OWNER:** DOG HAUS TLH LLC  
1214 HICKORY DR  
Tallahassee, FL 31602

**NARRATIVE:** We are proposing to subdivide 1.73 acres off a 3.81 acre parcel. The southern portion of the site will be home to The Dog Haus TLH. The northern portion of the site will be sold off for future commercial development of approximately 1,000-3,000 square feet. The site plan submitted is only an approximation of what we expect to be developed on the property, which is a roughly 2,500 square foot commercial building such as a restaurant, brewery, or bank. The property is currently listed and will be sold to a third party for future planned development. Our parcel falls under a PUD and Development Agreement, and our parcel (G-5, as referenced in both documents) is approved for stormwater and traffic concurrency.

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**TCM240076 Jack in the Box 1610 CAPITAL CIR NE**

**APPLICANT:** Matt Swain  
2417-3 Fleischmann Rd  
Tallahassee, FL 32308  
PHONE : 850-224-4295

**PARCEL(S):**  
1128030000090

**OWNER:** Kal Patel  
1624 Capital Circle NE STE 210  
Tallahassee, FL 32308

**NARRATIVE:** This project is located on the northeast side of the City of Tallahassee, on the west side of Capital Circle Northeast. The property is near the intersection of Capital Circle Northeast and Mahan Drive. It is in Section 28, Township 1 North, and Range 1 East. The parcel is zoned Commercial Parkway (CP). The site was formally a Pizza Hut restaurant with a drive-thru. The redevelopment would include demolishing the existing 2,685 GSF building along with the walk in refrigerator and cooler area and constructing a 9,100 GSF one story building. Vehicular Use Area and parking would be reconfigured during the new development to accommodate the new 2,440 S.F. building layout. A drive thru lane will be provided along the southern end of the building.

# Weekly Concurrency Report

For the Period: 11/18/2024 to 11/24/2024



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**TCM240080 Smalls Sliders**

**2008 W PENSACOLA ST**

**APPLICANT:** Moore Bass Consulting  
805 N Gadsden Street  
Tallahassee, FL 32303  
PHONE : 850-222-5678

**PARCEL(S):**  
2134510000062

**OWNER:** 2014 WEST PENSACOLA LLC  
2020 W PENSACOLA ST STE 285  
Tallahassee, FL 32304

**NARRATIVE:** The proposed project consists of the development of an existing 0.59-acre outparcel lot within the WestEnd Square Shopping Center. The project includes the construction of an 800 SF (+/-) Smalls Sliders restaurant drive-through concept with outdoor seating along the frontage of Pensacola Street.

# Weekly Concurrency Report

For the Period: 11/25/2024 to 12/1/2024



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**No New Concurrency Review Applications.**



# Weekly Concurrency Report

For the Period: 12/2/2024 to 12/8/2024



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**TCM240081 3100 Apalachee Pkwy Concurrency**

**3100 1 APALACHEE PKWY**

**APPLICANT:** Candace Lolley Ryan  
225 W Brevard St  
Tallahassee, FL 32301  
PHONE : 8508790798

**PARCEL(S):**  
3103202060000

**OWNER:** 3100 APALACHEE PARKWAY HOLDINGS LLC  
211 COMMERCE WAY STE A  
Tallahassee, FL 33458

**NARRATIVE:** This project consists of 3.83 acres with a multi-family and a 4407 sq. ft. commercial building. The developer would like to Split the parcel separating the commercial building from the multi family. Please see the attached survey existing and proposed from Meridian. This would make two parcels. Parcel 1 -.63 acres and parcel 2 – 3.20 acres.

# Weekly Concurrency Report

For the Period: 12/9/2024 to 12/15/2024



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**TCM240083 428/430 E College Avenue**

**428 E COLLEGE AVE**

**APPLICANT:** Moore Bass Consulting, Inc  
805 N Gadsden St  
Tallahassee, FL 32303  
PHONE : 850-222-5678

**PARCEL(S):**  
2136250021025,  
2136250021030,  
2136250021050

**OWNER:** 428 EAST COLLEGE LLC  
213 N FILMORE ST  
Tallahassee, FL 22201

**NARRATIVE:** Proposed for development are 15 residential condominiums. Three buildings are proposed with one building fronting College Ave containing 4 condominium units, one building fronting Meridian Street containing 6 condominium units, and one building in the northwest corner of the site containing 5 carriage house style condominium units.

# Weekly Concurrency Report

For the Period: 12/16/2024 to 12/22/2024



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**TCM240078 Islamic Society of Tallahassee Building 2620 NORTH POINT BLVD**

**APPLICANT:** Peter Okonkwo  
1315 East Lafayette Street  
Tallahassee, FL 32301  
PHONE : 850-656-9834

**PARCEL(S):**  
1116150040010

**OWNER:** ISLAMIC SOCIETY OF TALLAHASSEE INC  
PO BOX 13903  
Tallahassee, FL 32317

**NARRATIVE:** The name of this project is Islamic Society of Tallahassee Mosque. The project entails the construction of two buildings totaling 9000 SF. Phase 1 involves 5000 SF Building and Phase 2 involves 4000 SF building. The project also includes site improvement. The project is located on a 1.84 acre parcel according to the boundary survey. The project location is 2620 Northpoint Blvd, Tallahassee, Florida. The Tax ID number for the parcel is 11-16-15-004-0010. The parcel or site is currently undeveloped with trees and shrubs. However, there has been some site disturbance involving some earth work and dumping of construction debris.

# Weekly Concurrency Report

For the Period: 12/23/2024 to 12/29/2024



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**TCM240085 Healthy Women's Clinic**

**2560 W TENNESSEE ST**

**APPLICANT:** Cheryl Poole  
2145 Delta Blvd.  
Tallahassee, FL 32303  
PHONE : 8503865117

**PARCEL(S):**  
2128204320010

**OWNER:** HEALTHY WOMAN WOMENS CLINICS  
PO BOX 14269  
Tallahassee, FL 32317

**NARRATIVE:** Construction of a 3,610 sf medical clinic