

Weekly Concurrency Report

For the Period: 3/9/2026 to 3/15/2026



TCM260014 Southwood MDR-20

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

PARCEL(S):
3120200020010

OWNER: ST JOE COMPANY
130 RICHARD JACKSON BLVD STE 200
Tallahassee, FL 32407

NARRATIVE: The proposed project includes the development of a vacant parcel into a residential subdivision with 337 detached single-family homes and extension of the existing road Merchants Row Blvd. The total acreage of the subject property is +/- 136.13 acres and is located within Parcel ID: 31-20-20-002-0010 of the Southwood Community. The overall parcel is owned by The St. Joe Company. The parcel is bound on the north Tram Road and the Tallahassee Classical School, on the east by a City of Tallahassee electrical easement, on the south by a vacant parcel owned by The St. Joe Company, and on the west by Timberland owned by The St. Joe Company. The project site is zoned MDR per the Southwood PUD.

Density

The development is proposed to have a total of 337 Dwelling Units (DU). Therefore, the total Single-Family Residential Area of 81.37 acres has a proposed project density of 4.14 DU per Acre. The proposed density is in compliance with the Southwood PUD which requires a minimum of 4 units per acre and a maximum of 20 units per acre for the Medium Density Residential (MDR).

Stormwater Analysis

The onsite stormwater facility has been sized to meet current City of Tallahassee design standards for both water quality and rate control. The proposed facility will be a full retention facility with no discharge off the site. In addition to the proposed facility, this development will use the existing stormwater facility TR105 on site.

TCM260016 Mahan II Subdivision

2009 MAHAN DR

APPLICANT: Anthony Holley
547 North Monroe St.
TALLAHASSEE, FL 32301
PHONE : 8502223975

PARCEL(S):
112870 C0020

OWNER: RUSSELL DIXIE L
4146 FORSYTHE WAY
Tallahassee, FL 32309

NARRATIVE: The subdivision of one (1) single family residential parcel to three (3) single family residential parcels.