

Weekly Concurrency Report

For the Period: 5/11/2026 to 5/17/2026



TCM260031 117 Salem Court Dentist Office Addition 117 SALEM CT

APPLICANT: Matt Dana
201 Pinewood Drive
Tallahassee, FL 32303
PHONE : 8503852800

PARCEL(S):
113120060000

OWNER: BYRNE SUSAN M
117 SALEM CT
Tallahassee, FL 32301

NARRATIVE: A proposed 392 sf addition to an existing 2,960 sf Dental Office.

TCM260032 Ascend at Southwood

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

PARCEL(S):
3121200060000

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

NARRATIVE: The proposed project includes the development of Parcel # 31-21-20-006-0000 into a multi-family development consisting of eight (8) multi-family buildings (3 stories), one (1) clubhouse, three (3) garage structures, and associated infrastructure. The proposed development will consist of 228 units and 346 bedrooms. There are 433 proposed standard parking spaces and 21 Handicap parking spaces, of the proposed parking 4 spaces will be designated for electric vehicle parking with a charging station. The subject parcel is 12.12 acres and is located within the Southwood PUD, with the land use designation of Medium Density Residential. The St. Joe Company is the owner of the subject parcel. The site is currently vacant and consists mostly of planted pines.

The proposed site will use the existing stormwater management facility TR105 for all stormwater runoff. Per the Stormwater Master Plan, TR105 was designed with reserved stormwater capacity for the subject project limits.

Site access will be provided via one (1) proposed driveway off of Merchants Row Boulevard Extension which is currently being designed and permitted as part of Southwood MDR-19 (reference Environmental Management Permit TEM260025).

Multi-Family Density Calculations:

- Project Area: 12.12 Acres
- Proposed Units: 228 Units
- Proposed Development Density: 18.81 Units/Acre

Medium Density Residential Code Allowable:

- Maximum Gross Density: 20 Dwelling Units/Acre
- Minimum Gross Density: 4 Dwelling Units/Acre

TCM260027 Moonlit Place

APPLICANT: Daniel Simone
2851 Remington Green Circle; Ste D
Tallahassee, FL 32308
PHONE : 8509994241

PARCEL(S):
4113204320000

OWNER: S&S FOUNDATION INC
1900 RAA AVE
Tallahassee, FL 32303

NARRATIVE: Construct a 3-story 24-unit multi-family building and associated infrastructure to be utilized for affordable housing.