

Weekly Concurrency Report

For the Period: 8/3/2026 to 8/9/2026



TCM260049 911 Buena Vista Drive**911 BUENA VISTA DR**

APPLICANT: Mike Freidin
101 North Monroe Street, Suite 710
Tallahassee, FL 32301-1549
PHONE : 8503545184

PARCEL(S):
2127204180000

OWNER: Marilu Properties, LLC.
15740 NE Camp Copeland Road Loop
Tallahassee, FL 32305

NARRATIVE: The existing residential 0.58 AC parcel, Tax ID 2127204180000, is located in Tallahassee, FL within Leon County. This parcel is currently vacant and the owner is requesting to subdivide thru Limited Partition into two +/- 0.29 AC residential lots. The subject property is currently zoned R-1 single family detached residential with a future land use designation of Urban Residential 2 and inside the multi-modal transportation district.

TCM260051 Orange Avenue Multifamily

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

PARCEL(S):
3108204010000,
3108204020000,
310875 A0160

OWNER: CITY OF TALLAHASSEE
300 S ADAMS ST BOX A-15
Tallahassee, FL 32312

NARRATIVE: GENERAL
The Orange Avenue Multifamily project is located north of Orange Avenue East, east of South Blair Stone Road, and west of Paul Russell Road in Tallahassee, Leon County, Florida. The site is situated within the Blair Stone Watershed and the Lake Munson Drainage Basin.

The project area includes private parcels and City-owned lands that are being assembled as part of a unified redevelopment plan. An application has been submitted and approved by the Development Review Committee for abandonment of the portion of right-of-way associated with Old Paul Russell Road. City owned lands containing an existing stormwater facility, serving portions of Orange Ave and Paul Russell Road, will be demolished and the areas draining to this facility will receive treatment and attenuation with the project's proposed wet detention facility.

Proposed Development

The proposed development is a residential project containing 200 townhome units, a clubhouse, community pool, internal roadways, parking areas, and associated site improvements. Vehicular access to the site is proposed from Orange Avenue East and Paul Russell Road.

TCM260052 Naumann Downtown

APPLICANT: Erica Wiewel
805 N Gadsden Street
Tallahassee, FL 32303
PHONE : 850-222-5678

PARCEL(S):
1131206060000

OWNER: VASON LANE HOLDINGS LLC
2050 CAPITAL CIR NE
Tallahassee, FL 32308

NARRATIVE: Subdivision of parcel into 3 lots