

Weekly Concurrency Report

For the Period: 8/10/2026 to 8/16/2026



TCM260053 Unity Child Care Development K-5 School 540 W BREVARD ST

APPLICANT: Michael Kane
2417-3 Fleischmann Road
Tallahassee, FL 32308
PHONE : 850-224-4295

PARCEL(S):
2125280000070

OWNER: BALLEW PROPERTIES LLC
303 CRESTWOOD LN
Tallahassee, FL 33770

NARRATIVE: There is an existing 7,863 square foot building on the property that was previously utilized as a Family Dollar store. This project would entail converting the use for the building from commercial retail to a Kindergarten through 5th grade, private elementary school. There are no intentions to alter the size of the building just interior modifications to make the building suitable for a school. The elementary school will have approximately 135 students with 8 faculty and staff members. The school intends to operate from the hours of 6:30 a.m. to 6:00 p.m., Monday through Friday. Occasional after-school programs or tutoring activities may take place but will generally conclude by early evening. Students will bring their own lunches to school, as no on-site meal preparation or cooking services will be provided. The facility will include a warming kitchen for the purpose of reheating and serving food only.

(BHE) is asking the City of Tallahassee to do the Concurrency-Transportation Analysis. To determine the impacts to the Transportation network for this change in occupancy/use project.

TCM260050 1342 Nylic Street 1342 NYLIC ST, APT 3

APPLICANT: Rob Davis
5404 Appledore Lane
Tallahassee, FL 32309
PHONE : 9043822286

PARCEL(S):
212690 B0170

OWNER: VILLA CAPRI APTS LLC
2020 W PENSACOLA ST STE 285
Tallahassee, FL 32304

NARRATIVE: The existing parcel contain a 3,617 square foot residential quadraplex building to be removed.

The proposed development consists of one (1) three story triplex containing 3 dwelling units and 15 bedrooms for a density of 8.84 DU per acre.

TCM260054 Sigma Chi Fraternity 410 LORENE ST

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

PARCEL(S):
213540 D0200

OWNER: EZ809 LLC
2057 DELTA WAY
Tallahassee, FL 32303

NARRATIVE: Please see narrative that has been uploaded as part of this submittal.