

# 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