

Weekly Concurrency Report

For the Period: 11/11/2024 to 11/17/2024



TCM240079 The Dog Haus TLH - Subdivision of Parcel 495 S BLAIR STONE RD

APPLICANT: Travis Ismir
730 Briercliff Dr
Orlando, FL 32806
PHONE : 4079497780

PARCEL(S):
1132204150000

OWNER: DOG HAUS TLH LLC
1214 HICKORY DR
Tallahassee, FL 31602

NARRATIVE: We are proposing to subdivide 1.73 acres off a 3.81 acre parcel. The southern portion of the site will be home to The Dog Haus TLH. The northern portion of the site will be sold off for future commercial development of approximately 1,000-3,000 square feet. The site plan submitted is only an approximation of what we expect to be developed on the property, which is a roughly 2,500 square foot commercial building such as a restaurant, brewery, or bank. The property is currently listed and will be sold to a third party for future planned development. Our parcel falls under a PUD and Development Agreement, and our parcel (G-5, as referenced in both documents) is approved for stormwater and traffic concurrency.

TCM240076 Jack in the Box 1610 CAPITAL CIR NE

APPLICANT: Matt Swain
2417-3 Fleischmann Rd
Tallahassee, FL 32308
PHONE : 850-224-4295

PARCEL(S):
1128030000090

OWNER: Kal Patel
1624 Capital Circle NE STE 210
Tallahassee, FL 32308

NARRATIVE: This project is located on the northeast side of the City of Tallahassee, on the west side of Capital Circle Northeast. The property is near the intersection of Capital Circle Northeast and Mahan Drive. It is in Section 28, Township 1 North, and Range 1 East. The parcel is zoned Commercial Parkway (CP). The site was formally a Pizza Hut restaurant with a drive-thru. The redevelopment would include demolishing the existing 2,685 GSF building along with the walk in refrigerator and cooler area and constructing a 9,100 GSF one story building. Vehicular Use Area and parking would be reconfigured during the new development to accommodate the new 2,440 S.F. building layout. A drive thru lane will be provided along the southern end of the building.