

# Weekly Concurrency Report

For the Period: 3/10/2025 to 3/16/2025



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**TCM250016 Arbor Terrace at Bull Run**

**2560 COLD HARBOR DR**

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

**PARCEL(S):**  
1428204010000,  
1428204120000,  
1428204120001

**OWNER:** MEADOWS TLH COMMERCIAL LLC  
4708 CAPITAL CIR NW  
Tallahassee, FL 32303

**NARRATIVE:** The project area is located on the East side of Cold Harbor Drive, North of Ox Bottom Road, in Section 28, Township 2 North, Range 1 East. The project consists of three parcels, totaling +/-23.1 ac, that will be joined by a unity of title.  
The project will have split zoning between two PUDs: Ox bottom Terrace PUD and Ox bottom Meadows PUD. The two PUDs are identical in requirements and restrictions, with an allowed density of 16-units per acre for multi-family development or 368 units overall. The project proposes 288 multi-family units.