

# Weekly Concurrency Report

For the Period: 5/5/2025 to 5/11/2025



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**TCM250023 SWAGAT GROCERS****1626 CAPITAL CIR NE, BLDG 2 STE C**

**APPLICANT:** Malcolm Jones  
677 Bonsai Street  
Apopka, FL 32703  
PHONE : 8134070175

**PARCEL(S):**  
1128200070000

**OWNER:** JAI AMBE PROPERTY 7 LLC  
2224 UPLAND WAY  
Tallahassee, FL 32311

**NARRATIVE:** 1626 Capital Cir NE STE A/B/C - Existing commercial building previous used as a mercantile retail - pet store is being proposed as a change of use into a mercantile retail - grocery store. 1626 Capital Cir NE STE 1 - Existing commercial building previous used as a mercantile retail - appliance mart is being proposed as a change of use into an assembly use - cafe.

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**TCM250027 Bainbridge Communities****1819 W PENSACOLA ST**

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

**OWNER:** OZONE PARTNERS LLC  
2020 W PENSACOLA ST STE 285  
Tallahassee, FL 32304

**NARRATIVE:** The intended use of the subject property is complete demolition of the existing structures, abandonment of the Gables Court right-of-way, and redevelopment of a 246-unit (+/-), 804-bed (+/-) multi-family student housing project (Project).

**PARCEL(S):**  
21343000000010,  
21343000000020,  
21343000000030,  
21343000000040,  
21343000000050,  
21343000000060,  
213424 A0010,  
213424 A0020,  
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213424 A0040,  
213424 A0050,  
2134510001370

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**TCM250026 Seven Hills Health & Rehabilitation Therap****3333 CAPITAL MEDICAL BLVD**

**APPLICANT:** Makoto Gazzara  
2619 Centennial Boulevard, Suite 200  
Tallahassee, FL 32308  
PHONE : (850)-583-7609

**PARCEL(S):**  
1122202020000

**OWNER:** SEVEN HILLS SNF REALTY LLC  
1777 AVENUE OF THE STATES # 209  
Tallahassee, FL 8701

**NARRATIVE:** The project is located on Parcel 11-22-20-202-0000 which is approximately 4.89 acres. The proposed project includes the addition of approximately 2,007 SF to the existing building located on 3333 Capital Medical Blvd. Sidewalk improvements adjacent to the building addition will be included in this project. No parking, drive aisles, dumpsters, or any other modifications are proposed as part of this project. The building extension will provide more space for the existing physical therapy service. Thus, not adding more doctors or in-patients to this facility because the project does not add any additional beds to the facility. Per Tallahassee Land Development Code (TLDC) Section 9-151(5) a City of Tallahassee Site Plan submittal will not be required for this project. The parcel is zoned CM (Medical Arts Commercial). The parcel is located within the Urban Service Area.

The parcel currently consists of medical buildings which will remain. The parcel is bound on the north and east by Capital Medical Blvd, west by mix use developments and south by Ginger Dr.

No wetlands or floodplain are located within the project location. No modifications to the existing stormwater management system are proposed as part of this project.

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