

Weekly Concurrency Report

For the Period: 8/19/2024 to 8/25/2024



TCM240049 Hayden Road Multi-Family

414 HAYDEN RD

APPLICANT: reid thomas
2619 Centennial Blvd., Suite 200
Tallahassee, FL 32308
PHONE : 850-553-3502

PARCEL(S):
2134510001630

OWNER: BRAMMER CAPITAL GROUP LLC
83 DECORAH LN
Tallahassee, FL 95008

NARRATIVE: The proposed project includes the development of parcel #21-34-51-000-1630 into a podium-style multi-family apartment building that is approximately 21,571 square feet. The development will consist of up to 41 residential units with on-site parking provided on the ground-floor and the residential units located above. A ground-floor liner building is proposed and will consist of onsite property management and leasing office-space. The parcel is zoned UT (University Transition) and consists of 0.66 acres. The parcel is located within the Multi-Modal Transportation District. The parcel currently consists of multi-family residential units which will be removed. The parcel is bound on the north, west and south by a multi-family apartment complex and on the east by Hayden Road.

The development intends to incorporate a minimum of five (5) enhancements listed under Section 10-280.7(c)(2) in order to utilize the maximum density bonus of 25% offered under the Multi-Modal Transportation District Standards.

The existing driveway connection to Hayden Road will be removed and a new driveway connection to Hayden Road will be constructed.

The project site is located within the Florida State University Watershed of the Lake Munson Drainage Basin and will utilize the Lake Elberta Regional Stormwater Management Facility for attenuation and water quality treatment. A downstream conveyance analysis will be provided at time of the Environmental Management Permit submittal.