

2023

MAJOR DEVELOPMENTS

CITY OF TALLAHASSEE

COMPLETED IN THE LAST 365 DAYS

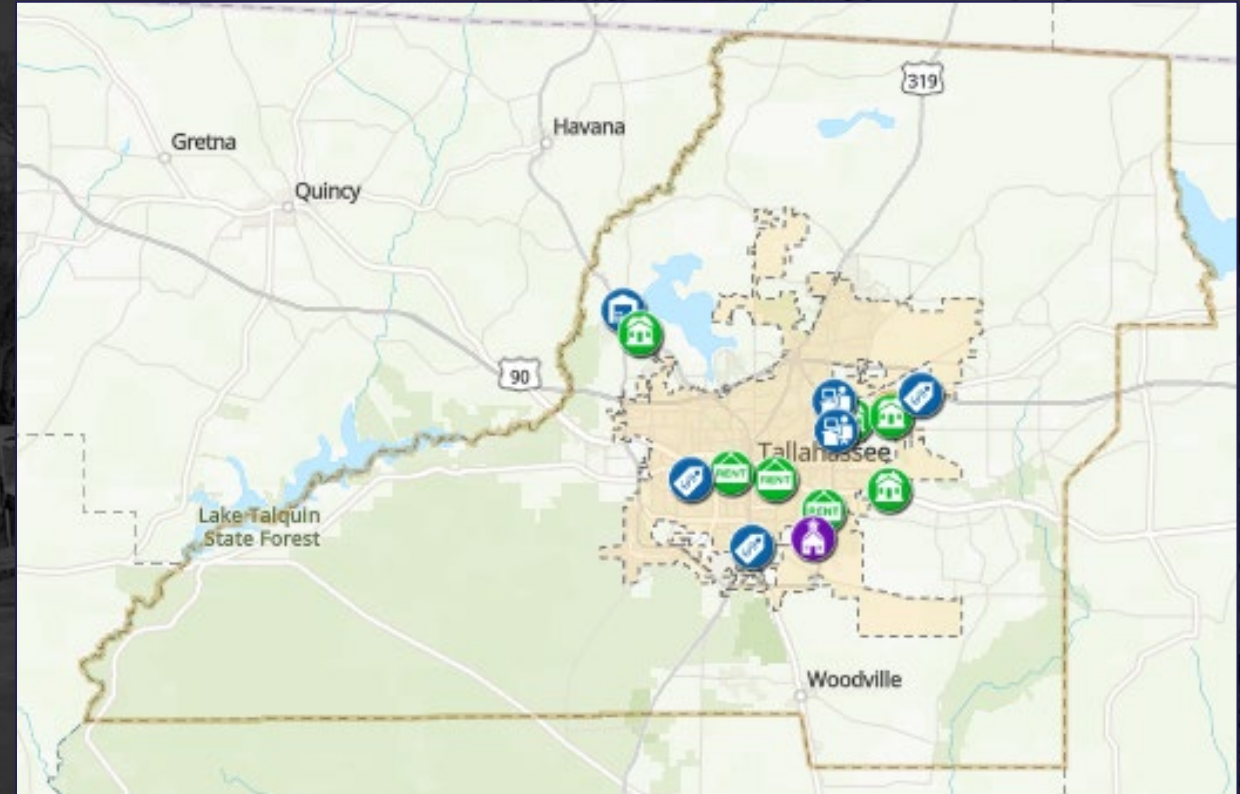
848 Residences & 126,214 ft² Non-residential

RESIDENTIAL

- 299 – Single-Family Homes
- 38 – Units in Mixed-Use Development
- 486 – Apartments

NON-RESIDENTIAL (11)

- 2 – Mixed-Use Development
- 2 – Office
- 4 – Retail
- 2 – Warehouse
- 1 – School



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WHAT'S NEXT...

TOTAL IN
LEON COUNTY

95

44

16

10



Residential



Commercial



Mixed-Use



Community

WITHIN
CITY LIMITS

70

34

12

9

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WHAT'S NEXT...

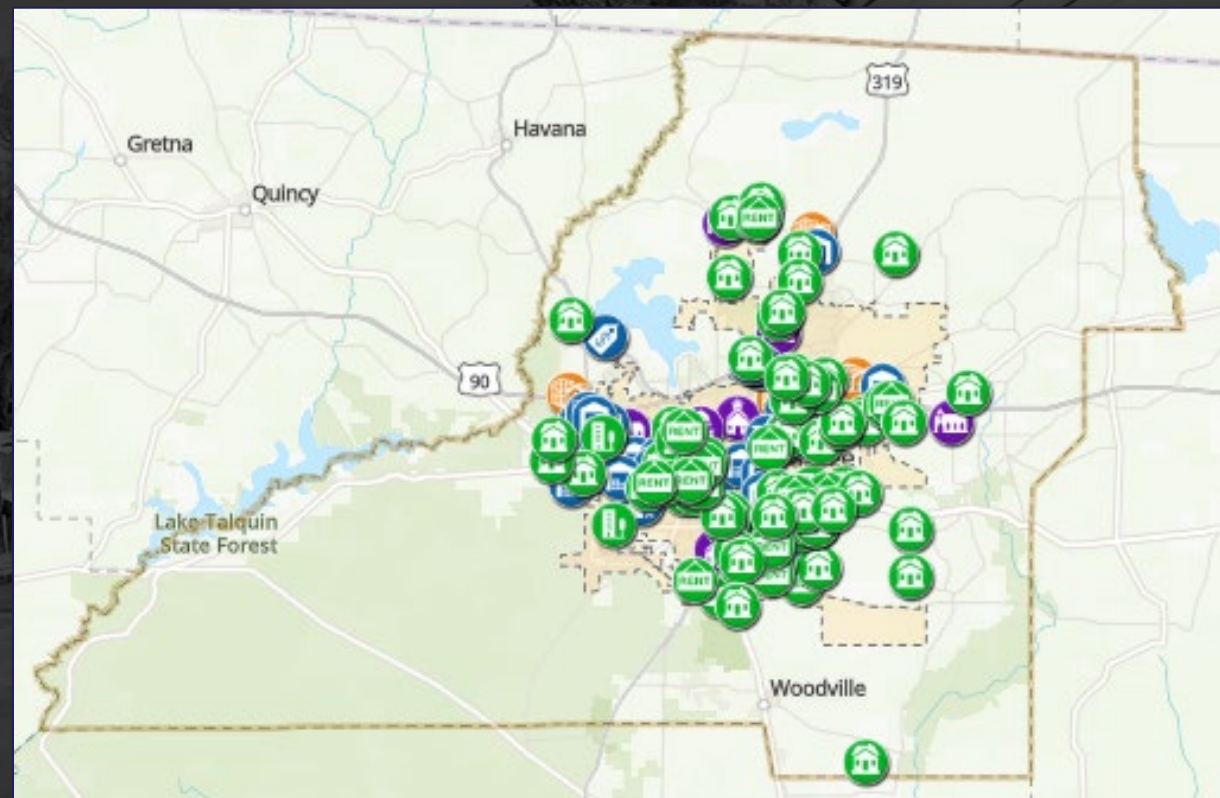
16,129 New Lots/Residences in the Pipeline

WITHIN CITY LIMITS

- 120 Active Projects
 - 12,582 residences
 - 3,018 +/- acres

UNINCORPORATED AREA

- 40 Active Projects
 - 3,547 residences
 - 4,533 +/- acres



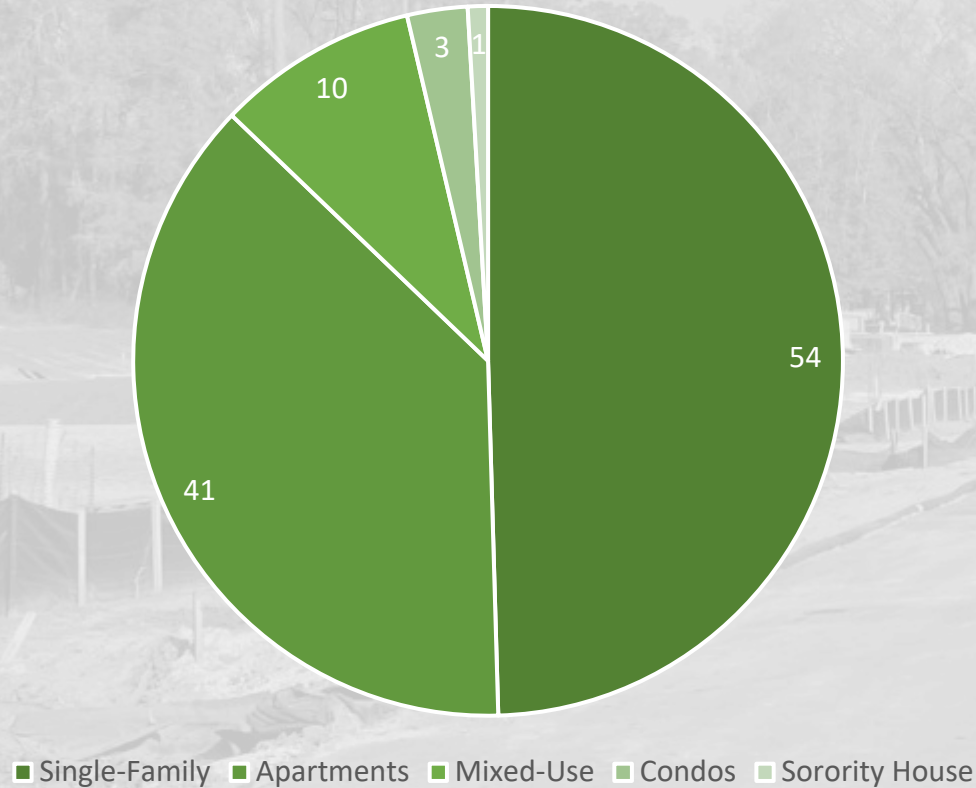
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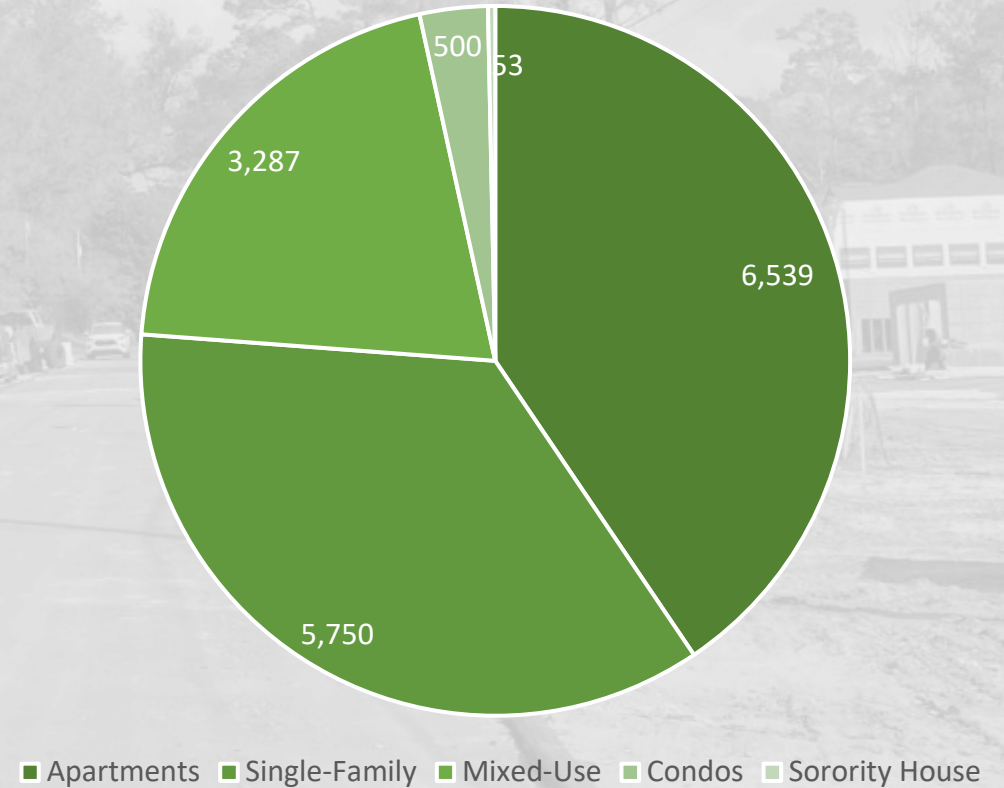
WHAT'S NEXT...

16,129 New Lots/Residences in the Pipeline

BY TYPE



BY UNITS



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WHAT'S DRIVING DEVELOPMENT

MARKET FORCES

Demand: From mattresses
and self-storage to...

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CITY OF
TALLAHASSEE



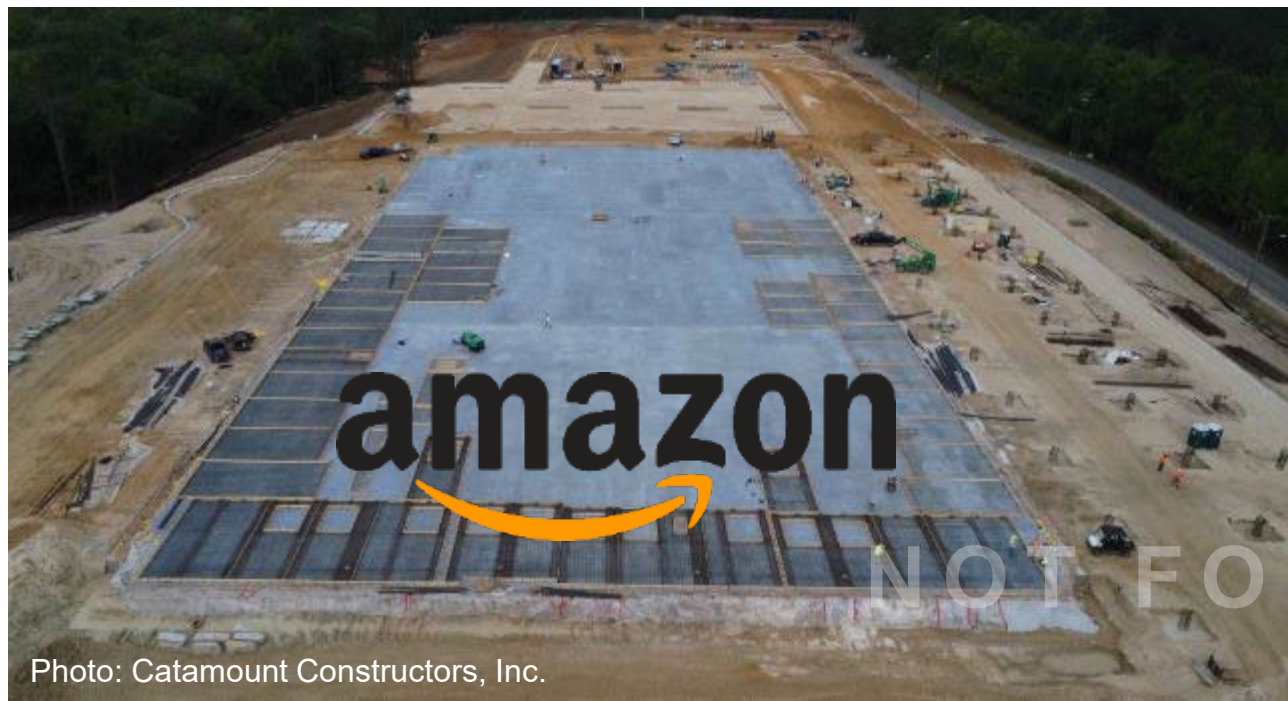
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COMING SOON...

jetBlue®
TAKING OFF
FROM TLH
IN 2024



D·R·HORTON
America's Builder



amazon

NOT FOR REPRODUCTION

Photo: Catamount Constructors, Inc.



Wawa

Photo: Google Maps

MARKET FORCES



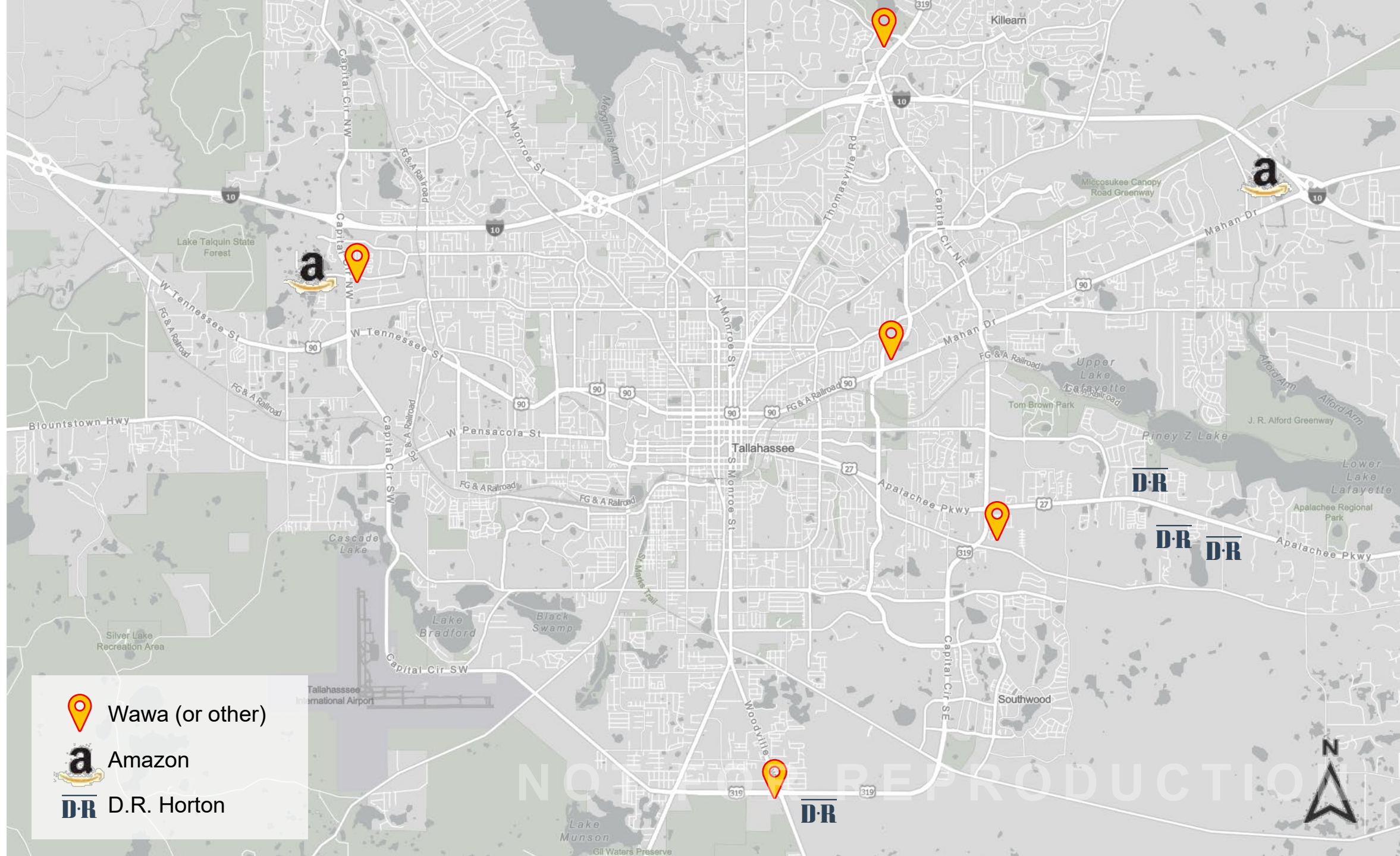
Wawa (or other)



Amazon



D.R. Horton



WHAT'S DRIVING DEVELOPMENT

MARKET FORCES

Demand: From mattresses and self-storage to...

PUBLIC INVESTMENTS

Where infrastructure goes, development follows

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CITY OF
TALLAHASSEE

- \$23.5M Magnolia Trail
- \$94.7M Northeast Gateway Phase 1
- \$1.2M Northeast Connector Corridor
- \$8.7M Orange-Meridian Placemaking
- \$8.5M Monroe-Adams Placemaking
- \$11M Market District Placemaking
- \$1.6M Downtown University Protected Bike Lane
- \$3.8M Animal Services Shelter Improvements
- \$2.1M Lake Jackson Greenway
- \$81.9M Airport Gateway



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MAJOR DEVELOPMENTS

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SOMO WALLS



 South



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Southeast



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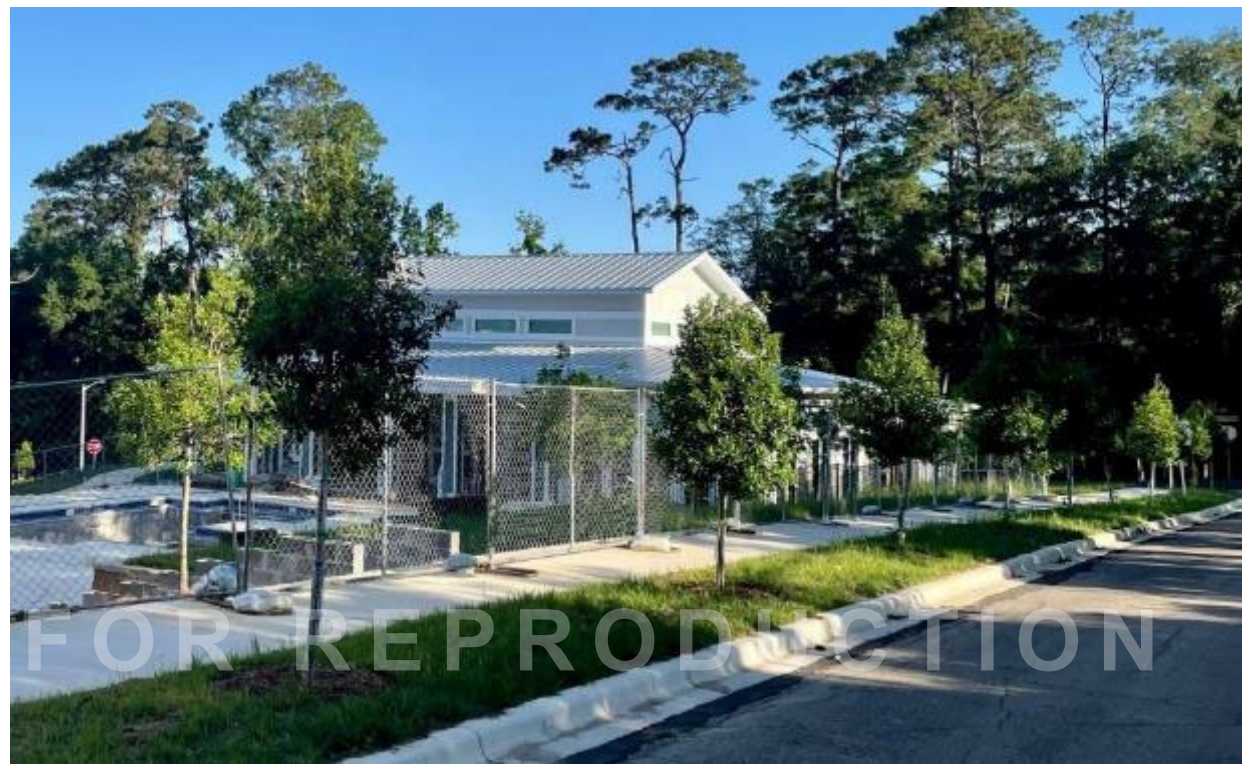
South



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South





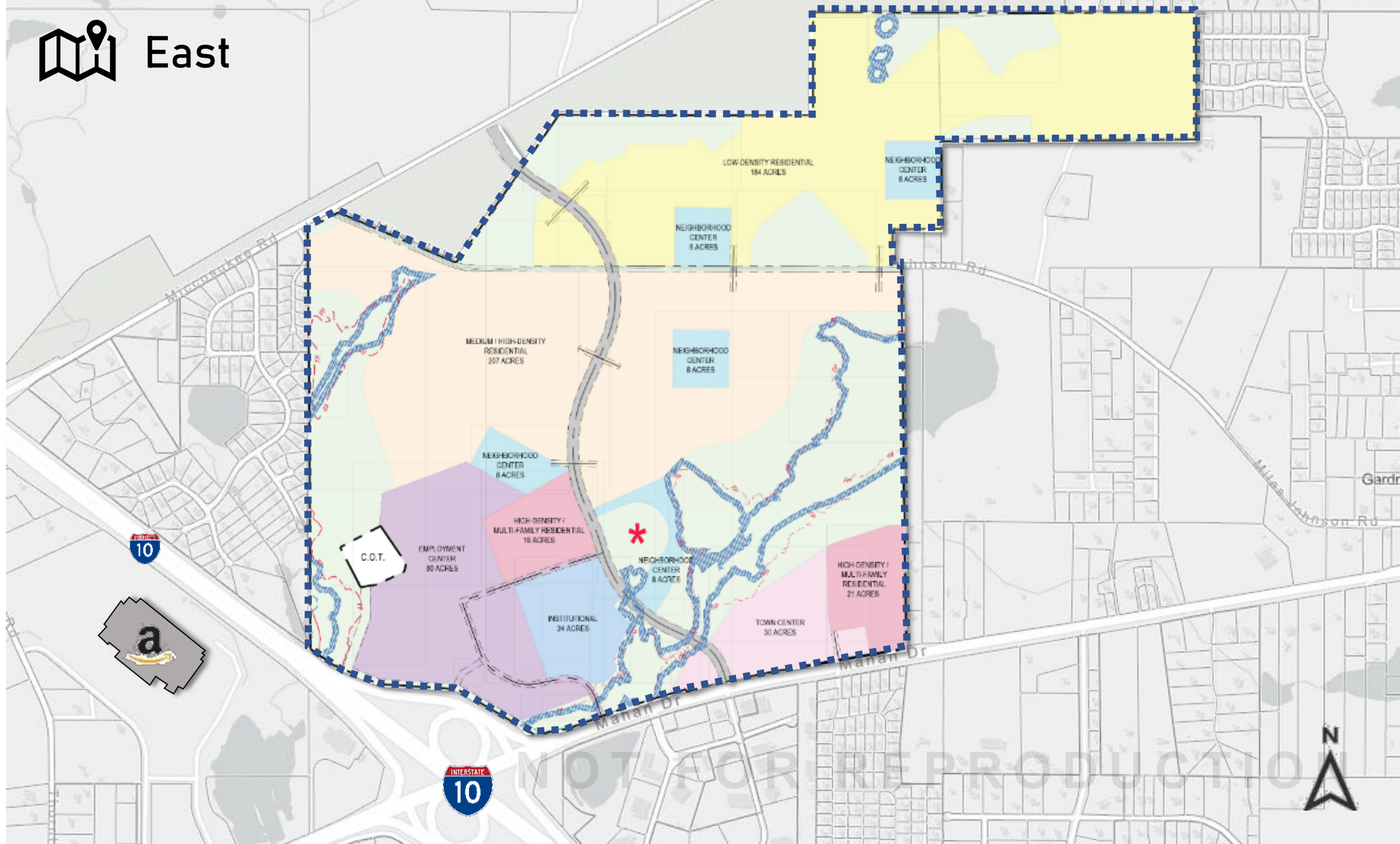
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East



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FSU LEGACY HALL



 Downtown



NOT FOR CONSTRUCTION

Photo: FSU School of Business

VALENCIA HOTEL

 Downtown



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HOTEL VALENCIA
TALLAHASSEE



ALL SAINTS RESIDENTIAL



All Saints



NOT FOR REPRODUCTION

908 | group

ALL SAINTS RESIDENTIAL



All Saints





NOT FOR REPRODUCTION



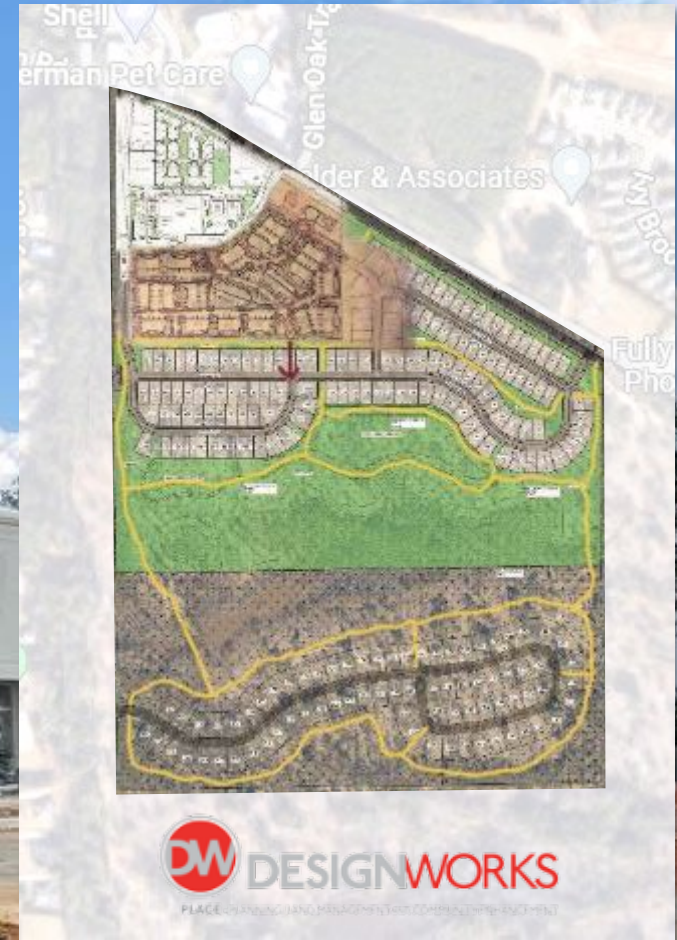




SHOPS AT BANNERMAN VILLAGE

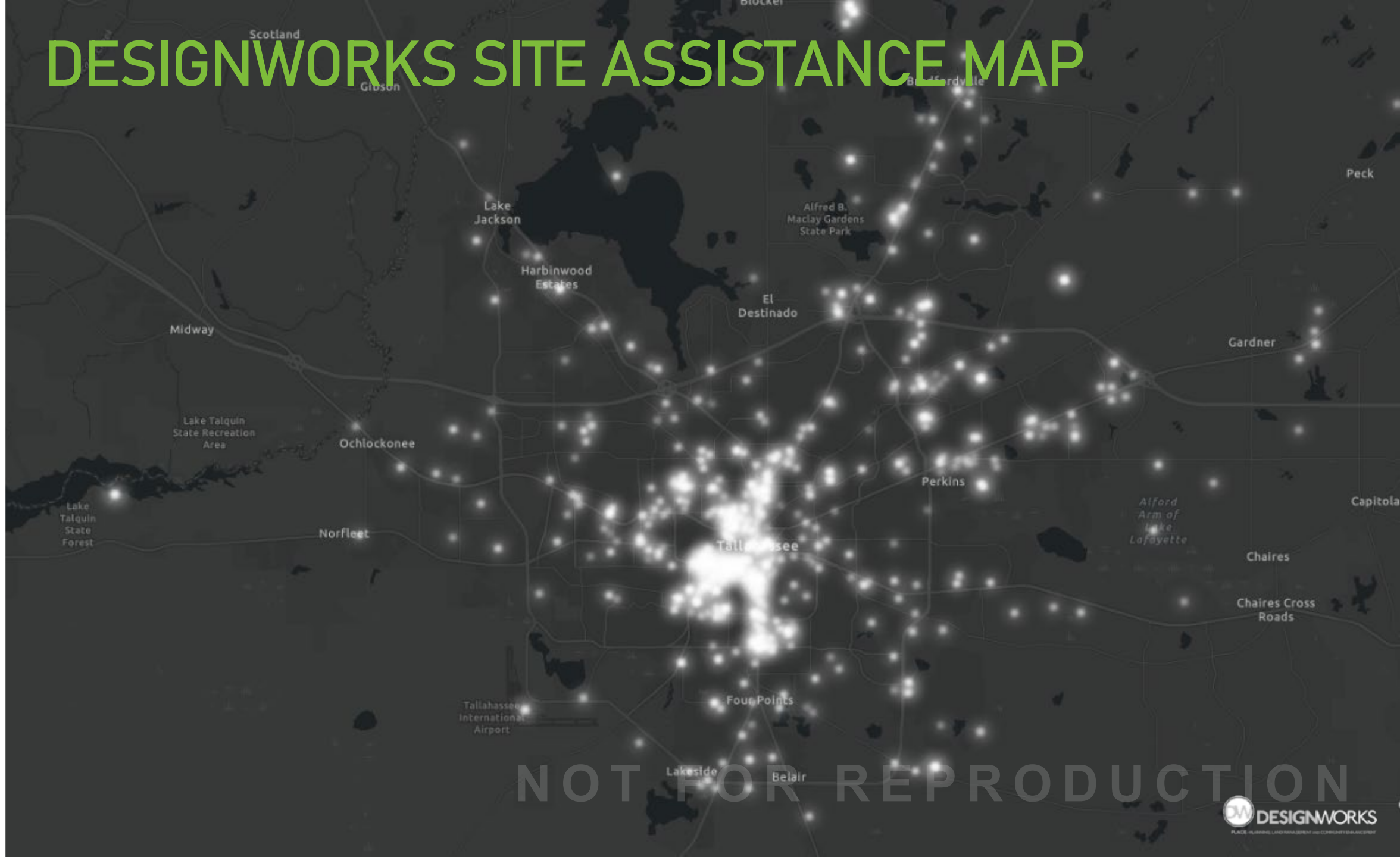


North



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DESIGNWORKS SITE ASSISTANCE MAP



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TRENDS

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CITY OF
TALLAHASSEE

Housing Trends

Housing Supply is Expanding

Local and National Developers

Median Home Sales Price is \$284,900

Homeownership Rate 55.6% (2021)

Retrofit of Existing Buildings

Koger Center

Motel Conversion

Demand

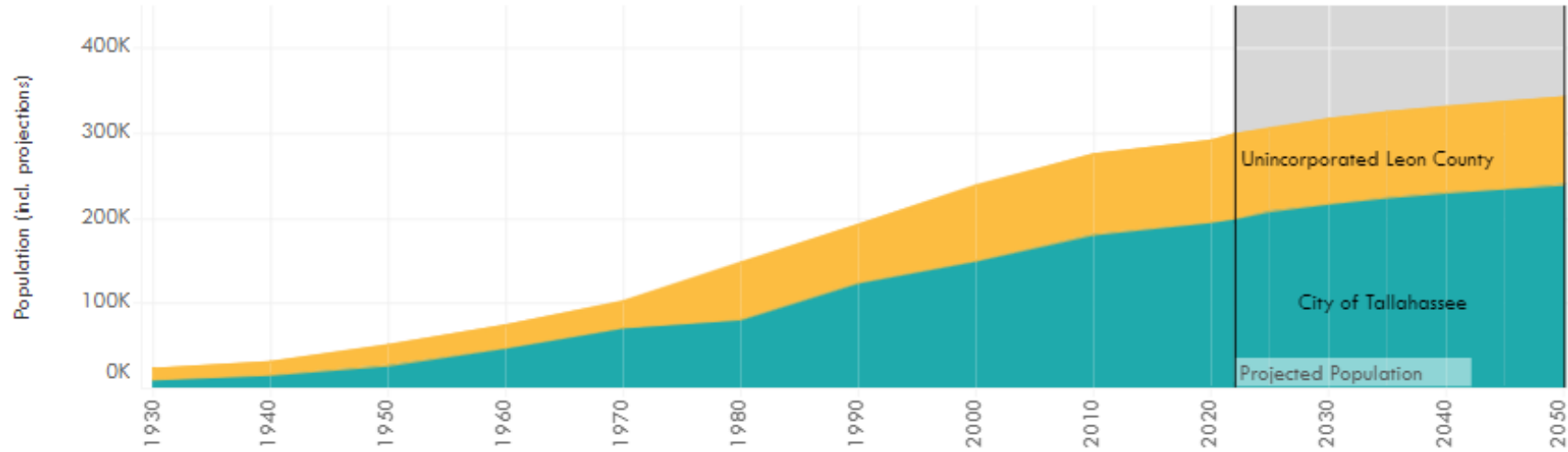
Est. in Leon County: 299,130



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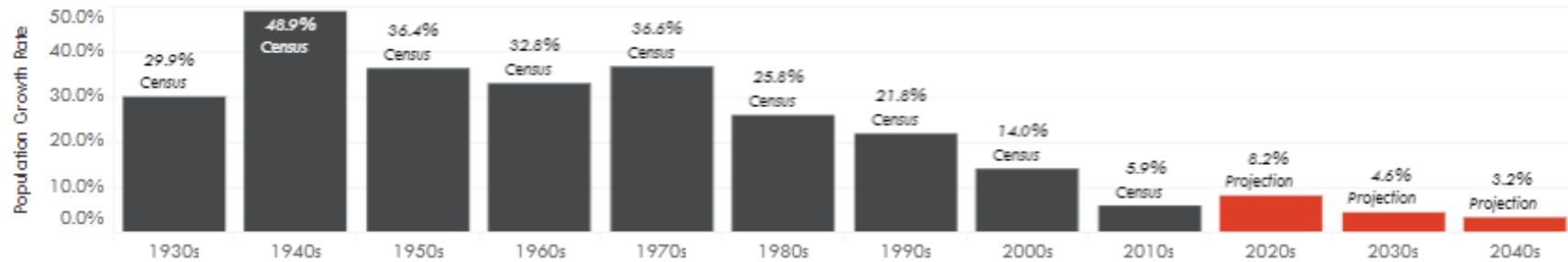
Demographic Trends

Leon County Population: City of Tallahassee and Unincorporated Area, 1930-2050



Sources: University of Florida, Bureau of Economic and Business Research (2025-2050 Leon County projections); Office of Economic Vitality (City of Tallahassee and Unincorporated Leon County 2025-2050), projections assuming continued annexations and share of population growth captured by the City between 2000 and 2020 will continue throughout the projected time horizon.

Population Growth Rate per Decade, Leon County, 1930s to 2040s



Source: University of Florida, Bureau of Economic and Business Research.

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Local Developers



Affordability



Public Investment Trends

Priority Investment on the Southside

18 Blueprint Projects in the Southside

Totaling over \$315 Million

Affordable Housing

Incentives & Development of Mixed-Rate Housing

Growth Around Areas of Public Investment

TLH Airport

East Tallahassee

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TALLAHASSEE / LEON COUNTY PERMITS

Permit Portal



Permit Information

Leon County Government proudly announces the launch of Text-to-Inspect, a service allowing contractors to utilize text messaging to schedule, reschedule, or cancel inspections and obtain inspection results. For more information about Text-to-Inspect, visit LeonCountyFL.gov/DSEM



City of Tallahassee



Leon County Government



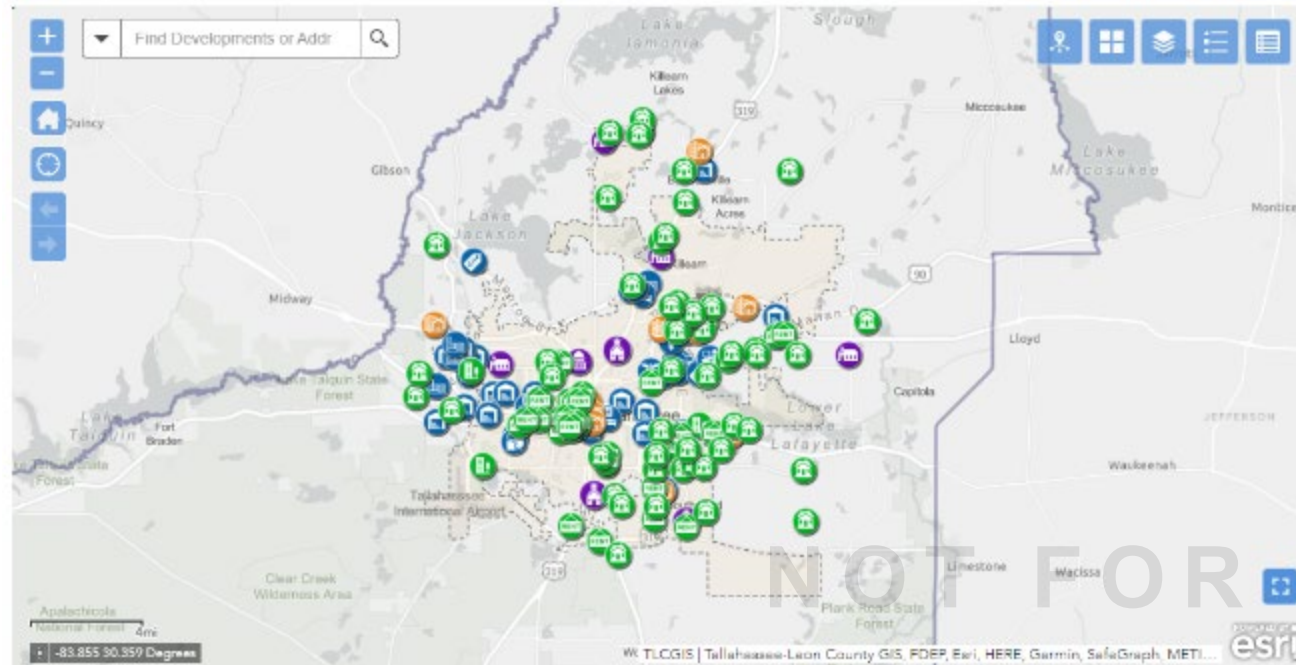
Where Do I Get A Permit?



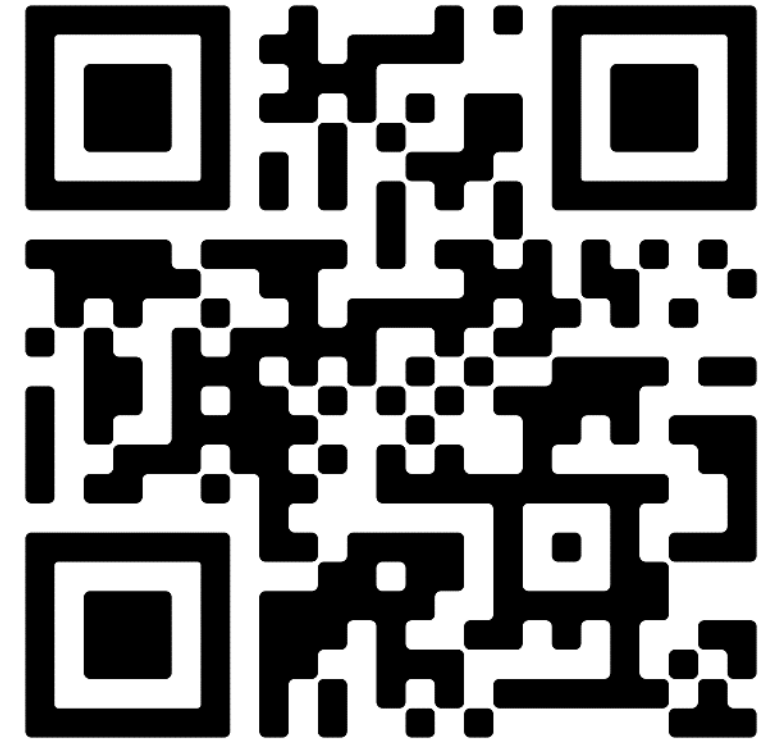
Tallahassee - Leon County Active Permit Maps



Permit Types: Residential Permits Non-Residential Permits Environmental Permits Site Plan Agenda Map Major Ongoing and Proposed Developments



TLCPERMITS.ORG



QUESTIONS?

THANK YOU

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