

LEON COUNTY  
DEPARTMENT OF DEVELOPMENT SUPPORT  
AND ENVIRONMENTAL MANAGEMENT

Wednesday, July 2, 2025  
Starting at 1:30 p.m.

IN-PERSON AND VIRTUAL PUBLIC MEETING OPTIONS:

The ARM meeting will be held both in-person and virtually via the Teams teleconference platform.

In-Person Meeting Location:

435 N. Macomb Street, 2<sup>nd</sup> Floor, Renaissance Building, Tallahassee, FL 32301

(Please contact the Project Coordinator at least 48 hours in advance of the meeting if attending in person to ensure that social distancing can be maintained in the meeting room.)

Teams Meeting Information:

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 237 475 655 292

Passcode: SYP3Mz

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

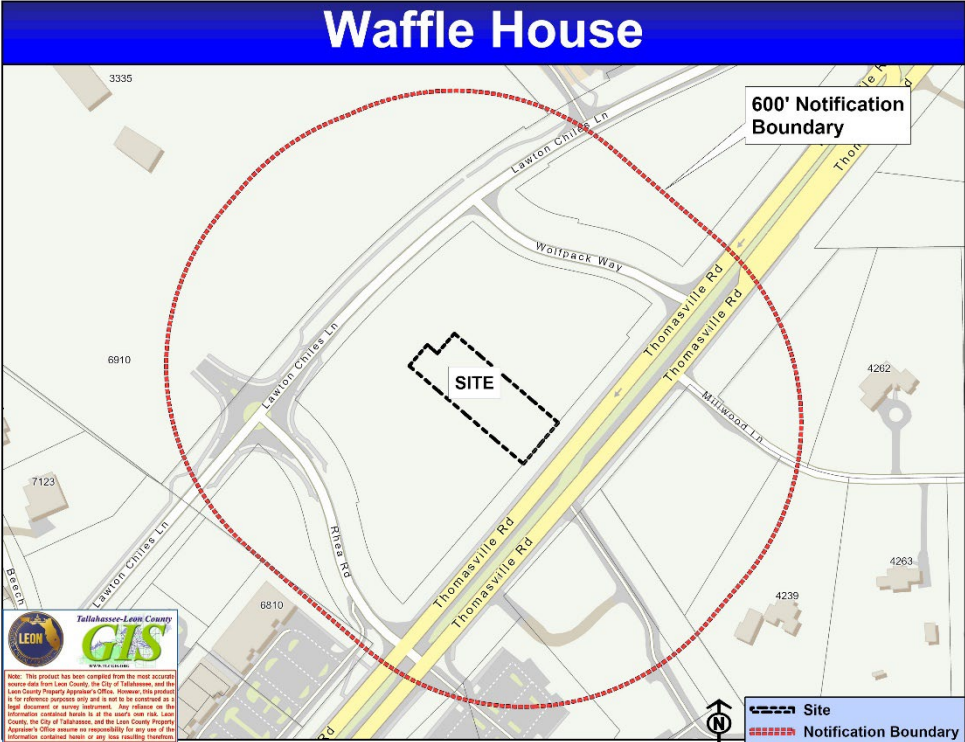
[+1 929-352-3425,,313124539#](#) United States, New York City

Phone Conference ID: 313 124 539#

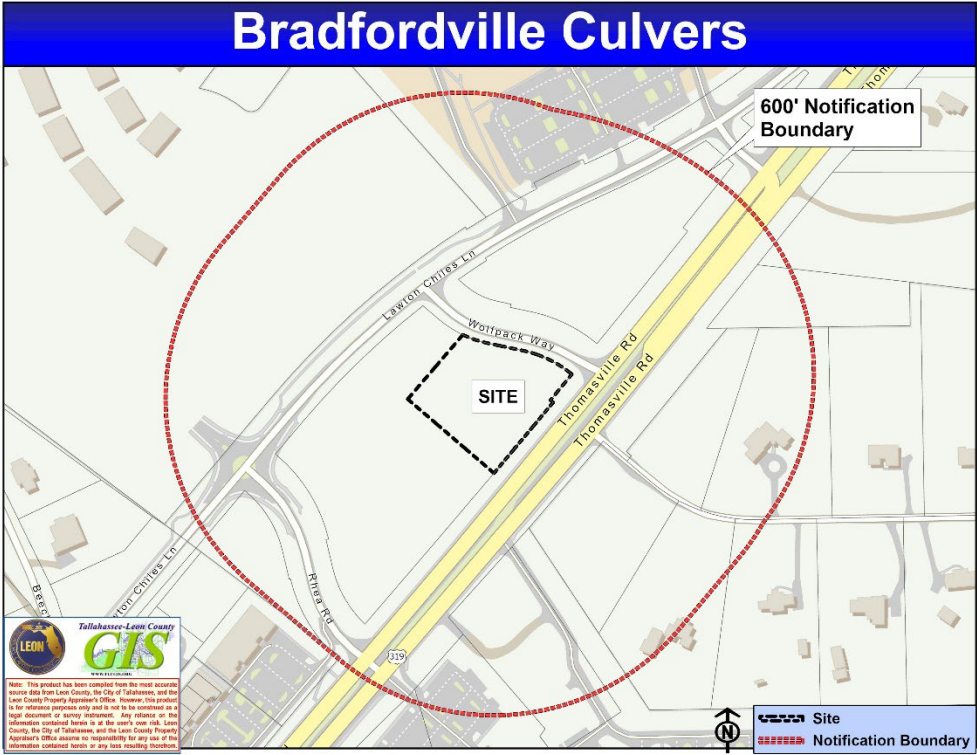
Old Business:  
Continued from the March 19, 2025, Meeting

The deadline to resubmit the site and development plan was June 18, 2025, however, the applicant was not ready to resubmit on that date and has asked for additional time. Therefore, the item was not circulated for review by staff and will not be discussed on the scheduled ARM date of July 2, 2025. The new meeting date will be noted on the record (virtually over Teams) on July 2, 2025, at 1:30 p.m. with notification of the new date occurring through Accela, email and the posting of a future agenda on the County’s website.

NO.1	Project Name:	Waffle House Type “A” Site and Development Plan (FDPA Track)
	Project ID#:	LSP25001
	Applicant:	Erik Haeffs
	Agent:	Erik Haeffs   Waffle House
	Parcel ID#s:	14-15-20-003-002-0
	Location:	Thomasville Road approx.. 375 ft north of Rhea Rd. and 300 ft south of Wolfpack Way
	Project Description:	Restaurant (1,913 SF), associated parking, and infrastructure
	Project Coordinator:	Ana Richmond, Development Services Administrator Email: <a href="mailto:richmonda@leoncountyfl.gov">richmonda@leoncountyfl.gov</a> Phone: 850-606-1321

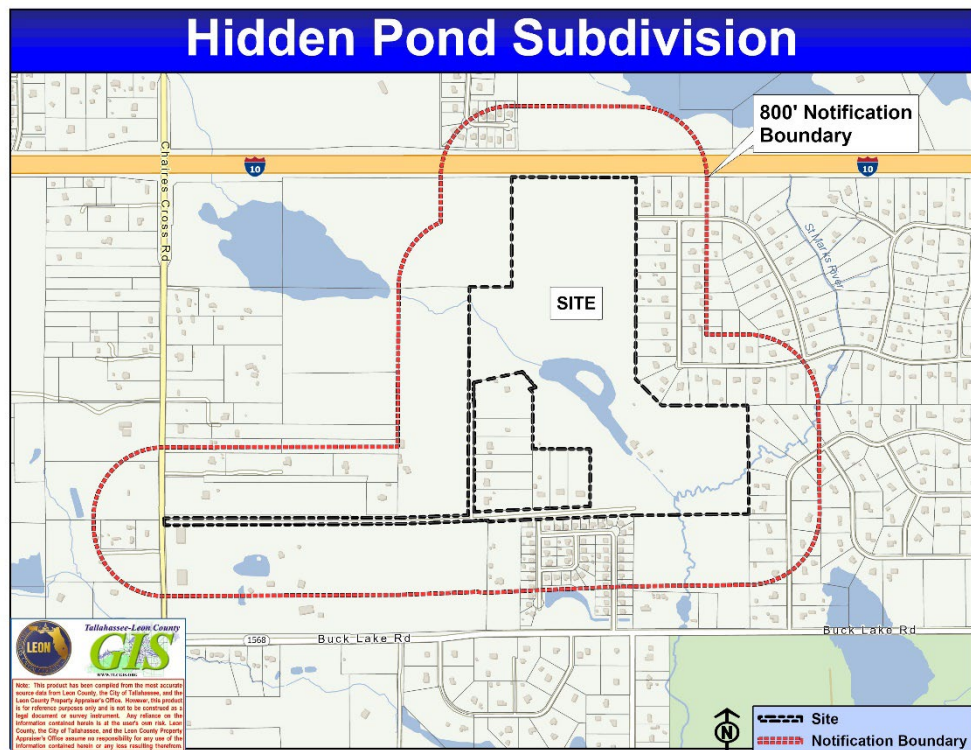


NO. 2	Project Name:	Bradfordville Culvers Type “A” Site and Development Plan (FDPA Track)
	Project ID#:	LSP25007
	Applicant:	Milan Patel
	Agent:	Reid Thomas, P.E.   Kimley Horn
	Parcel ID#s:	14-15-20-003-001-2
	Location:	Corner of Wolfpack Way and Thomasville Road
	Project Description:	Restaurant (4,556 SF) with drive-thru, associated parking, and infrastructure
	Project Coordinator:	Ana Richmond, Development Services Administrator Email: <a href="mailto:richmonda@leoncountyfl.gov">richmonda@leoncountyfl.gov</a> Phone: 850-606-1321



Continued from the April 30, 2025, Meeting

NO.3	Project Name:	Hidden Pond Subdivision – Type “B” Site and Development Plan (FDPA Track)
	Project ID#:	LSP25012
	Applicant:	331/1-10 Properties LLC
	Agent:	Roger Wynn, PE   Moore Bass Consulting
	Parcel ID#s:	12-23-20-601-000-0
	Location:	Hidden Pond Road and Chairs Cross Road
	Project Description:	The applicant is proposing a detached single family residential conservation subdivision with 41 lots and associated infrastructure.
	Project Coordinator:	Ana Richmond, Development Services Administrator Email: <a href="mailto:richmonda@leoncountyfl.gov">richmonda@leoncountyfl.gov</a> Phone: 850-606-1321



In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Mathieu Cavell at Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301 or [CMR@leoncountyfl.gov](mailto:CMR@leoncountyfl.gov), by written request at least 48 hours prior to the proceeding. Telephone: (850) 606-5300, 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service. Accommodation Request Forms are available on the website at: <http://LeonCountyFL.gov/ADA>.