

LEON COUNTY

DEPARTMENT OF DEVELOPMENT SUPPORT
AND ENVIRONMENTAL MANAGEMENT

Wednesday, April 30, 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, 2nd 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

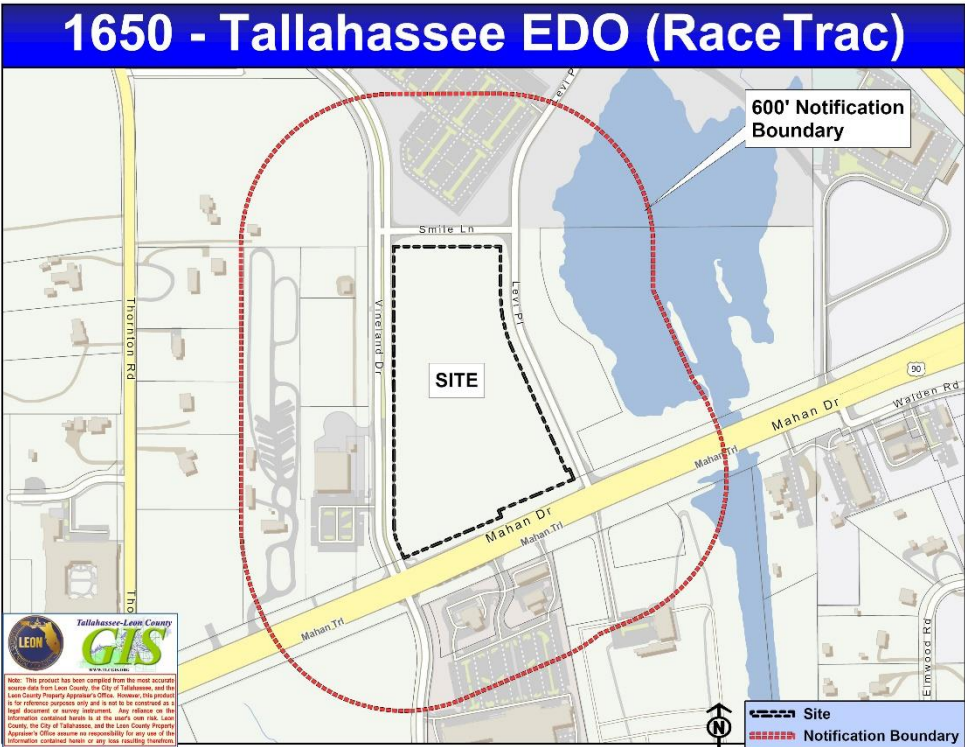
Passcode: SYP3Mz

[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#

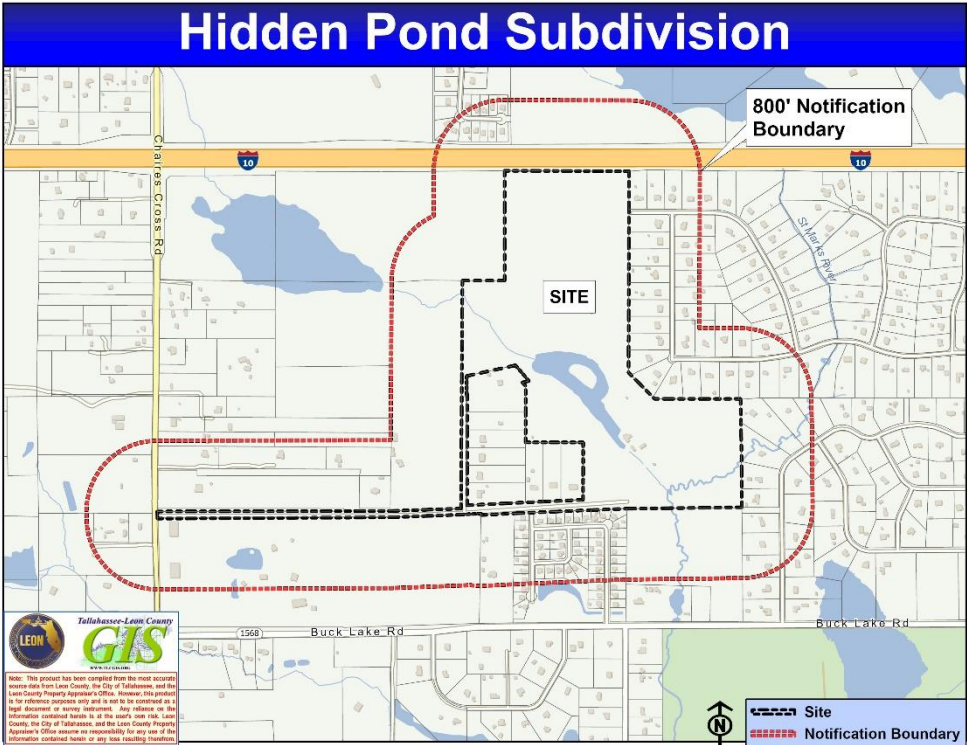
Old Business:
Continued from the March 19, 2025, Meeting
The deadline to resubmit the site and development plan was April 16, 2025, however, the applicant was not ready to resubmit on that date and has asked for additional time. Therefore, the item was not circulated for review by staff and will not be discussed on the scheduled ARM date of April 30, 2025. The new meeting date (May 7, 2025) will be noted on the record (virtually over Teams) on April 30 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:	1650 – Tallahassee EDO (RaceTrac)Type “A” Site and Development Plan (FDPA Track)
	Project ID#:	LSP25004
	Applicant:	RaceTrac Petroleum, Inc.
	Agent:	Cody Boomer, P.E. LJA Engineering, Inc.
	Parcel ID#s:	12-18-05-000-011-0
	Location:	Northeast Corner of Mahan Drive and Vineland Drive
	Project Description:	The applicant is proposing the development of a Gas Station with 16 fueling stations, 4 semi-truck fueling stations, a convenience store (6,008 SF) with associated infrastructure, and the creation of 3 commercial lots.
	Project Coordinator:	Nathan Kusel, Principal Planner, Development Services Email: KuselNA@leoncountyfl.gov Phone: 850-606-1361



New Business:

NO.2	Project Name:	Hidden Pond Subdivision
	Project ID#:	LSP25012
	Applicant:	Jason Naumann Naumann Group
	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:	Anthony Milordis, Ph.D., Senior Planner, Development Services Email: MilordisA@leoncountyfl.gov Phone: 850-606-1385



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, 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>.