

LEON COUNTY
DEPARTMENT OF DEVELOPMENT SUPPORT
AND ENVIRONMENTAL MANAGEMENT

Wednesday, May 14, 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](#)

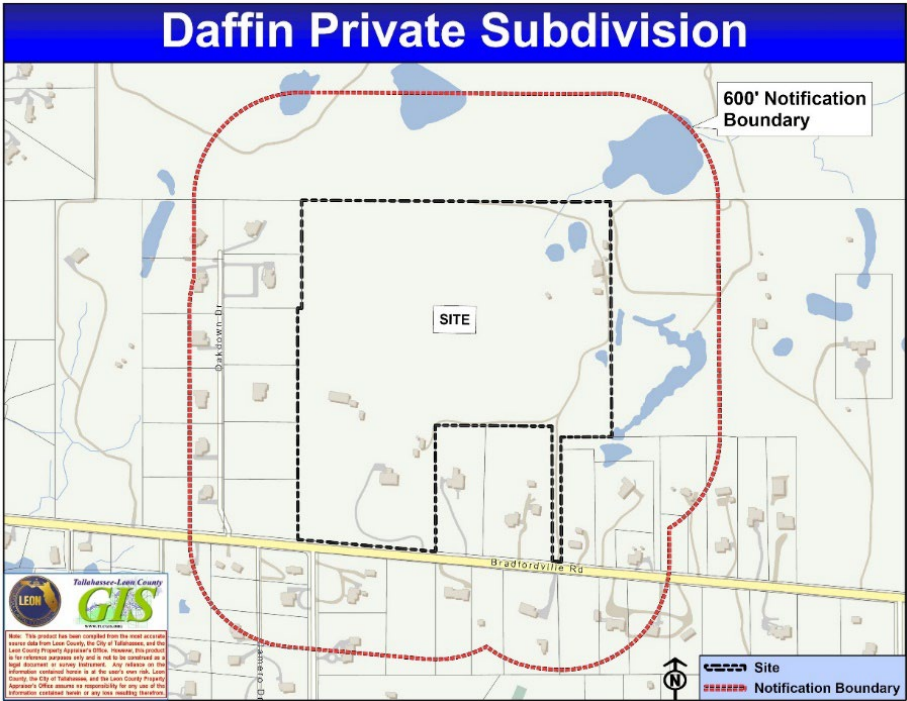
Or call in (audio only)

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

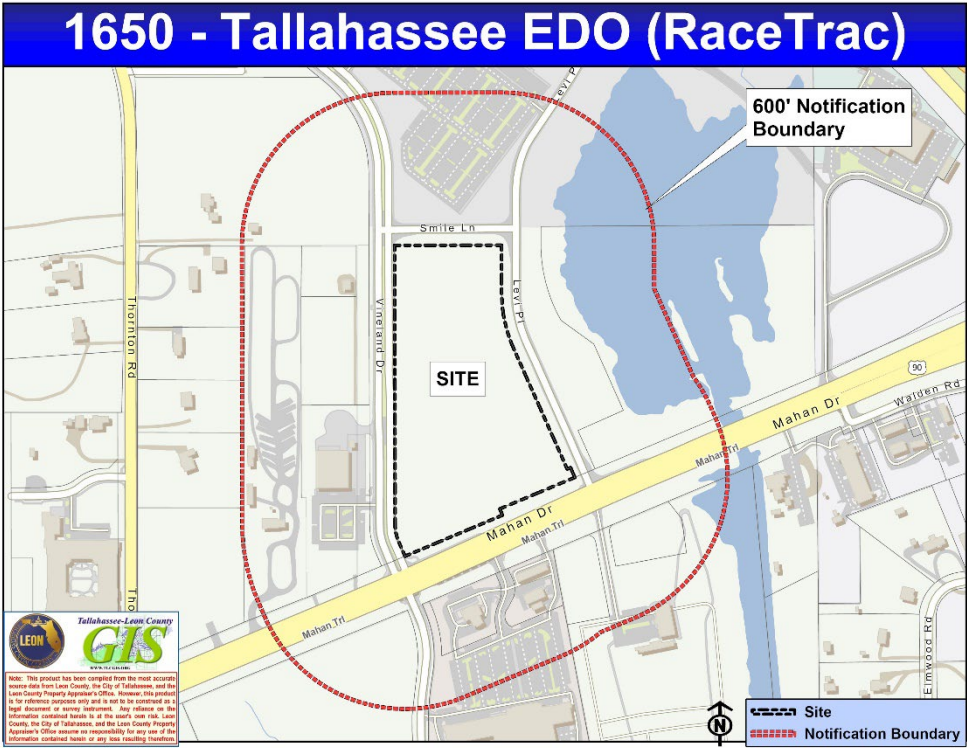
Phone Conference ID: 313 124 539#

Old Business:
Continued from December 20, 2023, Meeting

NO. 1	Project Name:	Daffin Private Subdivision
	Project ID#:	LSP23038 Type “A” FDPA
	Applicant:	Charles Daffin
	Agent:	Carmen Green, P.E. Magnolia Engineering
	Parcel ID#s:	14-23-20-003-006-0
	Location:	5018 Bradfordville Road
	Project Description:	Private Single Family Detached Subdivision (10 Lots)
	Project Coordinator:	Ryan Culpepper, AICP, Director, Development Services Division Email: Culpepperr@leoncountyfl.gov Phone: 850-606-1324

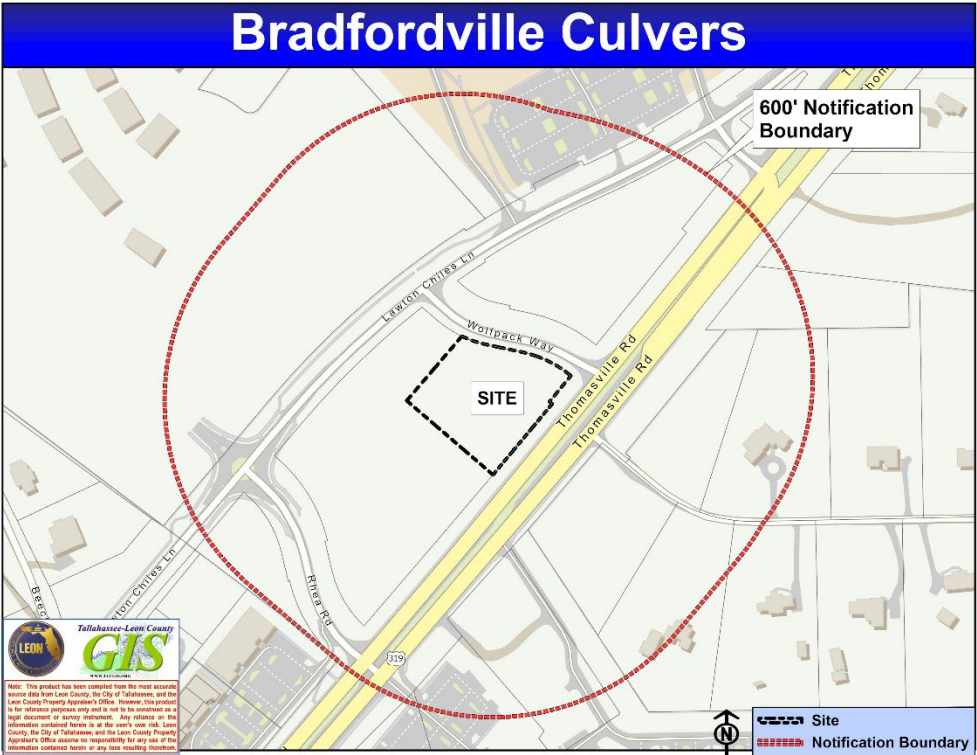


NO.2	Project Name:	1650 – Tallahassee EDO (RaceTrac)Type “A” Site and Development Plan (FDPA Track)
	Project ID#:	LSP25004
	Applicant:	RaceTrac Petroleum, Inc.
	Agent:	Cody Boomer, P.E. LJA Engineering, Inc.
	Parcel ID#s:	12-18-05-000-011-0
	Location:	Northeast Corner of Mahan Drive and Vineland Drive
	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 Division Email: KuselNA@leoncountyfl.gov Phone: 850-606-1361



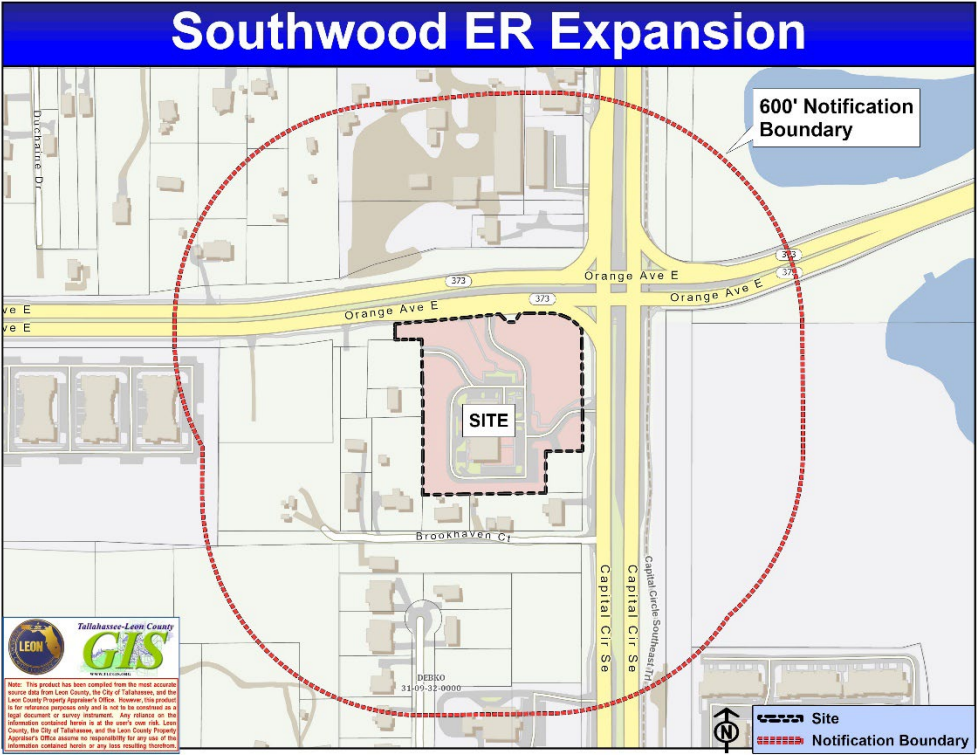
The deadline to resubmit the site and development plan was April 30, 2025, however, the applicant was not ready to resubmit on that date and has asked for additional time. Therefore, the item was not circulated for review by staff and will not be discussed on the scheduled ARM date of May 14, 2025. The new meeting date will be noted on the record (virtually over Teams) on May 14, 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. 3	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: richmonda@leoncountyfl.gov Phone: 850-606-1321



New Business:

NO.1	Project Name:	Southwood ER Expansion
	Project ID#:	LSP25008 Type “A” FDPA
	Applicant:	Todd Maxell
	Agent:	Matthew M. Lyons Catalyst Design Group
	Parcel ID#s:	31-09-20-620-000-0
	Location:	2674 Capital Circle SE
	Project Description:	Expansion of a existing stand alone emergency room (3,407 SF)
	Project Coordinator:	Nathan Kusel, Principal Planner, Development Services Division Email: KuselNA@leoncountyfl.gov Phone: 850-606-1361



In accordance with Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact the ADA Coordinator at 850-606-5011 or the Office of Resource Stewardship, 1907 South Monroe Street, Tallahassee, Florida 32301, by written or oral request at least 48 hours prior to the proceeding. Dial 7-1-1 (TDD and Voice) to access Florida Relay Service. Accommodation Request Forms are available on the website <http://leoncountyfl.gov/ADA>.