



LEON COUNTY-
Department of Development
Support & Environmental
Management

APPLICATION REVIEW MEETING
Hybrid In-person and Virtual Meeting
August 19, 2026, at 1:30 p.m.

STAFF RECOMMENDATION: Proceed to DRC

DSEM COORDINATOR:	Ana Richmond, Development Services Administrator
PROJECT NAME:	Tallahassee Travel Center
PROJECT ID NUMBER:	LSP26002
PARCEL ID NUMBER:	21-18-20-003-000-2 and 21-18-20-003-000-4
ACREAGE:	73.29 +/- acres (30.75 +/- acres project area)
LEVEL OF REVIEW:	Type "B" Site and Development Plan, FDPA Review Track
PROPERTY OWNER	Buc-ee's Tallahassee
APPLICANT:	Brian Deitsch, PE Kimley-Horn
APPLICANT'S AGENT:	Brian Deitsch, PE, Kimley-Horn
CURRENT ZONING:	Park Place Planned Unit Development (PUD)
FUTURE LAND USE:	Planned Development
INTENSITY:	0.06 SF/acre
LOCATION:	West side of Capital Circle NW just north of I-10
ROADWAY ACCESS:	A new public road will be constructed to connect the project to Capital Circle NW
UTILITY PROVIDER:	City of Tallahassee
APPROVAL BODY:	Development Review Committee

PROJECT SUMMARY

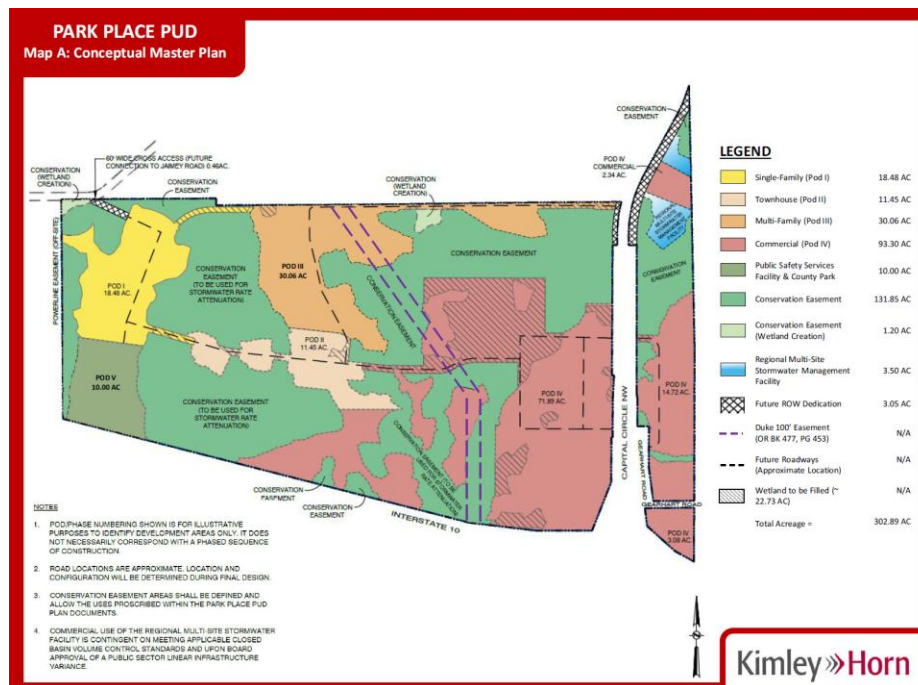
The project site is located in the Park Place Planned Unit Development (PUD) zoning district (Sec. 10-6.696 of the LDC), established by the Board of County Commissioners (the Board) on January 24, 2012, and is designated Planned Development on the Future Land Use Map of the Comprehensive Plan. The Park Place PUD is a 302.89 +/- multi - use development located within the northwest and northeast quadrants of the interchange for Interstate 10 and Capital Circle NW. The Park Place PUD concept plan provides for a mixture of uses that includes six (6) distinct land use components: 1. Single-family; 2. Townhouse; 3. Multi-family; 4. Community services and facilities/institutional and county park; 5. Commercial; and 6. Conservation Easement. The concept plan approved a maximum allowance of 799,000 square feet of commercial building floor area, 130 hotel/motel rooms and 680 residential dwelling units. According to the Leon County Property Appraiser's database, the subject parcel where the travel center is proposed consists of approximately 30.75 +/- acres.

In 2005 the County began the process to designate the property as a Regional Activity Center (RAC) and the designation was approved by the Department of Community Affairs pursuant to Chapter 380, F.S. After working with the Florida Department of Transportation (FDOT) and the property owner regarding the widening of Capital Circle the County finalized the RAC on December 13, 2011, by Ordinance 11-28. The designation recognizes and promotes mixed-use intensification at the intersection. The RAC designation is intended to be a "high intensity, high density multi-use area designated as appropriate for intensive growth by the local government." The RAC provided for streamlining of development by making available revised guidelines and standards for further development of regional impact (DRI). A DRI means any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county. The DRI thresholds were increased by 100% where the project is within a RAC and mixed use including a residential component is proposed.

The property is subject to a Chapter 163, Florida Statutes (F.S.) Development Agreement (DA), known as the Hopkins Crossing North DA, that was approved by the Board and executed on April 26, 2005. The DA is recorded in the Official Records as Record Book 4341, Page 1454 and Amended, Reinstated and Restated Official Records Book 5710, Page 50. Pursuant to the DA, the developer is obligated to dedicate right-of-way frontage along Capital Circle NW, provide signalization, and transportation-related facilities such as bike paths and sidewalks. The DA provides traffic

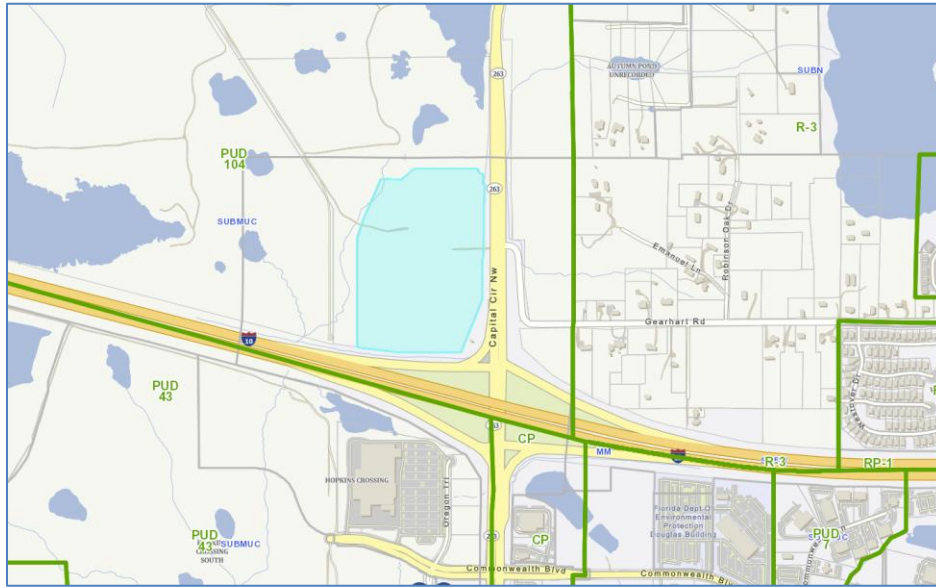
concurrency vesting for 113.46 acres of general retail at a rate of 10,000 square feet per acre totaling 1,134,600 square feet. The Park Place PUD provides additional development standards and codifies the entitlements outlined in the DA.

The PUD is comprised of two (2) non-residential pods as depicted on the PUD Concept Plan. The commercial pod may be developed with up to 799,000 square feet of retail/ service uses and 130 hotel/ motel rooms. The second non-residential pod is 10 acres of land to be dedicated to Leon County for development with public safety services facility and county park uses pursuant to the DA. The specific use(s) and density/ intensity on this land will be determined when it is developed by Leon County. In addition, there is 2.59 acres of land being reserved for the future widening of Capital Circle Northwest, and 3.5 acres reserved for construction of a regional/ multi- site stormwater management facility on the east side of Capital Circle Northwest pursuant to the Development Agreement (approximate locations are depicted on Map "A", Conceptual Master Plan) shown below:



The commercial pod comprises 93.30 net developable acres (73.16 acres located on the west side of Capital Circle NW and 20.14 acres located on the east of Capital Circle NW). It is anticipated that up to 799,000 square feet of commercial uses and a 130-room hotel/ motel will be developed within this pod. In addition, vertically integrated multi-family residential units are also allowed within the commercial pod. It is expressly intended that in order to meet changing market conditions throughout the life of the Project, the applicant may adjust the mixture and intensity of non- residential uses (e. g., retail/ service, office, hotel/ motel) provided within the Commercial pod provided that the resulting mixture of land uses within the entire Project at build-out comprise at least four land uses required by the Development Agreement (residential, commercial, office, open space, and/ or community services and facilities/ institutional uses).

The project is proposed to be located on a 30-acre +/- parcel (shown below) in the Park Place PUD. The site is currently vacant and located on the west side of Capital Circle NW, directly across from Gearhart Road. The project proposes a travel center with retail use and accessory fast-food service (no drive-through proposed) (74,000 SF); 120 fueling positions; 8 Diesel Exhaust Fluid (DEF) positions; 776 standard parking spaces; and 10 bus/RV parking spaces and supporting infrastructure. The onsite supporting infrastructure will include stormwater ponds and a private roadway (Buc-ee's Blvd) running along the west side of the site. The site will require off-site improvements to Capital Circle Northwest permitted through the Florida Department of Transportation (FDOT), and the creation of a new Leon County public road and round-about connecting Capital Circle Northwest to the proposed Buc-ee's Blvd.



PROJECT HISTORY

A Natural Features Inventory (NFI) was 'Approved with Conditions' (LEA22001) on December 8, 2022. A Permitted Use Verification (VC25012) was issued as 'Conditional' for the proposed development on February 28, 2025. The environmental management permit (LEM26003) is being reviewed concurrent with the site plan. A separate environmental management permit (LEM26016) is being reviewed for the public roadway connecting the project to Capital Circle Northwest. The first Application Review Meeting (ARM) was held on April 22, 2026.

OVERVIEW OF DEVELOPMENT REVIEW TYPE

The applicant is pursuing the Final Design Plan Approval (FDPA) review track with a Type "B" Site and Development Plan application. The FDPA track offers concurrent review of the environmental management permit and site plan.

The applicable level of review for site and development plan applications depends upon the type and intensity of the proposed development, the extent of environmental constraints, and the zoning district in which the development site is located. The project is required to be reviewed as a Type "B" Site and Development Plan application through the Final Design Plan Approval (FDPA) review track. The FDPA track offers concurrent review of the environmental management permit and site plan. A minimum of two public meetings is required for Type 'B' site plans. This Application Review Meeting (ARM) is the first meeting, and the Development Review Committee (DRC) review is the required second meeting. The DRC is the approval body for all Type 'B' applications. The DRC is staffed by the Directors (or designees) of the Tallahassee-Leon County Planning Department, Leon County Public Works Department, and the Department of Development Support and Environmental Management.

DEVELOPMENT SERVICES REVIEW

Development Services staff along with other members of the Application Review Committee (ARC) have reviewed this application to determine compliance with applicable provisions of the Leon County Land Development Code (LDC) [Leon County Code of Laws, Chapter 10] and Tallahassee-Leon County Comprehensive Plan. In undertaking this review, emphasis has been placed on evaluating whether this application meets Site and Development Plan Criteria in accordance with §10-7.407 of the LDC, which requires that a site and development plan comply with three (3) general standards:

- Whether the applicable zoning standards and requirements have been met.
- Whether the applicable provisions of the Environmental Management Act have been met.

- Whether the requirements of this chapter and other applicable regulations or ordinances, which impose specific requirements on site and development plans and development, have been met.

DEVELOPMENT SERVICES FINDINGS

The findings and conditions outlined herein are not all-inclusive. Please refer to the staff reports and memorandums from other agencies, departments, and DSEM representatives. Please note there are redline site plan mark-ups available in Accela from various staff with detailed comments and questions.

Ref. No.	Site and Development Plan Criteria	Staff Review
1	Planned Development (Comprehensive Plan, Policy 2.2.5, FLU): The application has been determined consistent with the applicable objectives, goals, and policies of the Comprehensive Plan.	Consistent (Attachment #1)
2	Concurrency Management (§10-3.105): Sufficient capacity of concurrency facilities must be determined viable to meet level of service standards for the existing population, vested development, and for the proposed development.	Consistent (Attachment #2)
3	Environmental Management (Article IV): A Natural Features Inventory (LEA22001) on December 8, 2022. The EMP and Type “B” site plan under the FDPA Track are reviewed and approved concurrently. An Environmental Management Permit (LEM26003) has been filed and is currently under review.	Deficient (Attachment #3)
5	Park Place Planned Unit Development (PUD) Zoning District [§ 10-6.969]. The properties are zoned PUD are located inside the Urban Services Area’ and propose connection to City of Tallahassee central sanitary sewer and potable water.	Deficient (Finding #1)
6	Type “B” Site and Development Plan Regulations (§10-7.402): A PUV Certificate [VC25012] was issued on February 28, 2025. The applicant is pursuing the Final Design Approval (FDPA) review track with a Type “B” Site and Development Plan application.	Consistent
7	General Layout & Design Standards (§10-7.502): The proposed site plan shall comply with the general layout and design standards of this section. These design standards pertain to streets, driveways, lots and lot designs, stormwater management areas, pedestrian and bikeways and facilities, proposed utility locations including easements, public/private street designations, utility systems and protection of natural features.	Deficient (Finding #2 and Attachment #4)
8	General Principles of Design (§10-7.505): Developments shall be designed to be as compatible as practical with nearby residences and characteristics of the land. The standards included in this section identify design approaches that can be incorporated to facilitate compatibility.	Deficient (Attachment #4)
9	Buffer Standards (§8.2 of the Park Place PUD): A 20-foot-wide front perimeter landscape area is required between off- street parking areas and property lines that abut Interstate 10, Capital Circle NW, or Gearhart Road. In the event the Commercial pod is subdivided into two or more parcels, all internal property lines (front, side, and/or rear yards, including those yards abutting a public/ private street internal to the project), shall provide the equivalent of a six- foot-wide side/rear perimeter landscape area between the off- street parking area and the internal property line.	Consistent (Attachment #3)
10	Water, Sewer & Electric Utilities (§10-7.523 - §10-7.526): The applicant shall obtain approval of the proposed utility service plan from the City of Tallahassee Utilities. A copy of the approval must be on file with Development Services prior to site and development plan approval.	Conceptual Approval Required (Attachment #5)

Ref. No.	Site and Development Plan Criteria	Staff Review
11	Fire Protection Facilities (§10-7.527): All development within the USA shall be required to provide fire protection by means of hydrant placement and fire flow in accordance with the requirements and specifications of the City of Tallahassee (COT). The applicant shall obtain approval of the proposed fire protection facilities from prior to site plan approval.	Conceptual Approval Required (Attachment #6)
12	Sidewalks (§10-7.529): New development within the urban services area (USA) shall be designed and constructed to implement a pedestrian mobility system that facilitates access to residential development, business establishments, community facilities and other non-residential land uses, and, provides safe and convenient linkage between developments and between the public and private street system. The Park Place PUD also requires sidewalks and bike lanes along the collector roadways within the project and sidewalks on along all local roads. The site and development plan includes ADA access from the building to the public right of way. The site and development plan includes walkways throughout the parking lot in addition to ADA access to the fuel canopy areas. Sidewalks on the proposed roadways will be reflected in the respective permits.	Consistent (Finding #2 and Attachment 4)
13	Number of Off-Street Parking Spaces (§10-7.545; Schedule 6-2): A travel center is not a specific listed use in Section 10-7.545(a), Schedule 6-2 of the LDC for the determination of parking standards; therefore, consistent with Section 10-7.545(b) of the LDC, the applicant shall provide a study using generally accepted traffic engineering practices and standards to justify the number of parking spaces for approval by the County Administrator or designee.	Consistent (Finding #4)
15	Aquifer Protection (Article X): This article is intended to protect and maintain the quality and quantity of groundwater in the county by providing criteria for regulating the use, handling, production, storage and disposal of regulated substances.	Clearance Granted (Attachment #7)
16	On-Site Signs (§10-9.401): The Park Place PUD each pod of the PUD to develop a master sign plan at the time the first development for that pod is submitted for site plan review.	Deficient (Finding #1)
17	Street Naming and Property Numbering (Article XI): Street names, subdivision names, and a uniform numbering system for the assignment of address numbers to properties shall be approved by the DSEM Addressing Unit prior to site plan approval.	Consistent (Attachment #8)
18	Technical Deficiencies: Please make the requested revisions outlined above and in the attached memorandums from other reviewing agency staff. Additionally, please review the site plan markups from reviewing staff in Accela.	See Accela mark-ups and Staff Memos

Finding #1 –Park Place Planned Unit Development (PUD) [Section 10-6.696]: The proposed development of a travel center is within the Commercial subdistrict of the PUD. The district is intended for intensive uses which benefit from the project's location adjacent to I-10 interchange, and which will facilitate commercial activity directly related to both the surrounding residential community and through traffic on I- 10. The following development standards apply to development within the Commercial subdistrict:

Commercial Development Standards:

Development Standards									
Use Category	Minimum Lot Size			Building Setbacks				Maximum Building Restrictions	
	Lot or Site Area	Lot Width	Lot Depth	Front (min/max)	Side Interior	Side Corner	Rear	Intensity and/or Building Size	Building Height
All principal uses	20,000 SF	80 feet	100 feet	50 feet (I-10), 25 feet (CCNW and	10 feet (None with	Same as front	10 feet (None with	25,000 SF/AC not to exceed 200,000 SF	6 stories (65 feet) See also Note 2 below

				Gearheart Rd.), 5 feet (internal street)	attachment or maintenance easement) See also Note 2 below		attachment or maintenance easement) See also Note 2 below	of gross building floor area per parcel or lease area. See also Note 3 below	
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NOTES: 1. No building shall have direct access to Capital Circle NW. See Map K for the general location of shared external access points and internal circulation pattern. 2. Buildings located within Pod IV (lands east of CCNW) shall provide an additional interior side/rear setback distance of 10 feet per each 10 feet, or fraction thereof, of building feet over 25 feet, where abutting a residential lot. For example, a 48-foot-high building shall have a minimum setback requirement of 40 feet from abutting residential lot(s) along the pod's eastern boundary. 3. Due to the size of the commercial pod, it is anticipated that the building square footage will be incrementally permitted and developed through a series of sub-area PUD final plan submittals.

Overall Site Plan (Sheet C-04) (Section 10-7.402(8)b.2. of the LDC): Update the site data table showing the actual building setbacks on the site plan for the proposed development.

Access to Capital Circle NW: The PUD does not allow direct access to Capital Circle NW; as such, the project includes a new public road, private road and improvements to Capital Circle Northwest (NW). The improvements to Capital Circle Northwest are permitted by the Florida Department of Transportation. Approval of the site plan (LSP26002) will require approval of the associated environmental management permit (EMP) (LEM26003) as well as the EMP for the public roadway (LEM26016).

On-Site Signage (Section 9.2 of the PUD and Section 10-9.401 of the LDC): The PUD requires each POD of the PUD to develop a master sign plan at the time of the first development submittal for site plan review. Sheet C-05K Master Sign Plan includes information on the onsite signage for the proposed Travel Center. With regards to gas stations the Florida Building Code preempts the County from regulating certain signage. Specifically, Chapter 553.79(24), F.S., states:

- (a) A political subdivision of this state may not adopt or enforce any ordinance or impose any building permit or other development order requirement that:
 - 1. Contains any building, construction, or aesthetic requirement or condition that conflicts with or impairs corporate trademarks, service marks, trade dress, logos, color patterns, design scheme insignia, image standards, or other features of corporate branding identity on real property or improvements thereon used in activities conducted under chapter 526 or in carrying out business activities defined as a franchise by Federal Trade Commission regulations in 16 C.F.R. ss. 436.1, et. seq.; or
 - 2. Imposes any requirement on the design, construction, or location of signage advertising the retail price of gasoline in accordance with the requirements of ss. 526.111 and 526.121 which prevents the signage from being clearly visible and legible to drivers of approaching motor vehicles from a vantage point on any lane of traffic in either direction on a roadway abutting the gas station premises and meets height, width, and spacing standards for Series C, D, or E signs, as applicable, published in the latest edition of Standard Alphabets for Highway Signs published by the United States Department of Commerce, Bureau of Public Roads, Office of Highway Safety.
- (b) This subsection does not affect any requirement for design and construction in the Florida Building Code.
- (c) All such ordinances and requirements are hereby preempted and superseded by general law. This subsection shall apply retroactively.
- (d) This subsection does not apply to property located in a designated historic district.

Therefore, the County's sign code does not apply to the gas canopy or the logos associated with the signage for the site.

The submittal includes a narrative for the Master Sign Plan for the commercial pod containing the Buc-ee's development. Section 10-9.402 of the LDC establishes the process to develop a master sign plan and includes the submittal requirements. Pursuant to Section 10-9.402(3) a master sign plan shall include the following:

- a) A map of all the parcels included in the signage plan.
- b) A location map of all proposed ground signs shown with setbacks from property lines and other ground signs.
- c) A chart showing the height and square footage of all ground signs.
- d) Standards and square footage allowances for all tenant wall signs. Tenant spaces can be further defined to allow anchor tenants more square footages than smaller tenants. Individual wall signs do not have to be shown or dimensioned at this time.
- e) Lighting details for all ground signs and wall signs noting if up-lighting or down-lighting is being incorporated in the building construction

The Master Sign Plan and Sheet C-05K (Master Sign Plan) include all the above requirements as applicable, as tenant signs are not applicable for this site. The master sign plan provides information on location of proposed ground signs, wayfinding signs, relationship of signs to existing and planned roads, setback information, total square footage of wall signage, and the style of each proposed sign. Sheet C-05K indicates future phases of the PUD will require amendments to the Master Sign Plan.

As stated in the PUD, any flexibility for signage provided for in the County's sign code or through a deviation process shall also be afforded to the developments within the PUD. The proposed number and size of wall signs and height of the ground sign will require a deviation; the applicant has included information regarding these deviation requests.

The applicant is requesting a deviation in the number and size of wall signs for the building. Section 10-9.401(o) and Table 10-9.3b of the LDC allow for 3 wall signs totaling 250 square feet for single tenant buildings 50,001 – 100,0000 square feet the applicant is requesting four wall signs each totaling 206.42 square feet. One wall sign will be placed on each elevation (side) of the building.

The applicant is also requesting a deviation to the maximum height of the ground sign allowed. Section 10-9.401(i) and Table 10-9.3a of the LDC allows up to a 125-foot-tall sign (with an administrative height adjustment for physical conditions). The applicant is requesting a 150-foot-tall ground sign.

Pursuant to Section 10-1.106 of the LDC, in granting a deviation from development standards the approval body, for all Type 'B' site and development plan applications, the Development Review Committee (DRC), the following criteria must be met:

- 1) The deviation will not be detrimental to the public's health, safety, or welfare or to the surrounding properties;
- 2) There are exceptional topographic, soil, or other environmental conditions unique to the property;
- 3) There are unusual conditions which are not ordinarily found in the area;
- 4) The deviation requested would provide a creative or innovative design alternative to substantive standards and criteria;
- 5) The strict application of the requirements of this chapter will constitute a substantial hardship to the applicant; and
- 6) The granting of the deviation is consistent with the intent and purpose of this chapter and the Comprehensive Plan.

Such deviation shall be granted only upon demonstration and a finding of consistency with the Comprehensive Plan and no adverse impact to the general health, safety, and welfare of the public.

Neither the increase in number of walls signs nor size of walls signs will be detrimental to the public's health, safety, or welfare or to the surrounding properties. The building is approximately 200 ft by 350 ft with the building being 45 feet

tall the proposed wall signs are proportionate to the size of the structure. The property is located in an area designated for intensive commercial development and will not be adjacent to residential development.

The height of the ground sign will not be detrimental to the public's health, safety, or welfare or to the surrounding properties. A similar deviation was granted to the Lowes site to allow their sign to be visible given the topography of their site. The additional height will allow the travelling public to see the sign at an adequate distance at highway speeds and will allow ample time to exit the interstate safely.

The southern portion of the site has a lower elevation where the ground sign is proposed the additional height will improve visibility and safety for the traveling public as stated above.

The proposed wall signage will be for a single use tenant in the 74,000 square foot building the larger wall signs will be proportionate to the size of the walls. In addition each side of the building faces a roadway with the 'rear' of the building facing Capital Circle Northwest. The building will have entrances on other sides with making the signage a more visually balanced.

As stated previously in this report, the County has been planning for a significant level of development in this area for over twenty years. The adoption of the 163 Development Agreement, designation of a Regional Activity Center and adoption of the concept PUD all recognize the property's proximity to Interstate 10 and Capital Circle Northwest as a location that can serve both regional and local needs. The proposed development will serve as a regional destination. The additional wall signs and added square footage is proportionate to the building size and to a regional facility. Similarly, the increased height of the ground sign is not uncommon for highway interchange uses.

The strict adherence to the requirements of the LDC would create a hardship for the applicant; hence the PUD recognizing the deviation process in the concept plan.

Granting the deviations are consistent with the intent of the LDC and the Comprehensive Plan and staff recommends the DRC approve the requested deviations.

Finding #2 General Layout and Design Standards (Section 10-7.502 and Section 10-7.402(8)b.2. of the LDC):

Sidewalks: *Sidewalks are required along the local roadways within the project and along Capital Circle NW. All sidewalks shall interconnect compatible uses within the Project as well as with adjacent properties of compatible use. All sidewalks shall be designed and constructed for compliance with current Florida Department of Transportation and Americans with Disabilities Act (ADA) standards at time of permitting. The site and development plan includes sidewalks along the proposed Buc-ee's Blvd and the southern portion of the site along Capital Circle Northwest.*

The Development Review Committee may determine whether the applicant may pay a fee in lieu of sidewalk construction for the northern portion of the site along Capital Circle NW as the sidewalk would likely create a significant safety hazard.

Refuse and recycling collection areas: *Each development site shall have sufficient areas for both refuse and recycling collection. Fencing and vegetative screens shall be provided in locations where potential health or safety hazards may arise, such as, but not limited to, waste storage or collection areas, stormwater ponds, sewage treatment facilities, and immobile exposed machinery. The overall site plan (Sheet C-04) includes an area for trash compactors and recycling. Sheet C-05 has been updated to demonstrate the garbage truck can safely maneuver the site.*

Cross-access (Section 10-7.502(b)(1) of the LDC): *Within the urban services area, non-residential and multifamily development shall be designed to require vehicular and pedestrian cross access to adjacent commercial, office,*

multifamily, recreation, and community facility uses to reduce the necessity of using the public street system in order to move between adjacent and complementary land uses. The proposed Buc-ee's Blvd will provide cross access throughout the site.

Finding #4 Onsite Parking (Section 8.1 of the PUD): *The Concept PUD defers parking standards to the LDC in effect at the time of approval of the PUD Concept Plan (March 2022) except for specific residential uses listed. A travel center is not a specific listed use in Section 10-7.545(a), Schedule 6-2 of the LDC for the determination of parking standards; therefore, consistent with Section 10-7.545(b) of the LDC, the applicant provided a study using generally accepted traffic engineering practices and standards to justify the number of parking spaces. The travel center proposes 776 regular parking spaces, 20 ADA spaces, and 10 bus/RV parking stalls. The application included a parking study which looked at six similar travel centers in the southeastern United States during the PM peak hour operation. During peak hour operations these travel centers show vehicle turnover of 667-694 vehicles per hour, this data does not include the parking necessary for employees. Based on the information provided in the parking study staff recommends the County approve the proposed 776 standard spaces, 20 ADA spaces and 10 spaces for RV's or buses.*

Finding #3 Technical Deficiencies: *Please make the requested revisions outlined above and in the attached memorandums from other reviewing agency staff. Additionally, please review the site plan markups from reviewing staff in Accela. Please contact the Project Manager if you need assistance viewing these markups.*

PUBLIC NOTIFICATIONS AND RESPONSES

NOTIFICATIONS

AGENDA POSTED ON COUNTY WEBSITE	1/23/2026
LEGAL ADVERTISEMENT IN THE DEMOCRAT	1/28/2026
SIGNS POSTED ON PROPERTY	1/26/2026
NOTIFICATION MAILED TO PROPERTY OWNERS*	1/22/2026
*PROPERTY OWNERS AND BUSINESS ASSOCIATIONS (REGISTERED WITH THE COUNTY) WITHIN 800 FEET OF THE PROPOSAL SITE	
MAILING STATS	
NOTICES MAILED	24
NOTICES RETURNED	
RESPONSES:	6

PROJECT POINT OF CONTACT

If any of the comments presented in this memorandum are unclear, or if the applicant requires additional information, please contact Ana Richmond of Development Services at (850) 606-1321 or e-mail at RichmondA@leoncountyfl.gov.

REPORT ATTACHMENTS

1. Memorandum from the Tallahassee Leon County Planning Department (TLCPD)
2. Memorandum from the Leon County Concurrency Manager
3. Memorandum from the Environmental Services Division
4. Memorandum from the Leon County Public Works Department
5. Memorandum from the City of Tallahassee Fire Department
6. Memorandum from the City of Tallahassee Utilities
7. Memorandum from the City of Tallahassee Aquifer Protection Division

8. Memorandum from the Leon County Addressing Department
9. Citizen Comments

MEMORANDUM

TO: Anastasia Richmond, Development Services Division
FROM: Chris Ibarra, Senior Planner, Tallahassee-Leon County Planning Department
DATE: August 17, 2026
SUBJECT: August 19, 2026, County ARM Meeting
County Type B ARM Meeting Travel Center (LSP26002)

Parcel ID#: 2118200030002 & 2118200030004
Applicant Contact: Kimley Horn
Future Land Use: Sub-Urban Mixed-use Commercial (SUBMUC)
Zoning District: Park Place PUD (PUD)

Planning Department Findings:

1. Located on Parcel ID's 2118200030002 & 2118200030004, the project proposes to develop the 30.77 (+/-) acres parcel, zoned Park Place PUD, with a new 74,000 SF travel center in the southeast corner of the PUD. The travel center building will include retail uses with accessory fast-food service (no drive-through). In addition to the travel center building, the proposed site plan includes 120 fueling positions, 8 Diesel Exhaust Fluid (DEF) positions, 807 standard parking spaces, 24 EV charging spaces, and 11 bus/RV parking spaces.
2. The site is located off Capital Circle NW, which is a principal arterial, maintained and owned by the State of Florida (FL).
3. The parcel is located within the Urban Services Area (USA) and is subject to the Tallahassee- Leon County Water and Sewer Agreement.
4. The updated Land Use and Mobility Element requires the following:
 - That development projects shall contribute to a safe, convenient, and comfortable transportation environment that promotes walking, cycling, and transit use consistent with the development's context-classification (Policy 6.1.2);
 - Vehicle, pedestrian, and bicycle interconnections between adjacent, compatible development shall be required and require these interconnections between adjacent, incompatible developments when such connection has the potential to reduce the vehicular traffic on the external street system (Policy 6.2.5); and
 - Private developers within the Urban Service Area to include bikeways, pathways, or sidewalks in their proposed developments, with connections to nearby properties and land uses (Policy 6.2.7).
5. The proposed project is consistent with the allowed uses and densities in the Sub-Urban Mixed-use Commercial (SUBMUC) future land use category (Land Use and Mobility Element Policy 2.8.10) of the updated Tallahassee-Leon County Comprehensive Plan.

Planning Department Recommendation:

The Planning Department finds the application consistent with the Tallahassee-Leon County Comprehensive Plan and recommends approval with no conditions.

If you have any questions about the above, please contact Planning Department staff at 891-6400.



Leon County Government

INTEROFFICE MEMO

DATE: February 2, 2026

TO: Ana Richmond, Administrator

FROM: Ryan Guffey, AICP CTP, Concurrency Management Planner *RG*

SUBJECT: Tallahassee Travel Center (also known as Bucee's Travel Center)
LSP26002

Leon County Concurrency Management review a Traffic Impact Analysis (TIA) for the proposed Travel Center. The Bucee's Travel Center is located within the Park Place Planned Unit Development (PUD). The PUD is vested for 3,969 PM Peak Hour trips (2016 entering/1953 exiting). The travel center will generate 1,361 PM Peak Hour trips (667 entering/694 exiting). Staff agrees that approximately 90% of the project trips will be utilizing Interstate 10. Kimley Horn has been working with the Florida Department of Transportation on the exit from Interstate 10 and improvements to Capital Circle Northwest. These improvements are for the purposes of traffic safety.

Concurrency Management issued a Preliminary Certificate of Concurrency, based on the vesting from the PUD. Mitigation is not required for concurrency. However, safety improvements are required by the Florida Department of Transportation, the City of Tallahassee, and Leon County Public Works.

Staff would like the applicant to prepare an executive summary, which will utilize the information on the roadway segments located in the Immediate Traffic Information Network (ITIN) and the Comprehensive Traffic Analysis Network (CTAN). These segments are identified on the concurrency application. The executive summary will provide greater clarity to all interested parties. Let me know if you have any questions.

People Focused. Performance Driven.

Tallahassee Travel Center (LSP26002)

Certificate Number: LCM260001
Date Issued: 2/2/26
Expiration Date: 5/2/26

LEON COUNTY
PRELIMINARY CERTIFICATE OF CONCURRENCY

Applicant.....Amber L. Gartner, PE; Kimley-Horn and Associates
Owner.....Buc-EE's Tallahassee
Project Name.....Buc-EE's Travel Center
Project Location.....NW Corner of Interstate 10 and Capital Circle Northwest
Current Zoning.....Park Place Planned Unit Development (PUD)
Future Land Use Description.....Suburban Mixed Use Commercial
Parcel ID Number.....21-18-20-003-0004

Type of Land Use

74,000 Sq. Ft. Travel Center

Conditions:

This Preliminary Certificate of Concurrency is issued pursuant to Article III of Chapter 10 of the Leon County Code of Laws. Based upon the information submitted by the applicant, this certifies that a development with the land use densities and intensities specified at the location specified above will have adequate infrastructure capacity tentatively reserved for water, wastewater, solid waste, recreation, mass transit, stormwater, and transportation to serve the needs of development. School capacity is not reserved at the time of the issuance of a Preliminary Certificate of Concurrency. Concurrency applicants for residential development after June 6, 2008 are required to provide proof from the Leon County School Board that school concurrency has been satisfactorily addressed.

The information provided by the applicant has not been verified as accurate by staff. Upon notification from the Development Services Division that a complete application for a Development Order is received from the applicant, staff will begin the assessment of the information received from the applicant. This permit in no way gives the proposed development any final authorization to develop, nor does it absolve the applicant from fulfilling the requirements of any Federal, State, County, or City Laws or regulations related to land use or land development.

Ryan Muffey, AICP/CTP
Development Services Division

2/2/26
Date



Leon County Government

INTEROFFICE MEMO

DATE: August 19, 2026

TO: Anastasia Richmond
Development Services Administrator

FROM: Audra Hayden, P.E., CFM
Senior Environmental Engineer

SUBJECT: Tallahassee Travel Center
Site Plan Review LSP26-002
Parcel ID. No.: 11-23-50-000-0070, 11-23-50-000-0080,
11-23-50-000-0090 & 11-23-50-000-0100

Environmental Services has conducted a review of the above-referenced project for its consistency with the Leon County Environmental Management Act (EMA) requirements found in Section 10 of the Leon County Land Development Code (LDC). The following recommendations, comments, and information are provided to assist the applicant in this review process. All other requirements of the code, although not mentioned herein, are still applicable.

Environmental Review Processes:

1. A Natural Features Inventory (NFI), Reference LEA22-001, was approved on December 8, 2022.
2. An Environmental Management Permit (EMP) for the Travel Center, reference LEM26002, is currently under review.

Recommendations, Comments, Deficiencies, and Required Information:

General Site Plan Comments

1. Be advised that the Site Plan and EMP are reviewed concurrently. Any changes identified within the Site Plan that affect the EMP will need to be corrected within both documents.
2. While no tree qualified as 'patriarch' by County standards, several trees were determined to be in good health and were recommended to stay per the applicant's hired arborist. Leon County did send out a staff arborist and staff biologist who concurred with the applicant's findings. With this Site Plan submittal, the applicant has shown a good faith effort to preserve two of the larger live oak trees (Tree #325 and 331), both 41" Live Oaks.
3. The site currently meets a tree credit of 40.2 tree credits per acre, meeting the County standard.
 - a. *Per LDC10-4.351 (6) c 1. Landscaping for forest creation (trees) – Trees shall be planted at a minimum density of 40 tree credits per acre.*
4. The PUD has 130 acres of conservation area set aside for development within the approved PUD.
5. Please actually show the limits of the tree protection barricades. Currently, it is only reflecting the barricade directly around the root, when it needs to cover the entire "critical protection zone".

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6. Within the Site Data Table, please include a line item for both total impervious and the various impervious items (concrete pavement, concrete sidewalks, asphalt pavement, etc.) **This comment remains. Sidewalks, Curbing, etc.).**
7. How was the zero volume of fill computed at the NE roundabout stub-out? The Floodplain Elevation is 103.3 while the fill within this area ranges from 104 to 107.
8. On the page that includes the proposed grading, please show the area of proposed fill within floodplains, and where the compensating volume is being provided on the project site. **This comment remains. Areas of fill are called out on C-03B, but not the area of compensating volume.**
 - a. *Per LDC 10-4.327 (3) For projects where placement of fill is allowed in a floodprone area or in the floodplain pursuant to subsection (3)a.1 of this section, compensating volume shall be provided. The compensating volume required shall be located so as to mitigate the ecological and hydrologic impacts of the fill.*
9. Please add horizontal lines to the tree credit/debit table to assist with reviewing the provided data.
10. Be advised, there are currently 104 proposed 4" caliper Southern Live Oaks. Trees of this size typically have a root ball that is 3 to 4 feet wide, and from other projects in this area, the larger plantings often struggle to survive and need to be replaced. In addition, please check on the availability of this size tree; past projects have had issues obtaining trees of this size, which may result in additional trees during construction. Consider placing more trees of a smaller caliper.
11. Your response provides a construction sequence, but it was not reflected within the Site Plan. Specify both construction of the Travel Center, FDOT Expansion, Access Road, installation of erosion control, SWMF, etc.
12. Environmental Services is actively coordinating the EMP, including stormwater design, with the engineer. All comments in regard to stormwater design will be addressed for the EMP and prior to DRC approval.
13. Within the Landscape Plan, please include hatching or shading for the perennial rye / Bermuda grass seed mix.
14. On page 1 of the Landscape Plan, please show the shading to verify this requirement is being met.
15. There appear to be several large areas within the 20-foot vegetated buffer that do not have vegetation. Please review and update
16. While a separate submittal, it still appears that runoff from a large section of the access drive will still be flowing directly into FDOT ROW. Please confirm compliance with FDOT.



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17. Within the landscape plan, there is a large area of proposed Bermuda grass being planted off-property within the designated wetland. Be advised, Bermuda grass does not grow well in wet and saturated conditions. Please review and update.
18. Be advised, all work being conducted on adjacent parcels will need to be contained within a temporary construction easement. This easement will need to be recorded and reflected on the Site Plan prior to final approval.
19. Please ensure that all the hatching, line types, etc. are called out within the legend.
20. Within the set of landscape plans, there is a callout for a tree well on page C-12J. This page was not included in the plan set, nor is it referenced in the Index.
21. The Site Plan index on the cover sheet lists several pages that are not within the submitted Site Plan. (C-13A and B, VUA-1, and all Irrigation pages). Please review your plan set to ensure the correct sheets are submitted for future submittals.

Environmental Services Division Recommendation:

The Environmental Services Division recommends the project continue on to the Development Review Committee (DRC). All comments shall be addressed prior to the DRC meeting. It shall be noted that future submissions could result in additional comments or requirements.

AHH



Leon County Government

INTEROFFICE MEMO

DATE: April 22, 2026; *revised August 18, 2026*

TO: Ana Richmond, Development Services Administrator

FROM: Kim Wood, P.E., Chief of Engineering Coordination (ph: 850-606-1545)

SUBJECT: Type B Review – Buc-ee's Travel Center (LSP26002)
PID# 21-18-20-003-0002
Review Comments for August 19, 2026, ARM

Public Works has reviewed the subject project. The following comments need to be addressed prior to recommendation of approval. Original comments that have been addressed are struck-through and *new comments or clarifications are in italics*.

Findings

- Project located inside the Urban Service Area (USA) in the Park Place PUD
- Must adhere to the requirements of the PUD
- Access from Capital Circle (State) to a newly constructed public Minor Collector, per the PUD
- The PUD requires the inclusion of sidewalks along all roadways, public or private

Comments:

- 1) Please clarify the overall sequence of projects, including site plan and construction permits. Currently it is understood that the Travel Center will have a site plan and a construction permit and will include a City sewer line extension to the south. In addition, the applicant will design, permit, and construct a public road in compliance with all local and state standards, to provide access from Capital Circle to the Travel Center. Improvements to Capital Circle are also required to ensure traffic from the Travel Center does not negatively impact the existing capacity. Improvements to Capital Circle will be designed, permitted and constructed to all local and state standards. **It is imperative for all projects, particularly one of this complexity and size, to have a clear construction sequence spelled out within the site and construction plans,** ensuring that once built, all state and local requirements are met and the Travel Center has appropriate legal access to a publicly maintained roadway.
- 2) The site plan set must include, in a single document, all sheets listed on the cover page. The submitted plans are missing the landscape plans ~~and the VUA Exhibit~~, though a separate document was uploaded and identified as ~~tree cover plans~~ *landscape plans*. Ensure sheet number index accurately depicts all sheets and that they are in the correct order.
- 3) Please address all proposed design standards on the Cover Sheet, i.e. Manual of Uniform Traffic Control Devices (MUTCD).
- 4) Design Standards are shown as FDOT. However, there are many instances where FDOT specifications are not being followed. Examples include Type A curb inlet, using ditch bottom inlets in vehicular use area, etc. *Please be advised that U-Type Endwalls and*

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Mitered End Sections are 2 different types of pipe end treatments. With an FDOT MES the last length of pipe exposed to sunlight could not be HDPE while with a U-Type endwall. It would not be necessary to change HDPE to RCP. Please clarify what pipe end treatment is being proposed.

- 5) Plans indicate that work will be done outside of the property boundaries, any work off site will require an off-site easement and an owner's affidavit. Please be advised that any off-site easements are required to be executed (not recorded) prior to site plan approval.
- 6) All line types, hatching, symbols, abbreviations, etc. should be clearly legible and labeled or placed within a legend on all relevant sheets. Examples include callouts to detail sheet C-12J, C-12F, C-12D, etc. which ~~was~~ are not included, inconsistent reference to the 90' utility/access easement, illegible bore locations, additional examples and markups can be provided.
- 7) Ensure all text, labels, etc. are legible and remove unnecessary notes or data which overlap or clutter text, i.e. state plane coordinates are not necessary within the site plan set.
- 8) ~~Since this project is inside the USA the infrastructure to support it must be urban in nature or meet the County's LID code (Ref. LDC Sec 10-7.546 and 10-4.308).~~
- 9) Per LDC 10-7.529 and Section 13.0 of the Park Place PUD, frontage sidewalk(s) are required along all roadways, public or private. *This includes all road frontages on Buc-ees Blvd. In addition, please clarify the ADA path Buc-ees Blvd, it seems to stop at the Lift Station.*
- 10) Provide a pedestrian and vehicular circulation plan. Demonstrate that emergency vehicles and refuse collection vehicles (BUS 40) can access and maneuver through the site without encroaching on any existing improvements, i.e. parking spaces, sidewalks, curbing, landscaping, etc. In addition, ADA pedestrian circulation should not conflict with internal vehicular circulation, loading zones, etc.

Plans need to be revised to show that emergency vehicles (Fire Truck - BUS 40) can maneuver in and out of the site. While there is a WB-40 shown maneuvering around the perimeter of the parking area there is nothing demonstrating that emergency vehicles can access and maneuver within central areas or the front of the building.

- 11) Demonstrate adequate sight distance at all proposed driveway connections. Ensure existing/proposed trees, vertical curves, elevated grades, signs/structures, on-street parking, and other potential obstructions are considered.
- 12) As currently configured, legal access is not provided for County maintenance crews or equipment to reach the "slip lane" portion of the proposed public roadway without damaging curbing or passing through the private roadway and gas station. If the intent is for County maintenance crews to access this slip lane through private property, appropriate easements, agreements, etc. must be coordinated with LCPW and CAO. *This needs to be addressed prior to site plan approval and noted in the site plan.*
- 13) Stormwater infrastructure is shown crossing property boundaries into areas outside of drainage easements. Stormwater from the proposed County R/W must be conveyed to a dedicated easement/SWMF if it is intended to be maintained by LCPW. If the intent is for this stormwater to be conveyed to a privately owned/maintained SWMF and infrastructure, maintenance responsibilities must be clearly defined and a capacity agreement will be required between the County and the owner/maintenance entity. *If the intent is for a joint use agreement for the pond receiving stormwater from the County Road a Draft agreement*

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- should be in place prior to site plan approval and this also needs to be noted in the site plan.*
- 14) ~~All signage, striping, and traffic control devices must meet FDOT and MUTCD specifications.~~
 - 15) ~~Loading zones must be shown with dimensions and be consistent with LDC Sec. 10-7.547.~~
 - 16) Please note that the off-site sewer work will require approval from FDOT to work within the State right of way and a Right of Way Placement Permit from Leon County Public Works (LCPW) for the sewer connection within the Commonwealth Blvd. R/W.
 - 17) Driveway connection, drainage/stormwater systems, utility work, etc. within the R/W of Capital Circle or I-10 will require FDOT conceptual approval prior to site plan approval and final permitting by FDOT prior to construction.
 - 18) Please note that the off-site public roadway is currently under review for the Environmental Permit, as stand-alone road projects do not need a site plan. Comments will be provided separately.
 - 19) *Landscape plans need to NOTE in the plan set that "No Permanent Irrigation Is Permitted In Leon County R/W".*

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TALLAHASSEE FIRE DEPARTMENT SITE PLAN REQUIREMENTS

Project Name: Tallahassee Travel Center
Parcel ID # 21-18-20-003-0002, 21-18-20-003-0004
LSP 26002
AGENT: Kimley Horn
PLANNER: Anastasia Richmond
MEETING DATE: April 22, 2026

Listed below are the Tallahassee Fire Department's requirements concerning the above proposed development. The agent or owner prior to approval shall address the items listed below.

The required width of a fire department access road shall not be obstructed in any manner, including the parking of vehicles. *NFPA 1, 18.2.4.1.1, Eighth Edition of the Florida Fire Prevention Code.*

Prior to construction of buildings or facilities, an approved water supply, capable of providing the required fire flow for fire protection shall be established where hydrants are first installed or that the development is served by existing functioning hydrants located within 400 feet from the closest point on the building as the fire truck would drive. *NFPA 1, 18.5.3, Eighth Edition of the Florida Fire Prevention Code.*

If unsupervised and isolated above ground fuel storage tanks are to be located on the property prior to or during construction, City of Tallahassee Plans Review staff must be contacted prior to tank installation. *NFPA 1, 66.21.7.2.1 and 66.21.7.2.2, Eighth Edition of the Florida Fire Prevention Code.*

1. Must meet NFF (needed fire flow) as determined by AWWA Manual M31, using NFPA 1 Method. Please provide needed fire flow calculations to the Tallahassee Fire Department representative and to Water Utilities Engineering and Inspections at this time. Please use the Required Fire Flow Information form (*NFPA 1, 18.5.4.3, Eighth Edition of the Florida Fire Prevention Code*) to provide fire flow calculations. The Fire Flow form can be found on the Leon County Development Support and Environmental Management (DSEM) web page which is located within the County's webpage <https://cms.leoncountyfl.gov>. More specifically, the form is located under the DSEM Building Plans Review and Inspection section. If hydrants are existing the following is required. After the NFF is determined, the existing fire hydrant(s) shall be flowed to

determine its GPM. If the GPM meets or exceeds the NFF, no additional hydrants are required. If it does not meet the NFF, additional hydrant(s) are required.

2. Every building constructed shall be accessible to fire department apparatus by way of access roadways with all-weather driving surface of not less than 20 feet of unobstructed width, with adequate roadway turning radius designed, maintained and capable of supporting the imposed loads of fire apparatus (42 tons) having a minimum clearance of 13 feet, 6 inches, angle of approach and departure not exceeding 1 ft. drop in 20 ft. (0.3 drop in 6 m.) or the design limitations of the Fire Department apparatus, subject to Fire Department approval. Please use auto-turn software (BUS-40) throughout the entire site to show turning radii.
3. When an automatic sprinkler system is required, the fire department connection (FDC) for the sprinkler system shall be located within 100 feet of a fire hydrant. The location and number of fire hydrants shall be designated by the fire official. The submitted Utility Plan set identifies a FDC located on the building corner. Please relocate this FDC away from the building corner, within 100 feet of a proposed fire hydrant.
4. Every fire department connection shall be so located, with respect to hydrants, driveways, buildings and landscaping; that fire apparatus and hose connected to supply the system will not obstruct access to the buildings or other fire apparatus. Fire department connections shall be located in front (address side) of the building(s) they serve, shall be fully visible and recognizable from the street or nearest point of fire department apparatus accessibility, and shall be provided with address signage. Please show FDC location meeting the above stated code requirements. During the building plan review process, location and requirements of proposed fire protection components may be amended including, but not limited to, coordination with fire sprinkler contractors. If applicable, hydraulic calculations will be reviewed as part of the building plan submittal process. Please contact Gary Donaldson at (850) 891-7179 in Fire Plans Review for additional information.
5. Please include the following on landscape plans:
A minimum of 36 in. of clear space shall be maintained to permit access to (and operation of) fire protection equipment, fire department inlet connections, and/or fire protection system control valves.
6. Please include the following on landscape plans:
A clear space of not less than 60 in. (1524 mm) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ in (64 mm).

Gary Donaldson
Tallahassee Fire Department
435 N. Macomb St..
Tallahassee FL 32301
(850)891-7179
Gary.Donaldson@talgov.com



Electric & Gas Utility | 2602 Jackson Bluff Road | Tallahassee | FL | 32304 | 850-891-4968

Date: February 27, 2026

To: Anastasia Richmond

From: Tina Drose, COT Electric – Power Delivery Engineering
2602 Jackson Bluff Road, Tall, FL 32304
Tina.Drose@talgov.com

Subject: LSP26002 – Tallahassee Travel Center (CCNW & I-10)

The existing properties are located within the City of Tallahassee – Electric Utility’s service territory. Either single phase or three phase service is available from an overhead power line along the west side of Capital Circle NW with three-phase being available to the qualified applicant.

The OSHA power line safety rule 1926.1408 requires a minimum working space of ten feet from 12470V overhead electric distribution lines. Keep this in mind as you finalize building designs, signs, and setbacks. Note the clearance is not just from the building or sign, but from the scaffolding and equipment used during construction and maintenance.

No tall growing trees with a mature height above 14 feet are allowed within thirty feet of an existing overhead power line. A list of acceptable plants near power lines is available from John Tedder – 850-891-5009.

Easements will be required for all electric facilities existing and installed upon the Developer's property. Such easement will typically be twenty feet wide and run parallel with the power lines. Easements adjacent to and parallel with the ROW are typical ten feet in width.

The type, size and location of the electric facilities required to serve this development will be determined at the time of COT Electric Utility permitting. Applicant must submit plans to the Electric Utility. Please note the lead time for a three-phase pad mount transformer is one to two years from the date of order. Your transformer cannot be ordered until a full set of electric plans have been received by the Electric Utility.

Please contact Riby George (850-891-5191) to coordinate the electric service prior to a Leon County Building/Electrical permit to determine a point of service.



Electric & Gas Utility | 2602 Jackson Bluff Road | Tallahassee | FL | 32304 | 850-891-4968

March 19, 2024

Attn: Scott Ratcliff, P.E.
Buc-ee's, LTD.
2500 North Hwy 288
Angleton, TX 77515

Subject: Natural Gas Service Availability: Proposed Convenience Store, NW Intersection of I-10, and Capital Circle NW (Parcel ID: 2118200030002)

Mr. Ratcliff:

This letter is in response to a request regarding the ability to serve natural gas for the aforementioned project. We understand natural gas will be utilized to serve a 74,000 square foot convenience store for cooking and heating. We recommend natural gas be considered for cogeneration (i.e., the direct use of natural gas for the generation of electricity and heat).

Upon firm commitment from the developer and submittal of the request for natural gas form (attached), the City of Tallahassee Gas Utility will provide natural gas for this development. More information can be found at [Natural Gas | Service | City of Tallahassee Utilities \(talgov.com\)](https://www.talgov.com/natural-gas-service).

We look forward to serving this project. If there are any questions, please feel free to contact me.

Sincerely,

Laura Mooney

Gas Engineering Manager
City of Tallahassee, Electric and Gas Utility
2602 Jackson Bluff Road
Tallahassee, FL 32304
office 850.891.5130/cell 850.545.4532/fax 850.891.5659
Laura.Mooney@talgov.com

cc: Stephen Mayfield, Gas Utility Manager

Aquifer Protection Site Review Clearance Form

City of Tallahassee
Your Own Utilities™



Site Information Site Name: **Travel Center BUC-EES - Site Review**

Team: Aquifer Protection

Location: across the street from the 196 Exit; Tax ID: 21-18-20-003-0002
by celltower

Status: TYPE A SITE PLAN

AgendaDate: 3/20/2025

Date of Site Visit: Friday, January 23, 2026

Inspected by: Caitlyn Owens

Important: It is the permittee's responsibility to provide the documentation indicated in the checked sections below. Aquifer Protection Clearance will be issued only after the required documentation is provided to: Aquifer Protection Section, 3805 Springhill Road, Tallahassee, FL, 32305-6502; Phone (850)891-1227. If additional wells, borings, or Regulated Substances not described below are discovered by the permittee during site clearing or other permitted activities, the permittee shall comply with the appropriate provisions in Leon County Land Development Code Article X Aquifer/Wellhead Protection and shall notify the Aquifer Protection Section of actions taken to comply with these provisions.

Aquifer Protection Items Found on Site And Action Required:

☐ Unused Well(s) Number Of Wells: 0

The unused well(s) must be properly abandoned by a licensed well contractor following Northwest Florida Water Management District guidelines {(850)539-5999}. The NFWFMD inspection report will be required as proof of proper abandonment. [Authority -- Leon County Code Section 10-10.307(a)(1) and Chapter 40A-3.531(1), (2)(b), (4), and (5), Florida Administrative Code.]

☐ Geotechnical Borings

The geotechnical borings must be properly abandoned. Borings less than 25 feet deep may be back-filled with the original or other clean soil. Borings deeper than 25 feet shall be grouted with neat cement from bottom to top. A signed statement from the geotechnical consultant that the borings have been properly abandoned will be considered adequate proof of action completion. [Authority -- Leon County Code Section 10-10.307(c)]

☐ Regulated Substances/Waste

The on-site waste described above must be disposed of properly. On-site waste which could present a hazard to water resources if improperly handled (including solvents, paints, pesticides, waste oil, batteries, fluorescent lights or other mercury containing devices, etc.) must be removed from the site by either a Department of Environmental Protection-approved hazardous waste transporter, recycler, or in many cases may be transported by the permittee to the Leon County Hazardous Waste Center, located at the Leon County Landfill. If the Hazardous Waste Center is used, they must be contacted for approval and delivery scheduling 850-606-1803 prior to the contractor removing the waste from the site. Regardless of the approved method of disposal chosen the permittee must obtain receipts documenting the proper disposal of the waste. Copies of waste receipts will be required as proof that waste was properly disposed. [Authority -- Leon County Code Section 10-10.106 and 40 CFR 261 subpart D, 40 CFR 261 appendix VIII, 40 CFR 302, 302.4 pesticides F.S. Ch. 487, listed in F.A.C Chs. 5E-2 or 5E-9].

☒ Other:

Aquifer Protection clearance is granted for the proposed project for permitting purposes. The property is wooded and contains dense underbrush. If a well, spring, sinkhole, septic, or dwelling is found on site please contact Aquifer Protection at 850-891-1227 (Paul Bagunu).

Aquifer Protection Clearance

This Clearance form will be signed by a member of the Aquifer Protection Section when all actions identified above have been completed. The final environmental inspection will not be conducted and the permit will not be issued until the Aquifer Protection Clearance is completed.

Aquifer Protection Clearance: Caitlyn Owens Date: 3/24/2025

LP25006



Leon County Government

INTEROFFICE MEMO

DATE: June 26, 2026

TO: Ana Richmond, LC Development Services Administrator

FROM: Lisa Scott, LC Addressing Program

SUBJECT: LSP26002: Tallahassee Travel Center

Parcel: 21-18-20-003-000-2 and 21-18-20-003-0004

Address Findings:

The following must occur to move forward with street naming the two streets identified in this project:

- The roundabout street identified as public must be named. All proposed names must be reviewed for approval prior to submission of the street name application. Pre-authorization for a new name can be obtained via email to the Addressing Unit at:
DSEM_Addressings@leoncountyfl.gov
- The street name of '**Buc-cces Blvd**' must also be including with this new street name application. Note; the apostrophe cannot be tracked within the Addresser database.

D-16 Street Name Application link:

<https://cms.leoncountyfl.gov/Government/Departments/Development-Support-Environmental-Management/Development-Services/Applications>

United States Postal Service (USPS) Mail Delivery Policy:

The United States Postal Service (USPS) is responsible for establishing the method or mode of delivery for new residential and commercial developments. The mode of delivery includes the type of mailbox and the location of the mailbox for each delivery address.

For more information, please contact the Growth Manager staff person at USPS via email at: Delivery.Growth@USPS.GOV or FL1AMSDISTRICTOFFICE@usps365.onmicrosoft.com.

Or reach out to www.usps.com to determination which local post office would service your new development. It is noted that local service is based on the ZIP Code location for developments.

Additional information can also be obtained through the Local Stations at:

- Adams Street Post Office
- West Side Post Office
- Centerville Post Office
- Lake Jackson Post Office

Anastasia Richmond

From: kirbymanager@gmail.com
Sent: Tuesday, January 27, 2026 12:08 PM
To: Anastasia Richmond
Cc: Jeremy Anderson
Subject: Bucee's

EXTERNAL MESSAGE: Carefully consider before opening attachments or links.

Hello

I'm a Florida CAM and I manage two HOA's that could be affected by Buc-ee's. These two are the closest big neighborhoods that will be affected by where Buc-ee's will be and the ability to use Gearhart Rd at Capital Circle.

From looking at the layout and having seen lots of Buc-ee's and the traffic they create Gearhart is going to be in a lot of trouble at Capital Circle.

A traffic light with the Buc-ee's entrance right across from Gearhart may be a good solution. Compared to other Buc-ee's I have seen and I've seen a lot, this is the closest one I've seen to the actual interstate. That could be an issue as well with the amount of traffic they generate. Usually there is a lot in between the interstate and Buc-ee's and you will still see the off ramp back up onto the interstate.

It may be that Capital Circle will have to be widened a little more toward Fred George Rd and the Buc-ee's entrance would be further down the street but I still think it will be a difficult left turn out of Gearhart without a traffic light. (Note: it wouldn't have to be a long light.)

I can't make the meeting but as the representative of over 358 homes that will be highly impacted I can tell you that the ability to turn left onto Capital Circle from Gearhart Rd is what they want is to ensure they will be able to complete without any hassle or long waits. They want to be able to use Gearhart and Capital Circle as easy as they can use it now.

Call me if you have any questions.

I have copied the attorney for both associations.

Thank You Very Much
Danny Hayes
Kirby Management Group
3972 N. Monroe St.
Tallahassee, FL 32303
850-562-8708

Anastasia Richmond

From: Jodi Wilkof
Sent: Thursday, January 29, 2026 3:27 PM
To: Regina Glee; Rick Minor
Cc: Scott Brockmeier; Ryan Culpepper; Anastasia Richmond; Pam Scott; Nawfal Ezzagaghi; Caren Sloniker; Vince Long
Subject: Re: Park Place Planned Unit Development - Jamey Road Interconnection Restriction
Attachments: Park Place PUD Jamey Interconnect Cond.pdf; Park Place PUD Binding Letter.pdf

Thank you very much, Scott. Bob called me this afternoon and was very grateful for your help - and the speed and kindness with which you replied. Thank you.



Office of
Leon County Commissioner Rick Minor

JODI WILKOF, CHIEF OF STAFF

Office: (850) 606-5373 | Cell: (850) 491-0192

Follow Commissioner Minor here 

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Please note that under Florida's Public Records laws, most written communication to or from county staff or officials regarding county business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: Regina Glee <GleeR@leoncountyfl.gov>
Sent: Thursday, January 29, 2026 2:51 PM
To: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Cc: Scott Brockmeier <BrockmeierS@leoncountyfl.gov>; Ryan Culpepper <CulpepperR@leoncountyfl.gov>; Anastasia Richmond <RichmondA@leoncountyfl.gov>; Pam Scott <ScottP@leoncountyfl.gov>; Nawfal Ezzagaghi <EzzagaghiN@leoncountyfl.gov>; Caren Sloniker <SlonikerCa@leoncountyfl.gov>; Vince Long <LongV@leoncountyfl.gov>
Subject: Fw: Park Place Planned Unit Development - Jamey Road Interconnection Restriction

Jodi,

On behalf of the County Administrator, please see Scott's response along with attachments to Mr. Carver's concerns.

Thanks,
Regina



Regina Glee Nash
Senior Executive Assistant/Office Manager
County Administration
301 S. Monroe Street | Tallahassee, FL 32301
(850) 606-5319 /work | (850) 606-5301 /fax
gleer@leoncountyfl.gov

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Please note that under Florida's Public Records laws, most written communications to or from County staff or officials regarding County business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: Scott Brockmeier <BrockmeierS@leoncountyfl.gov>
Sent: Thursday, January 29, 2026 1:47 PM
To: Nawfal Ezzagaghi <EzzagaghiN@leoncountyfl.gov>
Cc: Ryan Culpepper <CulpepperR@leoncountyfl.gov>; Anastasia Richmond <RichmondA@leoncountyfl.gov>
Subject: FW: Park Place Planned Unit Development - Jamey Road Interconnection Restriction

Hello, Nawfal

I reached out to Bob Carver by phone and spoke with him about the access restrictions on Jamey Road. He appreciated the phone call and was pleased to find out that the access restriction he recalled was captured as part of the PUD.

My post-call email to Mr. Carver is below.

Sincerely,



Scott Brockmeier, CPM
Director
Department of Development Support & Environmental Mgt.
435 N. Macomb St., 2nd Fl | Tallahassee, FL 32301
(850) 606-1317 /work | (850) 320-3378 /cell
brockmeiers@leoncountyfl.gov

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From: Scott Brockmeier
Sent: Thursday, January 29, 2026 12:44 PM
To: Carver, Bob (carverrk@aol.com) <carverrk@aol.com>
Cc: Ryan Culpepper <CulpepperR@leoncountyfl.gov>
Subject: Park Place Planned Unit Development - Jamey Road Interconnection Restriction

Good afternoon, Mr. Carver

It was great hearing from you. As I mentioned over the phone, your memory is crystal clear. The future interconnection to Jamey Road is limited to emergency access vehicles. This restriction is captured as part of the Park Place Planned Unit Development (PUD) master plan, which is the governing document for development of the overall property.

Specifically, the PUD (pg. 33, attached) states that the future interconnection with Jamey Road is limited emergency vehicles with limited access (e.g. gates). This restriction is also referenced in a binding letter from Leon County dated April 16, 2025 (attached).

Currently, there are no plans, that we've been informed, to develop the back portion of the property where Jamey Road is located. That said, compliance with the Jamey Road PUD restriction will be addressed at the time that portion of the PUD is under development review with the County. The current Bucee's proposal is limited to the 34 acres located alongside Capital Circle NW.

Please confirm receipt of this email, and if I can be of any further assistance, please do not hesitate to reach out to me.

Respectfully,



Scott Brockmeier, CPM
Director
Department of Development Support & Environmental Mgt.
435 N. Macomb St., 2nd Fl | Tallahassee, FL 32301
(850) 606-1317 /work | (850) 320-3378 /cell
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Anastasia Richmond

From: Ryan Culpepper
Sent: Wednesday, January 28, 2026 4:25 PM
To: Scott Brockmeier
Cc: Pam Scott; Anastasia Richmond
Subject: RE: Jordan Burnic - 850-590-6298

Scott,

Staff was able to make contact with Mr. Burnic today. He initially thought the permitting process for Bucee's was over, however we informed him that it had just started and that the first meeting would be held next Wednesday (2/4) at the DSEM office at 1:30 p.m. and that the meeting is open to the public. Mr. Burnic indicated he is retired from Tallahassee Fire Department and was curious if Bucee's would have their own fire personnel. He expressed interest in working for Bucee's in some capacity for fire response. We informed him that we are very early in the review process for the application and that Tallahassee Fire Department would be reviewing this application along with other reviewing agencies and that we would include his comments in the record. He appreciated our follow-up with him.



Ryan Culpepper, AICP
Director, Development Services
Development Support & Environmental Management
435 N. Macomb St | Tallahassee, FL 32301
(850) 606-1324 /work | (850) 606-1301 /fax
culpepperr@leoncountyfl.gov

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From: Ryan Culpepper
Sent: Friday, January 23, 2026 4:32 PM
To: Nawfal Ezzagaghi <EzzagaghiN@leoncountyfl.gov>
Cc: Pam Scott <ScottP@leoncountyfl.gov>; Scott Brockmeier <BrockmeierS@leoncountyfl.gov>; Anastasia Richmond <RichmondA@leoncountyfl.gov>
Subject: RE: Jordan Burnic - 850-590-6298

Nawfal,

Just giving you an update on this one, we've tried multiple times today to reach Jordan and left messages but so far they have not responded. I'll let you know as soon as they do.



Ryan Culpepper, AICP
Director, Development Services
Development Support & Environmental Management
435 N. Macomb St | Tallahassee, FL 32301
(850) 606-1324 /work | (850) 606-1301 /fax
culpepperr@leoncountyfl.gov

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From: Nawfal Ezzagaghi <EzzagaghiN@leoncountyfl.gov>
Sent: Friday, January 23, 2026 11:13 AM
To: Ryan Culpepper <CulpepperR@leoncountyfl.gov>
Cc: Pam Scott <ScottP@leoncountyfl.gov>; Scott Brockmeier <BrockmeierS@leoncountyfl.gov>
Subject: FW: Jordan Burnic - 850-590-6298

Good Morning Ryan,

Scott and Pam are out, so please call Jordan Burnic @ 850-590-6298 to answer his questions, and then circle back with an email to Regina (and copy me) providing an update.



Nawfal R. Ezzagaghi, P.E.
Assistant County Administrator

301 South Monroe Street | Tallahassee, FL 32301
(850) 606-5317 /work |
EzzagaghiN@leoncountyfl.gov



From: Regina Glee <GleeR@leoncountyfl.gov>
Sent: Friday, January 23, 2026 11:08 AM
To: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Cc: Scott Brockmeier <BrockmeierS@leoncountyfl.gov>; Ryan Culpepper <CulpepperR@leoncountyfl.gov>; Pam Scott <ScottP@leoncountyfl.gov>; Nawfal Ezzagaghi <EzzagaghiN@leoncountyfl.gov>; Roshaunda Bradley

<BradleyR@leoncountyfl.gov>; Ken Morris <MorrisK@leoncountyfl.gov>; Caren Sloniker
<SlonikerCa@leoncountyfl.gov>; Vince Long <LongV@leoncountyfl.gov>

Subject: Re: Jordan Burnic - 850-590-6298

Jodi,

On behalf of the County Administrator, Scott and Roshaunda will look into Mr. Burnic's concerns.

Thanks,
Regina



Regina Glee Nash
Senior Executive Assistant/Office Manager
County Administration
301 S. Monroe Street | Tallahassee, FL 32301
(850) 606-5319 /work | (850) 606-5301 /fax
gleer@leoncountyfl.gov

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From: Vince Long <LongV@leoncountyfl.gov>
Sent: Friday, January 23, 2026 10:41 AM
To: Caren Sloniker <SlonikerCa@leoncountyfl.gov>; Regina Glee <GleeR@leoncountyfl.gov>
Subject: FW: Jordan Burnic - 850-590-6298

From: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Sent: Friday, January 23, 2026 10:41:43 AM (UTC-05:00) Eastern Time (US & Canada)
To: Vince Long <LongV@leoncountyfl.gov>
Cc: Rick Minor <MinorR@leoncountyfl.gov>
Subject: Jordan Burnic - 850-590-6298

Vince -

Mr. Burnic called with questions about both Buc-ees and fire services.

Would it be possible for staff to reach out to him directly?

Thank you,
Jodi



Office of
Leon County Commissioner Rick Minor

JODI WILKOF, CHIEF OF STAFF

Office: (850) 606-5373 | Cell: (850) 491-0192

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From: [ANN BIDLINGMAIER bidlingmaier](#)
To: [Anastasia Richmond](#)
Subject: Re: LSP26002 - Tallahassee Travel Center (Buc-ee's)
Date: Thursday, April 9, 2026 9:40:37 PM
Attachments: [image001.png](#)

EXTERNAL MESSAGE: Carefully consider before opening attachments or links.

Thank you! How many gas tanks will there be, and what is the size of the buffers? Anything less than 50 feet is a joke. I appreciate your keeping me apprised. Kimley-Horne passes itself off as a bike expert when they have no experience in bikeways; hence their terrible plan for T-Ville Road. I have been on 12 or so bike trips in Europe, and what has been proposed here is a nightmare. I hope it will die a quiet death. Ann

On Thu, 9 Apr, 2026 at 1:51 PM, Anastasia Richmond <RichmondA@leoncountyfl.gov> wrote:

To:

Yesterday Kimley-Horn agent for Buc-ee's submitted a site plan for the building and associated infrastructure, parking study to support the number of parking spaces, landscape plan for the review. This item will be discussed at the **April 22, 2026**, Application Review Meeting (ARM). All Application Review Meetings are held at 1:30 pm at 435 North Macomb Street in the second-floor conference room and via Teams, with the agenda posted on our website. The documents have an upload date of April 8, 2026.

You can review all submitted plans, staff comments, and future meeting notices any time on Leon County's **Accela Citizen Access** portal:

<https://aca-prod.accela.com/LEONCO/Default.aspx>

1. Select **Search → Planning**.
2. Enter the Project ID (**LSP26002**).
3. Click the record to view or download documents.

Please note you can click on the columns to sort by date.

I have attached the ARM agenda to this email, so you have the Teams link

Ana Richmond

Development Services Administrator
Development Services Division / Department of
Development Support and Environmental Management
435 N. Macomb St | Tallahassee, FL 32301
(850) 606-1321 /work | **(850) 606-1302** /fax

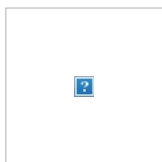


RichmondA@leoncountyfl.gov



From: [Scott Brockmeier](#)
To: [Ryan Culpepper](#); [Anastasia Richmond](#)
Subject: FW: Buc-ees Signage/Lighting Impact on Migratory Birds & Wildlife
Date: Thursday, May 21, 2026 12:49:30 PM
Attachments: [image001.png](#)

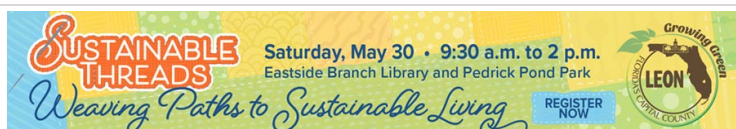
FYI



Scott Brockmeier, CPM
Director
Department of Development Support & Environmental Mgt.
435 N. Macomb St., 2nd Fl | Tallahassee, FL 32301
(850) 606-1317 /work | (850) 320-3378 /cell
brockmeiers@leoncountyfl.gov

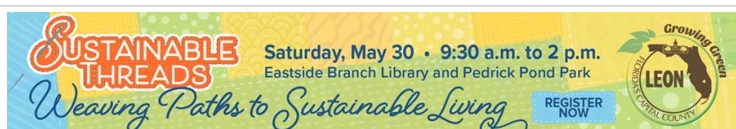
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From: Nawfal Ezzagaghi <EzzagaghiN@leoncountyfl.gov>
Sent: Thursday, May 21, 2026 12:41 PM
To: Scott Brockmeier <BrockmeierS@leoncountyfl.gov>
Cc: Pam Scott <ScottP@leoncountyfl.gov>
Subject: FW: Buc-ees Signage/Lighting Impact on Migratory Birds & Wildlife

Keeping you in the loop.



From: Nawfal Ezzagaghi
Sent: Thursday, May 21, 2026 12:40 PM
To: Rick Minor <MinorR@leoncountyfl.gov>
Cc: Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Vince Long <LongV@leoncountyfl.gov>
Subject: RE: Buc-ees Signage/Lighting Impact on Migratory Birds & Wildlife

Good Afternoon,

On behalf of the County Administrator, I looked into the lighting concerns raised and offer the following.

The Park Place PUD (Section 9.3) requires that lighting for the Buc-ee's site employ "dark sky-friendly" principles. In practical terms, this means light fixtures must be fully shielded and directed downward to prevent light from scattering upward or sideways. General floodlighting of building facades and landscaping is prohibited. Lighting fixtures and pole heights must be scaled to building heights, parking areas, roadway widths, and landscaped buffers to provide adequate safety and visibility while minimizing light pollution and off-site impacts. To further mitigate light pollution, the PUD identifies measures such as vegetative buffers, strategic fixture placement, low-glare fixtures, and automatic cut-offs during non-working hours. Compliance with these standards must be demonstrated in the site plan submitted for development approval.

These design requirements are directly responsive to concerns regarding migratory birds, as shielded, downward-directed lighting, which the PUD requires reduces light trespass into surrounding habitats and mitigates the impacts onto birds passing through during migration seasons.

I hope this addresses the concerns raised. If a meeting is still needed to discuss this further, please let me know and we can get something scheduled.

NRE



Nawfal R. Ezzagaghi, P.E.
Assistant County Administrator

301 South Monroe Street | Tallahassee, FL 32301
(850) 606-5317 /work |
EzzagaghiN@leoncountyfl.gov

From: Vince Long <LongV@leoncountyfl.gov>
Sent: Thursday, May 21, 2026 11:09 AM
To: Rick Minor <MinorR@leoncountyfl.gov>
Cc: Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Nawfal Ezzagaghi <EzzagaghiN@leoncountyfl.gov>
Subject: RE: Buc-ees Signage/Lighting Impact on Migratory Birds & Wildlife

Hi Commissioner,

Just a quick follow up. I have asked Nawfal to gather some information which may answer the questions. Will provide that today. Just let me know if you would still like a meeting, which we are always happy to do.

V



From: Rick Minor <MinorR@leoncountyfl.gov>
Sent: Tuesday, May 19, 2026 6:37 PM
To: Vince Long <LongV@leoncountyfl.gov>
Cc: Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Nawfal Ezzagaghi <EzzagaghiN@leoncountyfl.gov>
Subject: Fw: Buc-ees Signage/Lighting Impact on Migratory Birds & Wildlife

Hello Vince,

Could Jodi and I speak with Nawfal about this sometime in the next couple of days? Ms. Takacs' main concern is about migratory birds, but I've also heard from other neighbors about light pollution generally, and how Buc-ee's might be able to mitigate the problem.

Rick Minor

Commissioner, Leon County District 3
(850)606-5363 office
(850)445-1914 cell
MinorR@LeonCountyFL.gov

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From: Lynne Takacs <lynne@latcreative.com>
Sent: Thursday, May 14, 2026 6:10 PM
To: Rick Minor <MinorR@leoncountyfl.gov>
Cc: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Subject: Buc-ees Signage/Lighting Impact on Migratory Birds & Wildlife

EXTERNAL MESSAGE: Carefully consider before opening attachments or links.

Good evening, Commissioner Minor & Ms. Wilkof,

Thank you very much for taking the time to speak with me this morning about my concerns regarding the proposed Buc-ee's project and its potential impact on migrating birds and other wildlife. This issue is especially important because, according to Visit Tallahassee, [our region is considered one of the premier birding locations in the country](#). A large reason for this is that Tallahassee falls at the intersection of two migratory pathways leading to millions of birds flying over our skies each year. In fact, according to [CornellLab's Migration Dashboard](#), an estimated 34,300 birds crossed over Leon County just last night. Unfortunately, however, [migratory bird extinctions are rising](#) with one of their biggest threats being disoriented by human infrastructure.

As we discussed, the lighting and signage Buc-ees uses poses a significant threat to migratory birds and the ecosystem surrounding the store. A striking example of just how bright these lights can be comes from Georgia, where sea turtle hatchlings mistook a Buc-ee's sign 12 miles away for the moon. Instead of going towards the ocean, they went the wrong direction, resulting in their death. There are several articles discussing this issue, including this [one](#). Another article can be found [here](#).

The good news, however, is that Buc-ees has been responsive to this concern in the past and made concessions at another location to address this very issue. My request is that Leon County planning officials ask for the same or greater concessions to be made here since there is precedent for both making this request and for Buc-ees making changes to reduce the impact.

You can read more [here](#) about the Texas location that was successful in both getting dark sky compliant light fixtures installed and the massive sign lowered.

I understand many are excited about the economic impact Buc-ees is projected to bring and the natural desire some may have not to (pardon the pun) ruffle any feathers by making this request. However, it's important to note that our community is fortunate to benefit economically from the presence of migrating birds and wildlife – therefore our ability to protect them doesn't just serve their interests – it serves our own.

Visit Tallahassee actively advertises birding on its website, touting the over 300 species of birds living in or visiting our area. You can see their promotion of birding [here](#) and [here](#).

Why is Visit Tallahassee leaning into this topic and gone as far as including it in their [strategic plan](#) (Strategic Goal 2, Target 1.2.2 on page 6)? It's simple. According to [Visit Tallahassee's FY 2025 Economic Impact Report](#), 5% of visitors to our community reported "Nature, Birdwatching, etc." was the reason for their visit and 20% of visitors reported spending time on this activity during their visit (page 38). In fact, during this time last year – [Q3 of FY 2025](#) – 9% of visitors to our area said this was the purpose of their visit and 24% of visitors reported spending time on this activity during their visit (page 72).

As you can see, making an effort to protect migratory birds and the surrounding wildlife by requiring Buc-ee's to adhere to the same or better concessions as they have in the past doesn't just benefit nature — it benefits the citizens of Leon County in both tangible and intangible ways while helping preserve one of the very qualities that makes our community unique.

Thank you for both your time and consideration. I deeply value any help you can provide.

Peace be with you.

Lynne Takacs
850-728-2520

2133 Miller Landing Rd.
Tallahassee, FL 32312

From: Vince Long <LongV@leoncountyfl.gov>
Sent: Thursday, May 21, 2026 11:09 AM
To: Rick Minor <MinorR@leoncountyfl.gov>
Cc: Jodi Wilkof <WilkofJ@leoncountyfl.gov>; Nawfal Ezzagaghi <EzzagaghiN@leoncountyfl.gov>
Subject: RE: Buc-ees Signage/Lighting Impact on Migratory Birds & Wildlife

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Subject: Fw: Buc-ees Signage/Lighting Impact on Migratory Birds & Wildlife

Hello Vince,

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Rick Minor

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Sent: Thursday, May 14, 2026 6:10 PM
To: Rick Minor <MinorR@leoncountyfl.gov>
Cc: Jodi Wilkof <WilkofJ@leoncountyfl.gov>
Subject: Buc-ees Signage/Lighting Impact on Migratory Birds & Wildlife

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As we discussed, the lighting and signage Buc-ees uses poses a significant threat to migratory birds and the ecosystem surrounding the store. A striking example of just how bright these lights can be comes from Georgia, where sea turtle hatchlings mistook a Buc-ee's sign 12 miles away for the moon. Instead of going towards the ocean, they went the wrong direction, resulting in their death. There are several articles discussing this issue, including this [one](#). Another article can be found [here](#).

The good news, however, is that Buc-ees has been responsive to this concern in the past and made concessions at another location to address this very issue. My request is that Leon County planning officials ask for the same or greater concessions to be made here since there is precedent for both making this request and for Buc-ees making changes to reduce the impact.

You can read more [here](#) about the Texas location that was successful in both getting dark sky compliant light fixtures installed and the massive sign lowered.

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Thank you for both your time and consideration. I deeply value any help you can provide.

Peace be with you.

Lynne Takacs
850-728-2520

2133 Miller Landing Rd.
Tallahassee, FL 32312

From: [Lynne Takacs](#)
To: [Anastasia Richmond](#)
Subject: Buc-ees Sign
Date: Thursday, May 14, 2026 6:18:53 PM

EXTERNAL MESSAGE: Carefully consider before opening attachments or links.

Ms Richmond,

Thank you very much for taking the time to speak with me earlier this week about my concerns regarding the proposed Buc-ee's project and its potential impact on migrating birds and other wildlife. I've forwarded the message below to Ms. Weisman in your environmental review section, but wanted to share it with you because the request impacts the sign height as well.

This issue is especially important because, according to Visit Tallahassee, [our region is considered one of the premier birding locations in the country](#). A large reason for this is that Tallahassee falls at the intersection of two migratory pathways leading to millions of birds flying over our skies each year. In fact, according to [CornellLab's Migration Dashboard](#), an estimated 34,300 birds crossed over Leon County just last night. Unfortunately, however, [migratory bird extinctions are rising](#) with one of their biggest threats being disoriented by human infrastructure.

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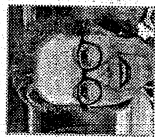
Peace be with you.

Lynne Takacs
850-728-2520

2133 Miller Landing Rd.
Tallahassee, FL 32312

Ana P.

Mega-gas station doesn't make sense



Your Turn

Pam McVety

Guest columnist

we act fast enough to avoid tipping points that will result in runaway warming of the planet?

The good news is that the world and other states are rapidly transitioning to renewable energy despite the considerable opposition from the fossil fuel industry and some governments.

According to Bill McKibben in his new book, "Here Comes the Sun" the Biden Inflation Reduction Act, set in motion transformative spending on clean energy technology, much of it going to red states which probably won't return the money. The International Energy Agency reported that this year, solar will generate more electricity than all the world's nuclear plants combined, and by 2030 will outstrip gas, and by 2032 coal.

Global electric vehicle (EV) sales are climbing at double-digit rates. EV prices are dropping significantly, especially with used ones. China has an EV that can recharge in five minutes. The costs of large-scale energy storage batteries have dropped to record levels. California has produced more than 100% of its electricity for long stretches of a day with renewable energy.

There is so much remarkable progress happening with renewable energy, why not embrace it, instead of more fossil fuels in our community? And, yes not building one Buc-ee's won't stop the climate crisis, but the seriousness of our situation demands a disciplined focus on how to stop the planet from warming, by everybody, everywhere with every action that expands the use of fossil fuels, to demonstrate that we are serious about phasing out the use of fossil fuels.

If you want to comment, you can write our county commissioners, and attend a second public meeting at 1:30 p.m. on June 17, at 435 Macomb St. with the county department heads who will ultimately decide whether to approve this project

If we get this right – a rapid transition to clean energy, a mega-gas station in our community, will not be an asset, but likely a costly cleanup and removal project.

Pam McVety of Tallahassee is a retired scientist, climate justice advocate and board member of Physicians for Social Responsibility Florida.

Why amid the whole world and our community, transitioning away from fossil fuels, does a mega purveyor of fossil fuels make any sense here or anywhere?

A 74,000 square foot travel store, with 120 fueling stations and over 800 parking spots on 30 acres is proposed off Capital Circle Northwest near Interstate 10. This size facility can store 240,000 gallons of fossil fuels and generates so much traffic that it needs a stop sign within its parking lot, not just at its exits, to control traffic.

The county is reviewing the local impacts on water quality and habitat. Air quality impacts from so many cars and gas pumps is handled by the state which may not require a permit. Interesting, because the Lancet Commission on Pollution and Health in 2022, reported that 9 million people die each year from breathing particulates that come from combustion. Idling cars in intersections and parking lots contribute to this.

Unfortunately, there are no local or state requirements to decide if a project of this nature is in the public interest or makes sense in a carbon constrained world. Further, our Republican controlled state government has decided that the state supports fossil fuels and opposes any government actions on renewable energy, most recently by prohibiting local governments from having any net zero policies regarding carbon emissions.

All of this is pretty confounding given that scientists report that we need to cut our carbon emissions in half by 2030 to limit planet warming. Clearly, that is not going to happen. The question left for us to address is how bad do we want all of this to get, and can