



MEMORANDUM

TO: Development Review Committee Members

FROM: Joshua Logan – Program Engineer
On behalf of Andrew Platt, Manager
Underground Utilities & Public Infrastructure

DATE: August 10, 2026

SUBJECT: DRC Utility Review Comments
Canopy Arch Planned Unit Development (PUD)
TAX ID# On file with the Planning Department
TRZ260004
DRC Meeting Date: August 10, 2026

I. Project Description:

The project proposes a planned unit development (PUD) Concept Plan implementing the West Arch District and North Arch district as defined under the Welaunee Master Plan. The concept plan proposes a mix of uses with two mixed-use centers located along the future Welaunee Boulevard, neighborhood and residential districts, as well as a primary open space district.

II. Standards of Review:

Water Utility Comments

The City of Tallahassee Water Utility reviews concept plans for compliance with, *the Water and Sewer Agreement, the City of Tallahassee Technical Specifications for Water and Sewer Construction, Florida Department of Environmental Protection (FDEP) F.A.C. Section 62-555, The American Water Works Associations Manual of Practice “M31”, FDEP F.A.C. Section 62-604, and FDEP MOP 9*, as well as sound engineering practice.

Electric Utility Comments

The City of Tallahassee Electric Utility reviews concept plans for compliance with approved National Electric Safety codes and all applicable local electric codes.

Gas Utility Comments

The City of Tallahassee Gas Utility reviews concept plans for compliance with Title 49, CFR, Part 192 and Chapter 25-12, Florida Administrative Code. Natural gas is available to area of the proposed Development. For information, contact the Gas Utility at 891-5112.

III. Findings of Fact:

Water Utility Comments

Water infrastructure is available to the site via the existing 12-inch main along Welaunee Boulevard in the Canopy “Toe” area. Given the high amount of anticipated flows, sewer infrastructure can only be made available to the site via offsite transport main along the existing Welaunee Boulevard corridor to Capital Circle NE.

Electric Utility Comments

Electric infrastructure will be expanded into Canopy Arch PUD from the back and north side of Substation 14 located on Centerville Road. This expansion will require easements from the adjacent property owner.

The Canopy Arch PUD will be served by an underground electric distribution system. City Electric will require easements for all electric facilities installed upon the Developer's property. Such easements will typically be twenty feet wide and run parallel with the power line with an additional ten feet for each additional circuit. Easements adjacent to and parallel with the ROW are typical ten feet in width. Canopy PUD must provide the required easements at no cost to the Electric Utility for the placement and maintenance of its electric facilities.

Development agreements will be required for this proposed development.

Gas Utility Comments

The Gas Utility review is in compliance with Title 49, CFR, Part 192 and Chapter 25-12, Florida Administrative Code. Natural gas is available for the site. For information contact the Gas Utility at 891-5112.

The Gas Utility has gas mains along Welaunee Boulevard and throughout the existing Canopy roadway system. Future gas service can be provided at the request of the owner or its representative. A Gas permit can be obtained through City Growth Management.

IV. Conditions of Approval:

Water Utility Comments

All construction must be in accordance with the latest edition of the “City of Tallahassee Technical Specification for Water and Sewer Construction”.

An updated master plan with realistic sewer and water flow limits shall be provided prior to approval.

Page 39 lists the sewer flows as follows:

- 2,973,800 SF commercial. This is 7 times the SF listed in the summary and needs to be revised or an explanation provided. This would bring the sewer average daily sewer flow down by roughly 76 gpm.

Costs for all potable water and sanitary sewer mains on site as well as offsite main extensions for potable water or sanitary sewer will be the sole responsibility of the Developer.

Pages 18 and 19 of the proposed PUD document discusses utility phasing. Additional interim pump stations must be shown or the language must be adjusted with the understanding that the master pump stations and associated infrastructure (including access roads) will be required in the first phases for each basin.

Electric Utility Comments

In section Infrastructure & Utilities – Onsite Easements, Page 18, as part of the first sentence, electric and gas need to be added to the list of utilities.

Gas Utility Comments

The Gas Utility does not have any comments to the proposed PUD. Natural gas will be available to this development. Gas design and layout shall be coordinated with the Gas Utility. The Developer shall review the gas loads and layout with the Gas Utility prior to construction. Please forward any design questions to Laura Mooney (Laura.Mooney@talgov.com).

V. Recommendation:

Continuance is recommended.