



Opening July 2024!

Property Address: 2412 West Tennessee Street, Tallahassee, FL 32304

Project Type: Ground Up Development – Turnkey Build

Square Footage: 39,037 Square Feet

Acquisition Date: August 2023

Construction Start Date: September 2023

Construction Completion Date: 2024

Sales Price: TBD



Project Summary

TRG was selected to develop a ground up automotive dealership for Tesla in Tallahassee, FL. The complex entitlement process to obtain site plan approval took in excess of one (1) year to satisfy code for both a newly implemented urban design code coupled with a Multi-Modal Transportation Overlay District.

TRG successfully obtained site plan approval that resulted in a win/win outcome for all parties involved. This required a deviation from Tesla's build-to-suit prototype as we designed two buildings, one for sales and a second for service, to meet maximum setback requirements, preserve strong access to the site and to minimize the deviations necessary to secure approvals. This development project will significantly enhance the community due to a beautifully designed dealership featuring a curtainwall glass showroom directly abutting the road at a busy interchange. Additionally, pedestrian traffic will be greatly improved due to enlarged sidewalk widths surround the entire perimeter of the site with has three (3) rights-of-ways.

Vehicular traffic will be safer post-development as we worked closely with the Florida Department of Transportation to rework the entrance and surrounding intersections that historically were accident prone.

Examples of TRG Work Performed

- Navigated through the City of Tallahassee's complex Urban Zoning Code that included a Multi-Modal Transportation District Overlay to secure site plan approval with three (3) deviations
- Designed an outside the box and new Tesla prototype due to code that included two (2) freestanding buildings, one for sales and one for service, to accommodate zoning regulations
- Performed extensive site work on the entire 6.2 acre parcel including:
 - ◊ Extensive grading on the entire site due to major slopes
 - ◊ New large retention pond in the rear of the property
 - ◊ Major underground stormwater improvements
 - ◊ Construction of two retaining walls; one pour in place concrete and the other block wall
 - ◊ Improved all perimeter pedestrian sidewalks; demolished and widened along three (3) rights-of-ways
 - ◊ Despite unusually high rain fall, consistently de-watered the site to stay on schedule
 - ◊ Preserved multiple mature tree lines while maintaining maximum pervious area to
- maximize overall environmental health of a ground up development on unimproved land
- Designed a perfectly straight "pass-through" to improve operational efficiency to eliminate difficult turns for car transporters
- Modified multiple access points, including one on a major road (Tennessee Street) by working closely with the Florida Department of Transportation to create a safer interchange
- Utilized tilt-wall for the larger sales building and steel frame for the sales building while incorporated large curtain wall glass for the sales building to provide a luxury "jewel box" look
- Creatively poured in place insulated tilt-wall on finished concrete slab due to site constraints
- Maximized building height at 25 feet per code to gain ultimate exposure by constructing the sales building with minimal setback along the major thoroughfare (Tennessee Street)
- Began site work prior to obtaining building permits to assist Tesla with their rapid expansion efforts to open as soon as possible
- Site construction start September 2023 with project completion, including the Certificate of Occupancy, expected June 2024