How are Land Use and Zoning Related?
The Comprehensive Plan is a public policy document with principles, guidelines, and strategies that establish standards for the use and development of land. The policies provide meaningful guidelines for the content of more detailed land development and use regulations in the zoning code.

Each category on the Future Land Use Map correlates to one or more allowable zoning districts, which set detailed development standards and regulations for property.

Amending the Comprehensive Plan
Annual Amendment Cycles
The Tallahassee-Leon County Planning Department facilitates an annual Comprehensive Plan Amendment Cycle, in which property owners may request changes to the land use designation of their property or properties on the Future Land Use Map. This is also an opportunity for text amendments to the Comprehensive Plan and any local government initiated amendments.

Evaluation and Appraisal Reports
The Comprehensive Plan is evaluated at least once every seven years to determine if plan amendments are necessary to reflect changes in state requirements. An Evaluation and Appraisal Report (EAR) is submitted to the State of Florida. Amendments based on the EAR are transmitted to the State for review within one year of the report.

The Local Planning Agency
The Local Planning Agency (LPA) reviews Comprehensive Plan amendments and makes recommendations to the City Commission and Board of County Commissioners. The members of the Tallahassee-Leon County Planning Commission serve as the Local Planning Agency.

More information about the LPA is available at www.talgov.com/place/pln-lpa.aspx

Citizens’ Guide to the Tallahassee-Leon County Comprehensive Plan

More information about current and upcoming Comprehensive Plan Amendment Cycles is available at www.talgov.com/planning

Citizens’ Guide to the Tallahassee-Leon County Comprehensive Plan

435 N. Macomb Street
Tallahassee, FL 32301
(850) 891-6400 | www.talgov.com/planning
What is the Comprehensive Plan?
The Tallahassee-Leon County Comprehensive Plan is a translation of community values and aspirations into public policy. The Comprehensive Plan guides economic, social, physical, environmental, and fiscal development of the community over the next twenty to thirty years. To ensure a unified vision, the Comprehensive Plan is a joint document adopted by both the City of Tallahassee and Leon County.

Where Can I Find It?
www.talgov.com/place/pln-cp.aspx

How is it Organized?
Element: Goals > Objectives > Policies

The Comprehensive Plan contains eleven Elements, each addressing a certain aspect of community planning. Each Element lists the long-term goals for the community, the objectives to achieve the goals, and policies used to implement the goals.

COMPREHENSIVE PLAN ELEMENTS

1. Land Use
2. Mobility
3. Utilities
4. Conservation
5. Parks and Recreation
6. Housing
7. Historic Preservation
8. Intergovernmental Coordination
9. Capital Improvements
10. Economic Development
11. Public School Facilities

The Future Land Use Map
Located in the Land Use Element of the Comprehensive Plan, the Future Land Use Map (FLUM) shows the proposed distribution, extent, and location of various land use categories. The FLUM does not necessarily represent what is currently on properties, but rather how the property can look if and when development occurs in the future.