

TABLE OF CONTENTS

Subject	Objective	Page
I. FUTURE LAND USE (L)		
1. Land Use Goal 1		I-1
2. Growth Management/Urban Services Area	1.1	I-1
3. Development in Relation to Environmental Constraints	1.2	I-4
4. Level of Service Regulations	1.3	I-5
5. Land Development Regulations	1.4	I-6
6. Nonconforming Land Use/Redevelopment	1.5	I-12
7. Redevelopment	1.6	I-13
8. Bradfordville Mixed Use Development Patterns	1.7	I-14
9. Land Use Goal 2		I-21
10. Residential Land Use	2.1	I-21
11. Future Land Use Map Categories	2.2	I-26
12. Notes Applicable to Urban Area FLUM		I-27
13. Notes Applicable to Leon County FLUM		I-27
14. Land Use Development Matrix		follows I-47
15. Conservation Subdivisions	2.3	I-48
16. Land Use Goal 3		I-50
17. Commercial Land Use	3.1	I-50
18. Office Uses	3.2	I-55
19. Nonresidential Development in Bradfordville Mixed Use & Suburban	3.3	I-56
20. Commercial in Woodville Rural Community	3.4	I-57
21. Industrial Land Use	4.1	I-59
22. Public Facilities Land Use	5.1	I-60
23. Regulations of Public Facilities	5.2	I-60
24. Future Utility Facilities	5.3	I-61
25. Land Use Goal 6		I-61
26. Planned Development	6.1	I-62
27. Future Planned Development Areas	6.2	I-65
29. Land Use Goal 7 Deleted		I-65
30. Land Use Goal 8 Deleted		I-66
31. DRI Thresholds for the Urban Central Business District	9.1	I-66
32. Southeast Sector Plan	10.1	I-67
33. Land Use Goal 11 Southern Strategy Area		I-84
34. Southern Strategy Housing Opportunities	11.1	I-84
35. Southern Strategy Sector Plans	11.2	I-85
36. Attraction of Development to the Southern Strategy Area	11.3	I-87
37. Sensitive Treatment & Location of Institutional Land Uses	11.4	I-88
38. Economic Assets of Southern Strategy Area	11.5	I-89
39. Land Use Goal 12 Central Core Area		I-90
40. Investment in Central Core	12.1	I-90
41. Promote Revitalization & Redevelopment in the Central Core	12.2	I-91
42. Transportation Improvements in the Central Core	12.3	I-91
43. Land Use Goal 13 Welaunee Critical Area Plan		I-93
44. Welaunee Critical Area Plan – Year 2020 Development	13.1	I-93
45. Development of Remainder of Welaunee CPA	13.2	I-112
46. Welaunee Phasing Schedules	Figures 13-1, 13-2	

TABLE OF CONTENTS

Subject	Objective	Page
I. FUTURE LAND USE (L) (continued)		
47. Welaunee Generalized Site Plans	Figures 13-1, 13-2	
48. Welaunee Generalized Transportation Plans	Figures 13-3, 13-4	
<hr style="border-top: 1px dashed black;"/>		
49. Land Use Goal 14 Drainage Basin Study Areas		I-113
50. Process to Evaluate Major Drainage Basin Study Areas	14.1	I-113
II. TRANSPORTATION (T)		
1. Goal 1		II-1
2. Impact on Natural Environment and Neighborhoods	1.1	II-1
3. Relation to Urban Service Area	1.2	II-3
<hr style="border-top: 1px dashed black;"/>		
4. Future Transportation Corridors	1.3	II-3
5. Transportation LOS	1.4	II-6
6. Traffic Flow and Efficiency	1.5	II-8
<hr style="border-top: 1px dashed black;"/>		
7. Reduction of Vehicle Trip Demand	1.6	II-11
8. Reduction of Peak Time Traffic Flows	1.7	II-13
9. Bicycle and Pedestrian Transportation	1.8	II-14
<hr style="border-top: 1px dashed black;"/>		
10. Roadway Design	1.9	II-16
11. Transportation Funding	1.10	II-17
12. Intergovernmental Transportation Planning	1.11	II-18
<hr style="border-top: 1px dashed black;"/>		
13. Capital Circle Parkway	1.12	II-19
14. Goal 2		II-20
15. Urban Central Business District/Downtown Revitalization	2.1	II-20
<hr style="border-top: 1px dashed black;"/>		
16. Transportation Concurrency Exemption in University Transition	2.2	II-23
17. Concurrency Incentives in the Southern Strategy Area	2.3	II-24
II. TRANSPORTATION (T) (continued)		
MASS TRANSIT (MT)		
1. Goal 2		II-25
2. Implementation Strategies	2.1	II-25
3. Mass Transit Alternatives	2.2	II-27
<hr style="border-top: 1px dashed black;"/>		
4. Protection of Future Mass Transit Corridors	2.3	II-27
5. Funding of Mass Transit	2.4	II-28
6. Transportation for Disadvantaged	2.5	II-28
AVIATION (TA)		
1. Goal 3		II-29
2. Long Term Implementation Guidelines	3.1	II-29
3. Access to Airport	3.2	II-29
<hr style="border-top: 1px dashed black;"/>		
4. Coordination of Airport Facilities Plan	3.3	II-30
5. Goal 4		II-31
6. Criteria for Operation and Modification of Airport	4.1	II-31
<hr style="border-top: 1px dashed black;"/>		
7. Land use In Adjacent Areas	4.2	II-32

TABLE OF CONTENTS

Subject	Objective	Page
III. UTILITIES		
SOLID WASTE (SW)		
1. Goal 1		III-1
2. Solid Waste Reduction	1.1	III-1
3. Future Landfill Sitting	1.2	III-2

4. Citizen Education Programs	1.3	III-3
5. Solid Waste LOS	1.4	III-4
6. Goal 2		III-5

7. Hazardous Waste	2.1	III-5
8. Hazardous Waste Education Programs	2.2	III-6
9. Hazardous Waste Cleanup	2.3	III-6
AQUIFER RECHARGE (AR)		
1. Goal 1		III-7
2. Groundwater Protection	1.1	III-7
POTABLE WATER (PW)		
1. Goal 1		III-9
2. Potable Water Protection	1.1	III-9
3. Potable Water LOS	1.2	III-10

4. Conservation of Potable Water	1.3	III-11
5. Goal 2		III-12
6. Extension of Potable Water Service	2.1	III-12
SANITARY SEWER (SS)		
1. Goal 1		III-14
2. Waste Water Treatment	1.1	III-14
3. Septic Tank Regulation	1.2	III-14

4. Sanitary Sewer LOS	1.3	III-16
5. Goal 2		III-19
6. Extension of Sanitary Sewer Service	2.1	III-19
STORMWATER MANAGEMENT (SM)		
1. Goal 1		III-23
2. Stormwater Runoff Management	1.1	III-23
3. Stormwater Management Facilities	1.2	III-24

4. Stormwater Management Utility Program	1.3	III-24
5. Stormwater Management Plan	1.4	III-25
6. Stormwater Management LOS	1.5	III-26

7. Capital Projects Priority	1.6	III-28
8. Future Capital Projects Schedule	1.7	III-28

TABLE OF CONTENTS

Subject	Objective	Page
IV. CONSERVATION (C)		
1. Goal 1		IV-1
2. Environmental Mapping	1.1	IV-1
3. Intergovernmental Coordination	1.2	IV-1
4. Environmental Review Criteria	1.3	IV-2
5. Intergovernmental Implementation Structure	1.4	IV-15
6. Environmental Land Protection Programs	1.5	IV-16
7. Environmental Land Acquisition	1.6	IV-16
8. Goal 2		IV-17
9. Stormwater Management	2.1	IV-17
10. Water Bodies Protection	2.2	IV-18
11. Lake Jackson Protection	2.3	IV-22
12. Goal 3		IV-23
13. Endangered Species Protection	3.1	IV-23
14. Soil Erosion and Mining	3.2	IV-24
15. Tree Preservation and Protection	3.3	IV-24
16. Canopy Roads	3.4	IV-26
17. Expansion of Canopy Roads	3.5	IV-28
18. Water Conservation	4.1	IV-28
19. Groundwater Protection	4.2	IV-29
20. Solid and Hazardous Waste	4.3	IV-29
21. Air Quality	5.1	IV-30
22. Greenways	6.1	IV-30
V. PARKS AND RECREATION (R)		
1. Goal 1		V-1
2. Level of Service/Funding	1.1	V-1
3. Accessibility To Recreational Facilities	1.2	V-3
4. Public/Private Coordination	1.3	V-4
5. Cultural Activities and Facilities	1.4	V-5
6. Open Space	1.5	V-6

TABLE OF CONTENTS

Subject	Objective	Page
VI. HOUSING – CITY OF TALLAHASSEE (H)		
1. Goal 1		VI-1
2. Implementation	1.1	VI-1
3. Funding Programs	1.2	VI-3
<hr style="border-top: 1px dashed black;"/>		
4. Goal 2		VI-5
5. Purchase	2.1	VI-5
6. Rental	2.1	VI-6
<hr style="border-top: 1px dashed black;"/>		
7. Goal 3		VI-8
8. Rehabilitation Program	3.1	VI-9
9. Maintaining Existing Neighborhoods	3.2	VI-11
<hr style="border-top: 1px dashed black;"/>		
10. Goal 4		VI-11
11. Special Needs	4.1	VI-11
12. Goal 5		VI-12
<hr style="border-top: 1px dashed black;"/>		
13. Homeless	5.1	VI-12
14. Goal 6		VI-14
15. Group Homes	6.1	VI-14
VI. HOUSING-LEON COUNTY (HC)		
1. Goal 1		VI-15
2. Administration	1.1	VI-15
3. Affordable Housing	1.2	VI-16
<hr style="border-top: 1px dashed black;"/>		
4. Funding Programs	1.3	VI-18
5. Rehabilitation Program	1.4	VI-20
6. Inspections Program	1.5	VI-21
<hr style="border-top: 1px dashed black;"/>		
7. Regulatory Program	1.6	VI-21
8. New Housing Development Incentive Program	1.7	VI-21
9. Joint Housing Element	1.8	VI-22
<hr style="border-top: 1px dashed black;"/>		
10. Neighborhood Viability Program	1.9	VI-22
VII. HISTORIC PRESERVATION (HP)		
1. Goal 1		VII-1
2. Public/Private Partnerships	1.1	VII-1
3. Revitalization of Historic Neighborhoods and Residences	1.2	VII-2
<hr style="border-top: 1px dashed black;"/>		
4. Incentive Programs and Preservation	1.3	VII-3
5. Goal 2		VII-4
6. Incorporation Into Development Review Process	2.1	VII-4
<hr style="border-top: 1px dashed black;"/>		
7. Incentives Within Development Regulations	2.2	VII-5
8. Compatible Design In Historic Areas	2.3	VII-6
9. Land Conservation Programs	2.4	VII-6
<hr style="border-top: 1px dashed black;"/>		
10. Archaeological Resources	2.5	VII-7
11. Goal 3		VII-7
12. Identification of Historical Resources	3.1	VII-7
<hr style="border-top: 1px dashed black;"/>		
13. Recognition on Historic Resources	3.2	VII-8

TABLE OF CONTENTS

Subject	Objective	Page
VIII. INTERGOVERNMENTAL COORDINATION (I)		
1. Goal 1		VIII-1
2. Designation and Role of LPA	1.1	VIII-1
3. Capital Infrastructure Coordination	1.2	VIII-3
4. Duplication of Services	1.3	VIII-4
5. Establishment of Concurrency Management	1.4	VIII-5
6. Citizen Participation	1.5	VIII-6
7. Coordination With Colleges and Universities	1.6	VIII-6
8. Coordination of Sewer and Water Providers	1.7	VIII-7
9. Comprehensive Plan Amendment Process	1.8	VIII-7
10. Revitalization of Downtown by State	1.9	VIII-8
11. Goal 2		VIII-8
12. Annexation Policy	2.1	VIII-8
IX. CAPITAL IMPROVEMENTS (CI)		
1. Goal 1		IX-1
2. Public Facility Needs	1.1	IX-1
3. Financial Feasibility	1.2	IX-11
4. Provision of Capital Projects	1.3	IX-14
5. Coordinate Capital Improvements With Land Development	1.4	IX-19
6. Funding for Operational Commitments	1.5	IX-20
7. Funding for Central Core & Southern Strategy Area	1.6	IX-21
8. Programs to Ensure Implementation	Narrative	IX-22
9. City of Tallahassee Schedule of Capital Improvements	Schedule	IX-28
10. Leon County Schedule of Capital Improvements	Schedule	IX-152
X. ECONOMIC DEVELOPMENT (ED)		
1. Goal 1		X-1
2. Coordinate Economic Diversification Efforts	1.1	X-2
XI. EDUCATION (E)		
1. Goal 1		XI-1
2. Governmental/Non-Governmental Cooperation	1.1	XI-1
3. School Site Identification in Accordance with Existing Policies	1.2	XI-1
4. School Site Selection Criteria	1.3	XI-3
5. School Safety	1.4	XI-5
6. Cooperation in the Shared Use of Community Facilities	1.5	XI-5
XII. Plan Monitoring & Evaluation Procedures		XII-1
XIII. Glossary		XIII-1