



June 23, 2026

Ms. Donna Harris
Senior Plan Processor
State Land Planning Agency – Florida Commerce
Bureau of Community Planning & Growth
107 East Madison Street, MSC 160
Tallahassee, FL 32399

Re: Adopted 2026 Comprehensive Plan Amendment Cycle (26-01ESR)

Dear Ms. Harris:

The Tallahassee-Leon County Planning Department hereby submits the adopted text amendments for the 2026 Cycle to amend the joint Tallahassee-Leon County 2050 Comprehensive Plan. These amendments are submitted pursuant to the June 9, 2026 Board of County Commissioners adoption public hearing and the May 13, 2026 City Commission adoption public hearing.

The amendment package consists of three (3) text amendments adopted by ordinances, including Leon County Ordinance 26-04 and City of Tallahassee Ordinance 26-O-02 that include:

- TTA2026 002 [Amendment Process]: Revises Intergovernmental Coordination Element Policy 1.8.2[I] for select Future Land Use Map amendments in unincorporated Leon County and Urban Services Area expansions;
- TTA2026 003 [Mahan Gateway Corridor Nodes]: Revises Land Use and Mobility Element Policy 2.8.10 to clarify Mahan Gateway Corridor Nodes; and
- TTA2026 004 [Lake Protection Node]: Revises Land Use and Mobility Element Policy 2.8.7 to clarify residential density in the Bannerman/Bull Headley Roads Lake Protection Node.

A further summary description of the adoption package is included in Attachment #1. The amendments do not rescind concurrency for public facilities.

The appropriate state agencies have been copied on this letter and provided with a complete adopted amendments package in Portable Document Format (PDF).



If you have any questions concerning the adopted amendments, please contact Sean Reiss at (850) 891-6438; 300 South Adams Street, Tallahassee, FL 32301; e-mail Sean.Reiss@talgov.com.

Sincerely,

Sean Reiss
Interim Administrator, Comprehensive Planning Division
Tallahassee-Leon County Planning Department

cc:

Department of Agriculture and Consumer Services (w/attachments)
Department of Education (w/attachments)
Department of Environmental Protection (w/attachments)
Department of State (w/attachments)
Florida Fish and Wildlife Conservation Commission (w/attachments)
Department of Transportation, District Three (w/attachments)
Apalachee Regional Planning Council (w/attachments)
Northwest Florida Water Management District (w/attachments)

Chasity O'Steen (w/o attachments)
Lou Norvell (w/o attachments)

ATTACHMENT #1

SUMMARY OF ADOPTED AMENDMENTS

Remainder of page left intentionally blank

**TALLAHASSEE-LEON COUNTY
MATRIX FOR 2026 CYCLE COMPREHENSIVE PLAN AMENDMENTS**

A = Approve
D = Denial
AM = Approve as Modified

<i>Item #</i>	<i>Amendment To:</i>	<i>Nature of Proposed Amendment</i>	<i>Planning Staff Recommendation</i>	<i>LPA Recommendation</i>	<i>Board/Commission Position</i>	<i>Status</i>
TTA 2026 002 Amendment Process	TEXT AMENDMENT Intergovernmental Coordination Element	Amends Policy 1.8.2 [I] to include an agenda item or workshop item for certain map amendments and Urban Service Area expansions in unincorporated Leon County	AM	A	A	Adopted Adoption Hearing County: June 9, 2026 City: May 13, 2026
TTA 2026 003 Mahan Gateway Corridor Nodes	TEXT AMENDMENT Land Use and Mobility Element	Amend Policy 2.8.10 [LM] of the Land Use and Mobility Element to clarify Mahan Gateway Corridor Nodes	A	A	A	Adopted Adoption Hearing County: June 9, 2026 City: May 13, 2026
TTA 2026 004 Lake Protection Node	TEXT AMENDMENT Land Use and Mobility Element	Amend Policy 2.8.7 [LM] to clarify residential density in the Bannerman/Bull Headley Roads Lake Protection Node	AM	A	A	Adopted Adoption Hearing County: June 9, 2026 City: May 13, 2026

Adopted 2026 Tallahassee-Leon County 2050 Comprehensive Plan Text Amendments

Adopted Amendment

The adopted amendment in strike-thru underline format is included as Attachment #2

Copies of executed ordinances

Executed Ordinances are included as Attachment #3

A copy of any data and analyses the local government deems appropriate

The local government is relying on previously submitted data and analysis

Advertisement Certifications

Advertisement certifications are included as Attachment #4

Florida Commerce Technical Assistance Comment on 26-01ESR

Florida Commerce provided one technical assistance comment directed at proposed amendment TTA2026 002 (Intergovernmental Coordination Element, Policy 1.8.2). Florida Commerce noted the amendment could be "more burdensome on proposed developments due to the additional time needed for Board approvals." Importantly, Florida Commerce confirmed that this comment does not form the basis for a challenge and that no provisions in the submitted materials adversely impact state resources or facilities. Staff determined that the agenda items or workshops required by this amendment would not adversely impact application requirements or timelines of development proposals.

List of additional changes made in the adopted amendment that Florida Commerce did not previously review from proposed 26-01ESR.

None.

Statement indicating the relationship of the additional changes not previously reviewed by the Florida Commerce in response to the comment letters from Florida Commerce (FC).

N/A

ATTACHMENT #2
STRIKE-THROUGH UNDERLINE

Remainder of page left intentionally blank

AMENDMENT TTA2026 002
As Adopted

Intergovernmental Coordination Element, Reserved Policy 1.8.2 revised

Policy 1.8.2: [I] (Leon County)

Proposed map amendments in unincorporated Leon County that are 10 acres or more in size in the Lake Protection, Rural, and Residential Preservation future land use categories and any proposed expansions to the Urban Services Area shall be provided to the Board of County Commissioners (Board) as an agenda item or in a workshop format prior to the Board considering the amendment in transmittal or adoption public hearings.

AMENDMENT TTA2026 003
As Adopted

Land Use and Mobility Element Policy 2.8.10, Sub-Urban Mixed-Use Commercial Future Land Use Category

Policy 2.8.10 – Sub-Urban Mixed-Use Commercial Future Land Use Category (City of Tallahassee/Leon County):

The intent of the Sub-Urban Mixed Use Commercial Land Use Category is to establish activity centers and mixed-use nodes that provide community wide or regional commercial activities and housing. This land use category promotes the efficiency of the transportation system through consolidation of trips and discouragement of the unabated sprawl of commercial activities. An integrated pedestrian and bicycle access system shall be provided to afford safe and accessible foot and bike travel between the land uses. The district is intended to facilitate efficient traffic flow by allowing only land uses developed with comprehensively planned access, egresses, and internal circulation systems through the land development review and approval process.

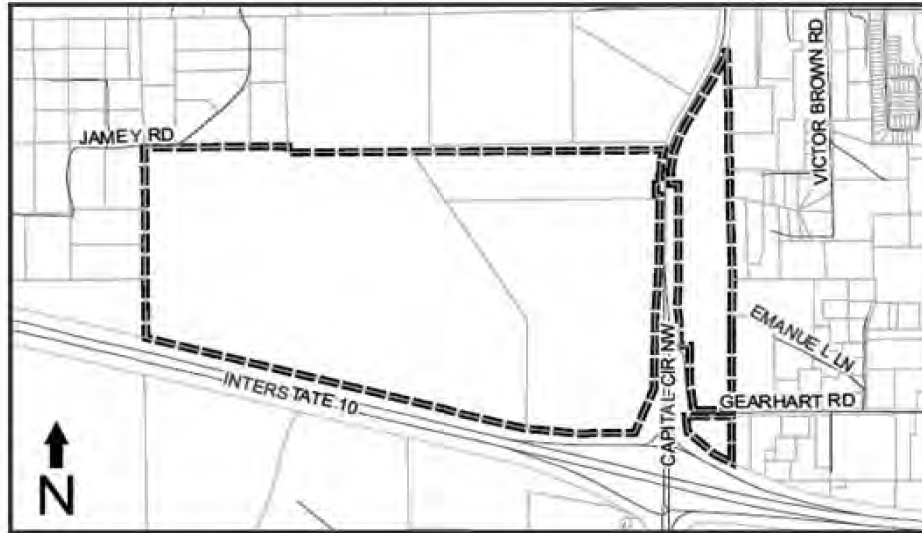
Residential land uses at a maximum density of up to 45 dwelling units per acre shall be allowed in the Sub-Urban Mixed Commercial Land Use Category. Recreational opportunities, cultural activities, commercial goods and services should be located nearby to complement residential uses. Mass transit stops should be located at large commercial centers with appropriate connections established between commercial and residential areas to reduce the automobile dependency of residents and employers. For infill development and redevelopment projects, a variety of residential types, employment, office, and commercial uses should be incorporated.

Non-residential uses including office, recreation, light infrastructure, community services, and educational facilities shall be allowed up to 25,000 square feet per acre except for in the scenarios outlined in the special conditions below.

The following special conditions shall apply in the Sub-Urban Mixed Use Commercial Land Use Category:

1. Except within mixed-use centers, larger-scale commercial development shall be buffered from residential neighborhoods.
2. If development within the Sub-Urban Mixed Use Commercial Land Use Category only contains residential land uses, at least 5% of the gross site must be used for passive or active open space such as pocket parks, green space, or trails. The required 5% of the site shall be contiguous.

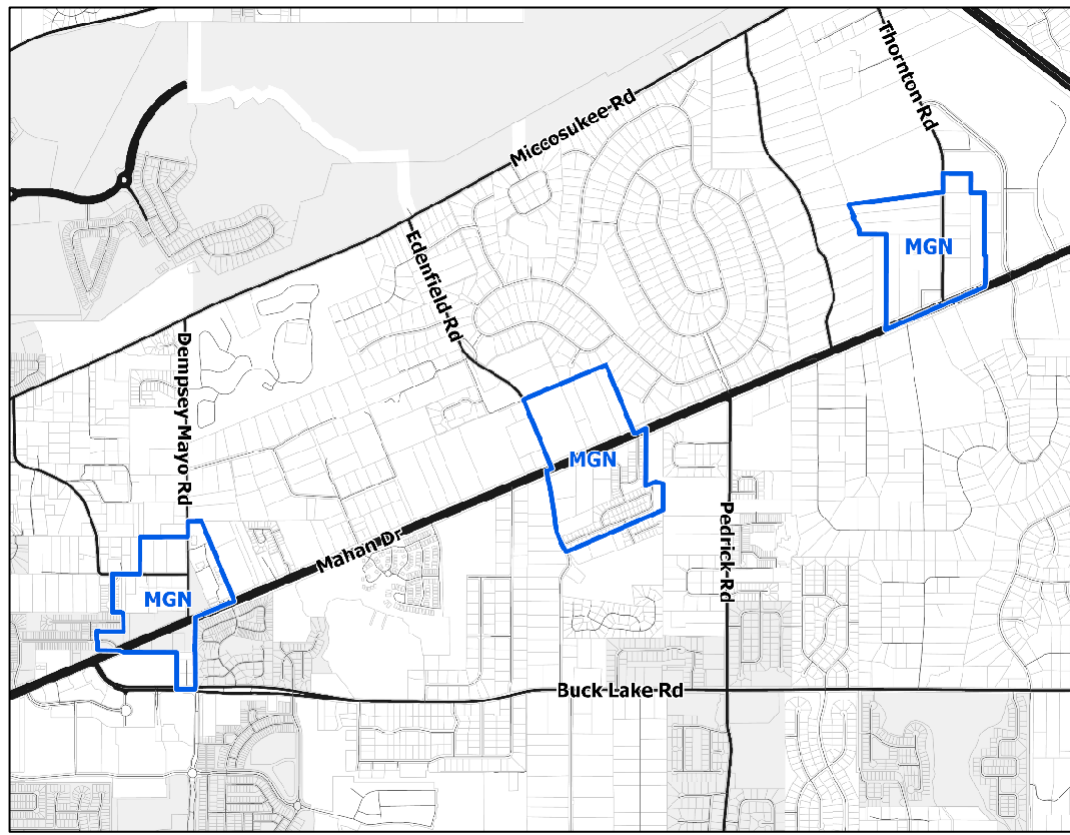
3. Non-residential development that is a part of a mixed-use development that includes medical centers may have an intensity of up to 80,000 square feet per acre, and up to 176,000 square feet per acre if it includes a hospital.
4. Park Place is a designated Regional Activity Center subject to the increased Development of Regional Impact guidelines and standards consistent with Rule 28-24.014(10)(a), Florida Administrative Code.



Park Place meets the parameters for a Regional Activity Center as defined in Rule 28- 24.014(10)(c)2, Florida Administrative Code, and is depicted on the map above. Multi- use land uses for a Regional Activity Center can be accommodated by the currently designated Planned Development future land use category and development shall occur consistent with the guiding land use policies within the local comprehensive plan and the land development code.

5. Mahan Gateway Corridor Nodes designated as Sub-Urban Mixed-Use Commercial future land use category that were previously designated as Mahan Gateway Node on the future land use map as of December 10, 2025, as shown below, were previously intended to preserve existing residential preservation neighborhoods; to foster an appropriate mix and location of land uses along the corridor to preserve the scenic and residential character of a majority of the corridor; to provide for the potential development of commercial and retail developments within designated nodes along the corridor; to prohibit strip commercial development along the corridor; to maximize and promote efficient use of infrastructure within the Tallahassee-Leon County Urban Services Area; to promote pedestrian activities by providing neighborhood-serving commercial and office uses within walking distance of one another, nearby to existing and future

residential developments; and to promote shorter vehicular trips for adjacent neighborhood residents and to increase usage of non-vehicular transportation modes. These properties shall continue to be eligible to be implemented through the Mahan Corridor Ring and Mahan Corridor Node zoning districts, based on criteria established in the Leon County and City of Tallahassee Land Development Codes. For properties located in the unincorporated area, these parcels shall be implemented only by their existing zoning, or through the Mahan Corridor Ring and Mahan Corridor Node zoning districts as allowed in the Leon County Land Development Code, to preserve the above-referenced original intent of the Mahan Gateway Node concept.



AMENDMENT TTA2026 004
As Adopted

Land Use and Mobility Element Policy 2.8.7, Lake Protection Future Land Use Category

Policy 2.8.7 - Lake Protection Future Land Use Category (City of Tallahassee/Leon County):

Lake Jackson, designated both an Outstanding Florida Water (OFW) and Aquatic Preserve, is one of the most unique waterways in Florida. The intent of the Lake Protection category is to ensure that development within the Lake Jackson basin occurs in a sustainable and environmentally sound manner, achieving measurable reductions in nutrient pollutants and improving water quality. The bounds of this category are to be based on the Lake Jackson basin boundary. The boundaries of the Lake Protection category may be applied to areas outside but adjacent to the Lake Jackson basin where application of the category promotes cohesive development patterns along a mixed-use corridor or node.

The Lake Protection category shall allow for residential uses at a density of one dwelling unit per two acres. To encourage compact and efficient development, three density bonus options are available for properties within the category:

- A residential density of up to 4 dwelling units per acre may be permitted within developments designed as a Conservation Subdivision, where served by central water and sewer systems.
- A residential density of up to 8 dwelling units per acre may be permitted within the Lake Protection Corridor (LPC) zoning district, where served by central water and sewer systems.
- A residential density of up to 20 dwelling units per acre may be permitted for properties on US Highway 27 within the Lake Protection Node (LPN) zoning district and 8 dwelling units per acre for the Bannerman Road and Bull Headley Road LPN zoning district, where served by central water and sewer systems, and where design standards, including buffering to adjacent low-~~and~~ density residential, as established in the land development code is met.

Non-residential and mixed-use development within the Lake Protection category may only be permitted within areas designated with the LPN and LPC zoning districts. Within these districts, single use, non-residential development shall be allowed at a maximum intensity of 10,000 square feet per acre in the LPC zone and 20,000 square feet per acre in the LPN zone where buffering to low-density residential as established in the land development code is met. Projects containing a vertical mixture of uses, including any combination of office, commercial and residential uses, may receive a bonus of 2,500 square feet per acre in the LPC zone and a bonus of 10,000 square feet per acre in the LPN zone.

Community services, light infrastructure, and recreational uses shall be permitted. Facilities associated with these uses shall be allowed at a maximum intensity of 10,000 square feet per acre.

The following special conditions shall apply to the Lake Protection Future Land Use category:

1. The local governments shall implement the Lake Protection Land Use Category with a minimum of three zoning districts, including Lake Protection, LPC, and LPN.
2. The LPN zoning district shall only be permitted at the following intersections:
 - a. Highway 27 North and Sessions Road
 - b. Highway 27 North and Capital Circle NW/Old Bainbridge Road
 - c. Highway 27 North and Fred George Road
 - d. Bannerman Road and Bull Headley Road

The exact extent of these Nodes shall be specified in the City of Tallahassee and Leon County land development regulations but generally shall not extend beyond 0.25 miles from the respective intersection and shall not include areas within a Special Development Zone (SDZ) or existing single-family subdivisions.

3. The LPC zoning district shall only be permitted along Highway 27. The exact extent of the LPC shall be specified in the City of Tallahassee and Leon County land development regulations but generally shall not extend beyond 0.25 miles from the centerline of Highway 27 and shall not include areas within a Special Development Zone (SDZ).
4. As an alternative to large-lot developments, Conservation Subdivisions shall be permitted within the Lake Protection land use category and shall include the following:
 - a. Contain a minimum of 60% open space preserved in perpetuity through a conservation easement and comprised of such things as preservation and conservation features, Special Development Zones, undeveloped uplands, passive recreation areas, and storm water facilities designed as a community amenity; and
 - b. Be developed at a maximum gross density of two dwelling units per acre or a maximum gross density of four dwelling units per acre when served by central water and sewer systems.
5. Land development regulations shall include stormwater treatment standards for all development and redevelopment within the Lake Protection land use category. To Land Use and Mobility Element Page 23 encourage redevelopment in the Lake Protection category, land development regulations may provide for a partial credit applied toward existing impervious surface on previously developed sites.
6. Minimum open space requirements, Low Impact Development strategies, and maximum building footprints shall be included as development standards for the zoning districts implementing the Lake Protection land use category. Additional development standards deemed necessary to protect Lake Jackson from further degradation and/or improve existing water quality may be included in the land development code.
7. The land development regulations shall provide provisions for legally established nonconforming uses and properties in the Lake Protection land use category to be deemed conforming when redevelopment or site improvements result in the site meeting the design standards, including buffering to adjacent low-density uses, and water quality standards for the Lake Jackson basin established in land development regulations.

ATTACHMENT #3
EXECUTED ORDINANCES
Ord. #s: 26-04 (Leon County) and
26-O-02 (City of Tallahassee)

Remainder of page left intentionally blank

26-04

LEON COUNTY ORDINANCE NO.

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, ADOPTING TEXT AMENDMENTS TO THE TALLAHASSEE-LEON COUNTY 2050 COMPREHENSIVE PLAN; AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT ADDING TEXT TO POLICY 1.8.2; AMENDING THE LAND USE AND MOBILITY ELEMENT POLICY 2.8.10 SUB-URBAN MIXED-USE COMMERCIAL FUTURE LAND USE CATEGORY TO CLARIFY MAHAN GATEWAY CORRIDOR NODES; AMENDING THE LAND USE AND MOBILITY ELEMENT POLICY 2.8.7 LAKE PROTECTION FUTURE LAND USE CATEGORY TO IDENTIFY RESIDENTIAL DENSITY FOR THE BANNERMAN ROAD/BULL HEADLEY ROAD LAKE PROTECTION NODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE ON FILE WITH THE TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, Chapters 125 and 163, Florida Statutes, empowers the Board of County Commissioners of Leon County to prepare and enforce comprehensive plans for the development of the County; and

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, the Community Planning Act, empowers and requires the Board of County Commissioners of Leon County to (a) plan for the County's future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the County; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and

1 WHEREAS, Ordinance 90-30 was enacted on July 16, 1990, to adopt the Tallahassee-Leon
2 County 2010 Comprehensive Plan for the unincorporated area of Leon County. The City of Tallahassee
3 also adopted a plan for its municipal area by separate ordinance; and

4 WHEREAS, the horizon year for the Tallahassee-Leon County Comprehensive Plan is now
5 2050 and the Comprehensive Plan is now known as the Tallahassee-Leon County 2050 Comprehensive
6 Plan; and

7 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
8 Commissioners of Leon County held a public hearing at the transmittal stage on the proposed
9 amendments to the comprehensive plan, with due public notice having been provided, to obtain public
10 comment, and has considered all written and oral comments received during said public hearing; and
11 transmitted copies of the proposed amendments to the Florida Department of Commerce as the State
12 Land Planning Agency and other state and regional agencies for written comment; and

13 WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Board of County
14 Commissioners of Leon County held a public hearing at the adoption stage with due public notice
15 having been provided on the proposed amendments to the comprehensive plan; and

16 WHEREAS, the Board of County Commissioners of Leon County further considered all oral
17 and written comments received during such public hearing, including the data collection and analyses
18 packages, the recommendations of the Tallahassee-Leon County Local Planning Agency, and the
19 comments from the Florida Department of Commerce and other review agencies; and

20 WHEREAS, in exercise of its authority pursuant to Section 163.3161, F.S., the Board of County
21 Commissioners of Leon County has determined it necessary and desirable to adopt the amendments to
22 the comprehensive plan to preserve and enhance present advantages; encourage the most appropriate
23 use of land, water and resources, consistent with the public interest; overcome present handicaps; and

1 deal effectively with future problems that may result from the use and development of land within Leon
2 County, and to meet all requirements of law;

3 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON
4 COUNTY, FLORIDA, that:

5 **Section 1. Purpose and Intent.**

6 This Ordinance is hereby enacted to carry out the purpose and intent of, and exercise the
7 authority set out in the Community Planning Act, Sections 163.3161 through 163.3248, Florida
8 Statutes, as amended.

9 **Section 2. Text Amendment.**

10 The ordinance does hereby adopt the following portion of the text attached hereto as Exhibit
11 "A," and made a part hereof, as an amendment to the Tallahassee-Leon County 2050 Comprehensive
12 Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2050 Comprehensive Plan,"
13 as amended, in accordance therewith, being an amendment of the following Plan policy:

14 Text Amendment TTA2026 002 which relates to the Intergovernmental Coordination Element
15 Policy 1.8.2 for amendment process in unincorporated Leon County.

16 **Section 3. Text Amendment.**

17 The ordinance does hereby adopt the following portion of the text attached hereto as Exhibit
18 "A," and made a part hereof, as an amendment to the Tallahassee-Leon County 2050 Comprehensive
19 Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2050 Comprehensive Plan,"
20 as amended, in accordance therewith, being an amendment of the following Plan policy:

21 Text Amendment TTA2026 003 which relates to the Land Use and Mobility Element Policy
22 2.8.10 Sub-Urban Mixed-Use Commercial Future Land Use Category clarification of Mahan Gateway
23 Corridor Nodes.

1 **Section 4. Text Amendment.**

2 The ordinance does hereby adopt the following portion of the text attached hereto as Exhibit
3 "A," and made a part hereof, as an amendment to the Tallahassee-Leon County 2050 Comprehensive
4 Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2050 Comprehensive Plan,"
5 as amended, in accordance therewith, being an amendment of the following Plan policy:

6 Text Amendment TTA2026 004 which relates to the Land Use and Mobility Element Policy
7 2.8.7 Lake Protection Future Land Use Category residential density at the Bannerman Road/Bull
8 Headley Road Lake Protection Node.

9 **Section 5. Applicability and Effect.**

10 The applicability and effect of this amendment to the 2050 Comprehensive Plan shall be as
11 provided by the Community Planning Act, Sections 163.3161 through 163.3248, Florida Statutes, and
12 this Ordinance, and shall apply to all properties under the jurisdiction of Leon County.

13 **Section 6. Conflict with Other Ordinances and Codes.**

14 All ordinances or parts of ordinances of the Code of Laws of Leon County, Florida, in conflict
15 with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

16 **Section 7. Severability.**

17 If any word, phrase, clause, section, or portion of this Ordinance is declared by any court of
18 competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and
19 portions of this Ordinance shall remain in full force and effect.

20 **Section 8. Copy on File.**

21 To make the Tallahassee-Leon County 2050 Comprehensive Plan available to the public, a
22 certified copy of the enacting ordinance, as well as certified copies of the Tallahassee-Leon County
23 2050 Comprehensive Plan and these updates thereto, shall also be located in the Tallahassee-Leon

1 County Planning Department. The Planning Director shall also make copies available to the public for
2 a reasonable publication charge.

3 **Section 9. Effective Date.**

4 The effective date of this ordinance shall be after adoption by both the City Commission and
5 County Commission and 31 days after the State Land Planning Agency notifies the local governments
6 that the plan amendment package is complete or as provided in section 163.3184(3)(c)(4), Florida
7 Statutes.

8

DONE, ADOPTED, AND PASSED by the Board of County Commissioners of Leon County,
Florida, this 9th day of June, 2026.

LEON COUNTY, FLORIDA

Signed by:
By: 
648A6D1B8D6D412...
Christian Caban, Chairman
Board of County Commissioners

ATTESTED BY:
Gwen Knight, Clerk of Court
& Comptroller, Leon County, Florida

Signed by:
By: 
178D7F95C3774F4...


APPROVED AS TO FORM:
Leon County Attorney's Office

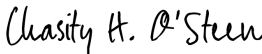
Signed by:
By: 
BCE5E0EFD079484...
Chasity H. O'Steen, Esq.
County Attorney

EXHIBIT A

Remainder of page left intentionally blank

AMENDMENT TTA2026 002
As Adopted

Intergovernmental Coordination Element, Reserved Policy 1.8.2 revised

Policy 1.8.2: [I] (Leon County)

Proposed map amendments in unincorporated Leon County that are 10 acres or more in size in the Lake Protection, Rural, and Residential Preservation future land use categories and any proposed expansions to the Urban Services Area shall be provided to the Board of County Commissioners (Board) as an agenda item or in a workshop format prior to the Board considering the amendment in transmittal or adoption public hearings.

AMENDMENT TTA2026 003
As Adopted

Land Use and Mobility Element Policy 2.8.10, Sub-Urban Mixed-Use Commercial Future Land Use Category

Policy 2.8.10 – Sub-Urban Mixed-Use Commercial Future Land Use Category (City of Tallahassee/Leon County):

The intent of the Sub-Urban Mixed Use Commercial Land Use Category is to establish activity centers and mixed-use nodes that provide community wide or regional commercial activities and housing. This land use category promotes the efficiency of the transportation system through consolidation of trips and discouragement of the unabated sprawl of commercial activities. An integrated pedestrian and bicycle access system shall be provided to afford safe and accessible foot and bike travel between the land uses. The district is intended to facilitate efficient traffic flow by allowing only land uses developed with comprehensively planned access, egresses, and internal circulation systems through the land development review and approval process.

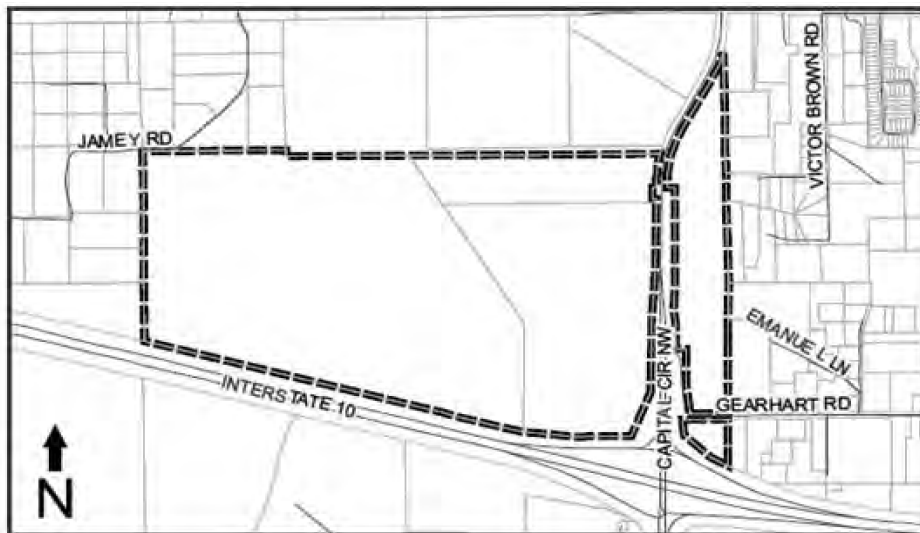
Residential land uses at a maximum density of up to 45 dwelling units per acre shall be allowed in the Sub-Urban Mixed Commercial Land Use Category. Recreational opportunities, cultural activities, commercial goods and services should be located nearby to complement residential uses. Mass transit stops should be located at large commercial centers with appropriate connections established between commercial and residential areas to reduce the automobile dependency of residents and employers. For infill development and redevelopment projects, a variety of residential types, employment, office, and commercial uses should be incorporated.

Non-residential uses including office, recreation, light infrastructure, community services, and educational facilities shall be allowed up to 25,000 square feet per acre except for in the scenarios outlined in the special conditions below.

The following special conditions shall apply in the Sub-Urban Mixed Use Commercial Land Use Category:

1. Except within mixed-use centers, larger-scale commercial development shall be buffered from residential neighborhoods.
2. If development within the Sub-Urban Mixed Use Commercial Land Use Category only contains residential land uses, at least 5% of the gross site must be used for passive or active open space such as pocket parks, green space, or trails. The required 5% of the site shall be contiguous.
3. Non-residential development that is a part of a mixed-use development that includes medical centers may have an intensity of up to 80,000 square feet per acre, and up to 176,000 square feet per acre if it includes a hospital.

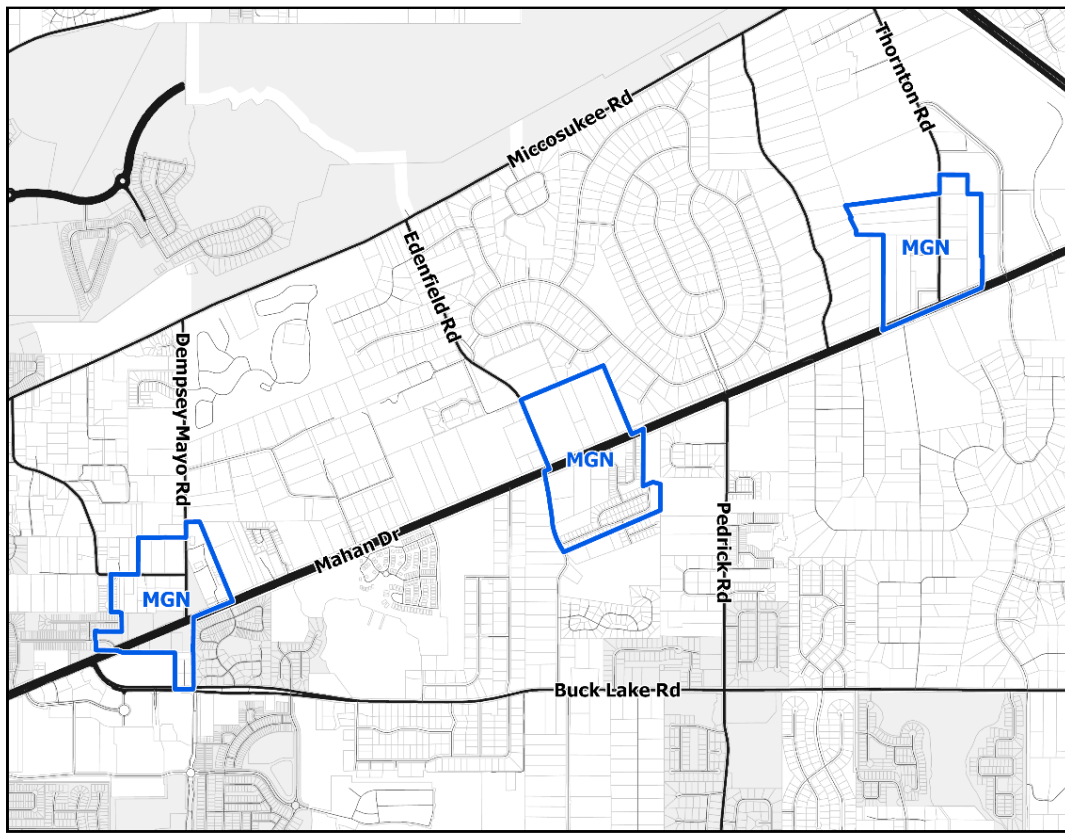
4. Park Place is a designated Regional Activity Center subject to the increased Development of Regional Impact guidelines and standards consistent with Rule 28-24.014(10)(a), Florida Administrative Code.



Park Place meets the parameters for a Regional Activity Center as defined in Rule 28-24.014(10)(c)2, Florida Administrative Code, and is depicted on the map above. Multi-use land uses for a Regional Activity Center can be accommodated by the currently designated Planned Development future land use category and development shall occur consistent with the guiding land use policies within the local comprehensive plan and the land development code.

5. Mahan Gateway Corridor Nodes designated as Sub-Urban Mixed-Use Commercial future land use category that were previously designated as Mahan Gateway Node on the future land use map as of December 10, 2025, as shown below, were previously intended to preserve existing residential preservation neighborhoods; to foster an appropriate mix and location of land uses along the corridor to preserve the scenic and residential character of a majority of the corridor; to provide for the potential development of commercial and retail developments within designated nodes along the corridor; to prohibit strip commercial development along the corridor; to maximize and promote efficient use of infrastructure within the Tallahassee-Leon County Urban Services Area; to promote pedestrian activities by providing neighborhood-serving commercial and office uses within walking distance of one another, nearby to existing and future residential developments; and to promote shorter vehicular trips for adjacent neighborhood residents and to increase usage of non-vehicular transportation modes. These properties shall continue to be eligible to be implemented through the Mahan Corridor Ring and Mahan Corridor Node zoning districts, based on criteria established in the Leon County and City of Tallahassee Land Development Codes. For properties located in the unincorporated area, these parcels shall be implemented only by their

existing zoning, or through the Mahan Corridor Ring and Mahan Corridor Node zoning districts as allowed in the Leon County Land Development Code, to preserve the above-referenced original intent of the Mahan Gateway Node concept.



AMENDMENT TTA2026 004
As Adopted

Land Use and Mobility Element Policy 2.8.7, Lake Protection Future Land Use Category

Policy 2.8.7 [LME]: Lake Protection Future Land Use Category

Lake Jackson, designated both an Outstanding Florida Water (OFW) and Aquatic Preserve, is one of the most unique waterways in Florida. The intent of the Lake Protection category is to ensure that development within the Lake Jackson basin occurs in a sustainable and environmentally sound manner, achieving measurable reductions in nutrient pollutants and improving water quality. The bounds of this category are to be based on the Lake Jackson basin boundary. The boundaries of the Lake Protection category may be applied to areas outside but adjacent to the Lake Jackson basin where application of the category promotes cohesive development patterns along a mixed-use corridor or node.

The Lake Protection category shall allow for residential uses at a density of one dwelling unit per two acres. To encourage compact and efficient development, three density bonus options are available for properties within the category:

- A residential density of up to 4 dwelling units per acre may be permitted within developments designed as a Conservation Subdivision, where served by central water and sewer systems.
- A residential density of up to 8 dwelling units per acre may be permitted within the Lake Protection Corridor (LPC) zoning district, where served by central water and sewer systems.
- A residential density of up to 20 dwelling units per acre may be permitted for properties on US Highway 27 within the Lake Protection Node (LPN) zoning district and 8 dwelling units per acre for the Bannerman Road and Bull Headley Road LPN zoning district, where served by central water and sewer systems, and where design standards, including buffering to adjacent low-density residential, as established in the land development code is met.

Non-residential and mixed-use development within the Lake Protection category may only be permitted within areas designated with the LPN and LPC zoning districts. Within these districts, single use, non-residential development shall be allowed at a maximum intensity of 10,000 square feet per acre in the LPC zone and 20,000 square feet per acre in the LPN zone where buffering to low-density residential as established in the land development code is met. Projects containing a vertical mixture of uses, including any combination of office, commercial and residential uses, may receive a bonus of 2,500 square feet per acre in the LPC zone and a bonus of 10,000 square feet per acre in the LPN zone.

Community services, light infrastructure, and recreational uses shall be permitted. Facilities associated with these uses shall be allowed at a maximum intensity of 10,000 square feet per acre.

The following special conditions shall apply to the Lake Protection Future Land Use category:

1. The local governments shall implement the Lake Protection Land Use Category with a minimum of three zoning districts, including Lake Protection, LPC, and LPN.
2. The LPN zoning district shall only be permitted at the following intersections:
 - a. Highway 27 North and Sessions Road

- b. Highway 27 North and Capital Circle NW/Old Bainbridge Road
- c. Highway 27 North and Fred George Road
- d. Bannerman Road and Bull Headley Road

The exact extent of these Nodes shall be specified in the City of Tallahassee and Leon County land development regulations but generally shall not extend beyond 0.25 miles from the respective intersection and shall not include areas within a Special Development Zone (SDZ) or existing single-family subdivisions.

- 3. The LPC zoning district shall only be permitted along Highway 27. The exact extent of the LPC shall be specified in the City of Tallahassee and Leon County land development regulations but generally shall not extend beyond 0.25 miles from the centerline of Highway 27 and shall not include areas within a Special Development Zone (SDZ).
- 4. As an alternative to large-lot developments, Conservation Subdivisions shall be permitted within the Lake Protection land use category and shall include the following:
 - a. Contain a minimum of 60% open space preserved in perpetuity through a conservation easement and comprised of such things as preservation and conservation features, Special Development Zones, undeveloped uplands, passive recreation areas, and storm water facilities designed as a community amenity; and
 - b. Be developed at a maximum gross density of two dwelling units per acre or a maximum gross density of four dwelling units per acre when served by central water and sewer systems.
- 5. Land development regulations shall include stormwater treatment standards for all development and redevelopment within the Lake Protection land use category. To Land Use and Mobility Element Page 23 encourage redevelopment in the Lake Protection category, land development regulations may provide for a partial credit applied toward existing impervious surface on previously developed sites.
- 6. Minimum open space requirements, Low Impact Development strategies, and maximum building footprints shall be included as development standards for the zoning districts implementing the Lake Protection land use category. Additional development standards deemed necessary to protect Lake Jackson from further degradation and/or improve existing water quality may be included in the land development code.
- 7. The land development regulations shall provide provisions for legally established nonconforming uses and properties in the Lake Protection land use category to be deemed conforming when redevelopment or site improvements result in the site meeting the design standards, including buffering to adjacent low-density uses, and water quality standards for the Lake Jackson basin established in land development regulations.

ORDINANCE NO. 26-O-02

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING TEXT AMENDMENTS TO THE TALLAHASSEE-LEON COUNTY 2050 COMPREHENSIVE PLAN; AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT ADDING TEXT TO POLICY 1.8.2; AMENDING THE LAND USE AND MOBILITY ELEMENT POLICY 2.8.10 SUB-URBAN MIXED-USE COMMERCIAL FUTURE LAND USE CATEGORY TO CLARIFY MAHAN GATEWAY CORRIDOR NODES; AMENDING THE LAND USE AND MOBILITY ELEMENT POLICY 2.8.7 LAKE PROTECTION FUTURE LAND USE CATEGORY TO IDENTIFY RESIDENTIAL DENSITY FOR THE BANNERMAN ROAD/BULL HEADLEY ROAD LAKE PROTECTION NODE; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapters 163 and 166, Florida Statutes, empower the City Commission of the City of Tallahassee to prepare and enforce comprehensive plans for the development of the City; and,

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, the Community Planning Act, empower and require the City Commission of the City of Tallahassee to (a) plan for the City's future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the City; (c) implement adopted or amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support, and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and,

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the City Commission of the City of Tallahassee has held public meetings and several public hearings with due public notice having been provided, on this amendment to the Comprehensive Plan; and,

WHEREAS, on March 11, 2026, pursuant to Section 163.3184, Florida Statutes, the City Commission of the City of Tallahassee transmitted copies of the proposed amendment of the comprehensive plan to the Florida Department of Commerce and other state and regional agencies for written comment; and,

WHEREAS, the City Commission of the City of Tallahassee considered all oral and written comments received during public hearings, including the data collection and analyses packages, the recommendations of the Local Planning Agency/Planning Commission; and,

WHEREAS, in exercise of its authority, the City Commission of the City of Tallahassee has determined it necessary and desirable to adopt this amendment to the comprehensive plan to preserve and enhance present advantages; encourage the most appropriate use of land, water and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within the City of Tallahassee, and to meet all requirements of law.

NOW, THEREFORE, BE IT ENACTED by the City Commission of the City of Tallahassee, Florida, as follows, that:

Section 1. Purpose and Intent.

This ordinance is hereby enacted to carry out the purpose and intent of, and exercise the authority set out in, Sections 163.3161 through 163.3248, Florida Statutes, the Community Planning Act.

Section 2. Text Amendment.

The ordinance does hereby adopt the following portion of the text attached hereto as Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-Leon County 2050 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2050 Comprehensive Plan," as amended, in accordance therewith, being an amendment of the following Plan policy:

Text Amendment TTA2026 002 which relates to the Intergovernmental Coordination Element Policy 1.8.2 for amendment process in unincorporated Leon County.

Section 3. Text Amendment.

The ordinance does hereby adopt the following portion of the text attached hereto as Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-Leon County 2050

Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2050 Comprehensive Plan," as amended, in accordance therewith, being an amendment of the following Plan policy:

Text Amendment TTA2026 003 which relates to the Land Use and Mobility Element Policy 2.8.10 Sub-Urban Mixed-Use Commercial Future Land Use Category clarification of Mahan Gateway Corridor Nodes.

Section 4. Text Amendment.

The ordinance does hereby adopt the following portion of the text attached hereto as Exhibit "A," and made a part hereof, as an amendment to the Tallahassee-Leon County 2050 Comprehensive Plan, as amended, and does hereby amend "The Tallahassee-Leon County 2050 Comprehensive Plan," as amended, in accordance therewith, being an amendment of the following Plan policy:

Text Amendment TTA2026 004 which relates to the Land Use and Mobility Element Policy 2.8.7 Lake Protection Future Land Use Category residential density at the Bannerman Road/Bull Headley Road Lake Protection Node.

Section 5. Conflict With Other Ordinances and Codes.

All ordinances or parts of ordinances of the Code of Ordinances of the City of Tallahassee, Florida, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 6. Severability.

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 7. Copy on File.

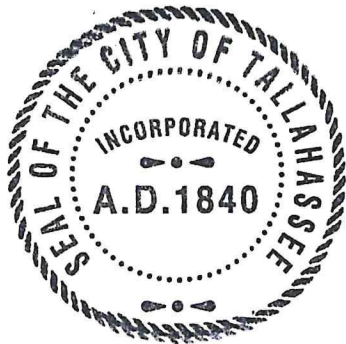
To make the Tallahassee-Leon County 2050 Comprehensive Plan available to the public, a copy of the enacting ordinance, as well as copies of the Tallahassee-Leon 2050 Comprehensive Plan and this amendment thereto, shall also be located in the Tallahassee-Leon County Planning Department. The Planning Director shall also make copies available to the public for a reasonable publication charge.

Section 8. Effective Date.

The effective date of this Plan amendment shall be according to law and the applicable statutes and regulations pertaining thereto.

INTRODUCED in the City Commission on the 15th day of April, 2026.

PASSED by the City Commission on the 13th day of May, 2026.



ATTEST:

By: James O. Cooke, IV
James O. Cooke, IV
City Treasurer-Clerk

CITY OF TALLAHASSEE

By: John E. Dailey
John E. Dailey
Mayor

APPROVED AS TO FORM:

By: Amy M. Toman
Amy M. Toman
City Attorney

EXHIBIT A

Remainder of page left intentionally blank

AMENDMENT TTA2026 002
As Adopted

Intergovernmental Coordination Element, Reserved Policy 1.8.2 revised

Policy 1.8.2: [I] (Leon County)

Proposed map amendments in unincorporated Leon County that are 10 acres or more in size in the Lake Protection, Rural, and Residential Preservation future land use categories and any proposed expansions to the Urban Services Area shall be provided to the Board of County Commissioners (Board) as an agenda item or in a workshop format prior to the Board considering the amendment in transmittal or adoption public hearings.

AMENDMENT TTA2026 003
As Adopted

Land Use and Mobility Element Policy 2.8.10, Sub-Urban Mixed-Use Commercial Future Land Use Category

Policy 2.8.10 – Sub-Urban Mixed-Use Commercial Future Land Use Category (City of Tallahassee/Leon County):

The intent of the Sub-Urban Mixed Use Commercial Land Use Category is to establish activity centers and mixed-use nodes that provide community wide or regional commercial activities and housing. This land use category promotes the efficiency of the transportation system through consolidation of trips and discouragement of the unabated sprawl of commercial activities. An integrated pedestrian and bicycle access system shall be provided to afford safe and accessible foot and bike travel between the land uses. The district is intended to facilitate efficient traffic flow by allowing only land uses developed with comprehensively planned access, egresses, and internal circulation systems through the land development review and approval process.

Residential land uses at a maximum density of up to 45 dwelling units per acre shall be allowed in the Sub-Urban Mixed Commercial Land Use Category. Recreational opportunities, cultural activities, commercial goods and services should be located nearby to complement residential uses. Mass transit stops should be located at large commercial centers with appropriate connections established between commercial and residential areas to reduce the automobile dependency of residents and employers. For infill development and redevelopment projects, a variety of residential types, employment, office, and commercial uses should be incorporated.

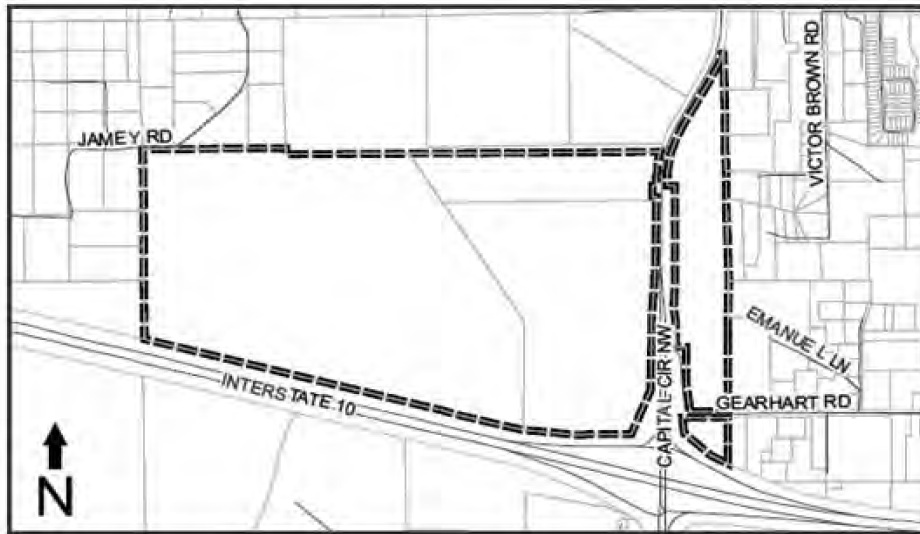
Non-residential uses including office, recreation, light infrastructure, community services, and educational facilities shall be allowed up to 25,000 square feet per acre except for in the scenarios outlined in the special conditions below.

The following special conditions shall apply in the Sub-Urban Mixed Use Commercial Land Use Category:

1. Except within mixed-use centers, larger-scale commercial development shall be buffered from residential neighborhoods.
2. If development within the Sub-Urban Mixed Use Commercial Land Use Category only contains residential land uses, at least 5% of the gross site must be used for passive or active open space such as pocket parks, green space, or trails. The required 5% of the site shall be contiguous.
3. Non-residential development that is a part of a mixed-use development that includes

medical centers may have an intensity of up to 80,000 square feet per acre, and up to 176,000 square feet per acre if it includes a hospital.

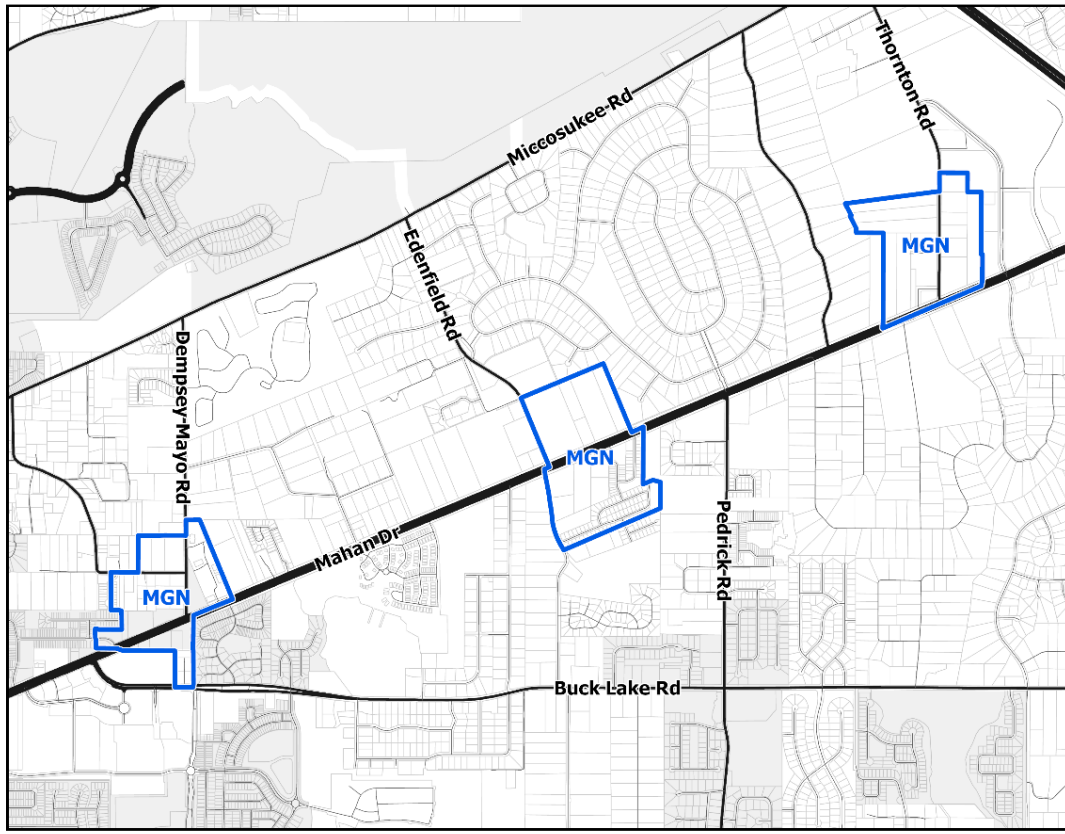
4. Park Place is a designated Regional Activity Center subject to the increased Development of Regional Impact guidelines and standards consistent with Rule 28-24.014(10)(a), Florida Administrative Code.



Park Place meets the parameters for a Regional Activity Center as defined in Rule 28-24.014(10)(c)2, Florida Administrative Code, and is depicted on the map above. Multi-use land uses for a Regional Activity Center can be accommodated by the currently designated Planned Development future land use category and development shall occur consistent with the guiding land use policies within the local comprehensive plan and the land development code.

5. Mahan Gateway Corridor Nodes designated as Sub-Urban Mixed-Use Commercial future land use category that were previously designated as Mahan Gateway Node on the future land use map as of December 10, 2025, as shown below, were previously intended to preserve existing residential preservation neighborhoods; to foster an appropriate mix and location of land uses along the corridor to preserve the scenic and residential character of a majority of the corridor; to provide for the potential development of commercial and retail developments within designated nodes along the corridor; to prohibit strip commercial development along the corridor; to maximize and promote efficient use of infrastructure within the Tallahassee-Leon County Urban Services Area; to promote pedestrian activities by providing neighborhood-serving commercial and office uses within walking distance of one another, nearby to existing and future residential developments; and to promote shorter vehicular trips for adjacent neighborhood residents and to increase usage of non-vehicular transportation modes. These properties shall continue to be eligible to be implemented through the Mahan

Corridor Ring and Mahan Corridor Node zoning districts, based on criteria established in the Leon County and City of Tallahassee Land Development Codes. For properties located in the unincorporated area, these parcels shall be implemented only by their existing zoning, or through the Mahan Corridor Ring and Mahan Corridor Node zoning districts as allowed in the Leon County Land Development Code, to preserve the above-referenced original intent of the Mahan Gateway Node concept.



AMENDMENT TTA2026 004
As Adopted

Land Use and Mobility Element Policy 2.8.7, Lake Protection Future Land Use Category

Policy 2.8.7 - Lake Protection Future Land Use Category (City of Tallahassee/Leon County):

Lake Jackson, designated both an Outstanding Florida Water (OFW) and Aquatic Preserve, is one of the most unique waterways in Florida. The intent of the Lake Protection category is to ensure that development within the Lake Jackson basin occurs in a sustainable and environmentally sound manner, achieving measurable reductions in nutrient pollutants and improving water quality. The bounds of this category are to be based on the Lake Jackson basin boundary. The boundaries of the Lake Protection category may be applied to areas outside but adjacent to the Lake Jackson basin where application of the category promotes cohesive development patterns along a mixed-use corridor or node.

The Lake Protection category shall allow for residential uses at a density of one dwelling unit per two acres. To encourage compact and efficient development, three density bonus options are available for properties within the category:

- A residential density of up to 4 dwelling units per acre may be permitted within developments designed as a Conservation Subdivision, where served by central water and sewer systems.
- A residential density of up to 8 dwelling units per acre may be permitted within the Lake Protection Corridor (LPC) zoning district, where served by central water and sewer systems.
- A residential density of up to 20 dwelling units per acre may be permitted for properties on US Highway 27 within the Lake Protection Node (LPN) zoning district and 8 dwelling units per acre for the Bannerman Road and Bull Headley Road LPN zoning district, where served by central water and sewer systems, and where design standards, including buffering to adjacent low-~~and~~ density residential, as established in the land development code is met.

Non-residential and mixed-use development within the Lake Protection category may only be permitted within areas designated with the LPN and LPC zoning districts. Within these districts, single use, non-residential development shall be allowed at a maximum intensity of 10,000 square feet per acre in the LPC zone and 20,000 square feet per acre in the LPN zone where buffering to low-density residential as established in the land development code is met. Projects containing a vertical mixture of uses, including any combination of office, commercial and residential uses, may receive a bonus of 2,500 square feet per acre in the LPC zone and a bonus of 10,000 square feet per acre in the LPN zone.

Community services, light infrastructure, and recreational uses shall be permitted. Facilities associated with these uses shall be allowed at a maximum intensity of 10,000 square feet per acre.

The following special conditions shall apply to the Lake Protection Future Land Use category:

1. The local governments shall implement the Lake Protection Land Use Category with a minimum of three zoning districts, including Lake Protection, LPC, and LPN.
2. The LPN zoning district shall only be permitted at the following intersections:
 - a. Highway 27 North and Sessions Road
 - b. Highway 27 North and Capital Circle NW/Old Bainbridge Road
 - c. Highway 27 North and Fred George Road
 - d. Bannerman Road and Bull Headley Road

The exact extent of these Nodes shall be specified in the City of Tallahassee and Leon County land development regulations but generally shall not extend beyond 0.25 miles from the respective intersection and shall not include areas within a Special Development Zone (SDZ) or existing single-family subdivisions.

3. The LPC zoning district shall only be permitted along Highway 27. The exact extent of the LPC shall be specified in the City of Tallahassee and Leon County land development regulations but generally shall not extend beyond 0.25 miles from the centerline of Highway 27 and shall not include areas within a Special Development Zone (SDZ).
4. As an alternative to large-lot developments, Conservation Subdivisions shall be permitted within the Lake Protection land use category and shall include the following:
 - a. Contain a minimum of 60% open space preserved in perpetuity through a conservation easement and comprised of such things as preservation and conservation features, Special Development Zones, undeveloped uplands, passive recreation areas, and storm water facilities designed as a community amenity; and
 - b. Be developed at a maximum gross density of two dwelling units per acre or a maximum gross density of four dwelling units per acre when served by central water and sewer systems.
5. Land development regulations shall include stormwater treatment standards for all development and redevelopment within the Lake Protection land use category. To Land Use and Mobility Element Page 23 encourage redevelopment in the Lake Protection category, land development regulations may provide for a partial credit applied toward existing impervious surface on previously developed sites.
6. Minimum open space requirements, Low Impact Development strategies, and maximum building footprints shall be included as development standards for the zoning districts implementing the Lake Protection land use category. Additional development standards deemed necessary to protect Lake Jackson from further degradation and/or improve existing water quality may be included in the land development code.
7. The land development regulations shall provide provisions for legally established nonconforming uses and properties in the Lake Protection land use category to be deemed conforming when redevelopment or site improvements result in the site meeting the design standards, including buffering to adjacent low-density uses, and water quality standards for the Lake Jackson basin established in land development regulations.

ATTACHMENT #4
PUBLICATION CERTIFICATIONS

Remainder of page left intentionally blank

**NOTICE OF
COMPREHENSIVE PLAN 2026 AMENDMENT CYCLE
ADOPTION PUBLIC HEARING**

Notice is hereby given that the Board of County Commissioners of Leon County, Florida (the "County") will conduct a public hearing on Tuesday, June 9, 2026, at 6:00 pm (re-scheduled and previously advertised for May 12, 2026), or as soon thereafter as such matter may be heard, at the County Commission Chambers, 5th Floor, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida, to consider adoption of the ordinance entitled to wit:

LEON COUNTY ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, ADOPTING TEXT AMENDMENTS TO THE TALLAHASSEE-LEON COUNTY 2050 COMPREHENSIVE PLAN; AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT ADDING TEXT TO POLICY 1.8.2; AMENDING THE LAND USE AND MOBILITY ELEMENT POLICY 2.8.10 SUB-URBAN MIXED-USE COMMERCIAL FUTURE LAND USE CATEGORY TO CLARIFY MAHAN GATEWAY CORRIDOR NODES; AMENDING THE LAND USE AND MOBILITY ELEMENT POLICY 2.8.7 LAKE PROTECTION FUTURE LAND USE CATEGORY TO IDENTIFY RESIDENTIAL DENSITY FOR THE BANNERMAN ROAD/BULL HEADLEY ROAD LAKE PROTECTION NODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE ON FILE WITH THE TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicant: Tallahassee-Leon County Planning Department

Requested Text Amendment: Amendment Process

Reference Number: TTA2026 002

This is a proposed text amendment to the Intergovernmental Coordination Element Policy 1.8.2[] for select Future Land Use Map amendments in unincorporated Leon County and Urban Services Area expansions.

Requested Text Amendment: Mahan Gateway Corridor Nodes

Reference Number: TTA2026 003

This proposed text amendment would revise Policy 2.8.10[LM] of the Land Use and Mobility Element to clarify Mahan Gateway Corridor Nodes.

Requested Text Amendment: Lake Protection Node

Reference Number: TTA2026 004

This is a proposed text amendment to Policy 2.8.7[LM] of the Land Use and Mobility Element to clarify residential density in the Bannerman/Bull Headley Roads Lake Protection Node.

The proposed text amendments are available at <https://www.talgov.com/place/pln-cp>. For more information, contact the Planning Department at (850) 891-6400.

Leon County will also broadcast the public hearing on Comcast channel 16, the Leon County Florida channel on Roku, and the County's Facebook page (<https://www.facebook.com/LeonCountyFL/>), YouTube channel (<https://www.youtube.com/user/LeonCountyFL>), and web site (www.LeonCountyFL.gov).

All interested parties are invited to present their comments at the public hearing at the time and place set out above.

Interest parties may also provide virtual real-time public comments during the public hearing. After the Board of County Commissioner's agenda is posted online, interested parties wishing to provide virtual real-time public comments must complete and submit the registration form provided at <https://www2.leoncountyfl.gov/coadmin/agenda/> by 8:00 p.m. on Monday, June 8, 2026. Following submittal of the registration form, further instructions for participating in the meeting will be provided. Persons needing assistance with registering or providing real-time comments may contact County Administration via telephone at (850) 606-5300. Please note that Board of County Commissioners Policy 01-05, Article IX., Section E., entitled "Addressing the Board," and Article IX., Section F., entitled "Decorum," shall remain in full force and effect.

Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made. Such record should include the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, Florida Statutes

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Mathieu Cavell or Facilities Management, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301 or CMR@leoncountyfl.gov, by written request at least 48 hours prior to the proceeding. Telephone: 850-606-5300 or 850-606-5000; 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service.

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sherri Miller
Tallahassee Leon County Planning Dept
300 S Adams ST
Tallahassee FL 32301-1721

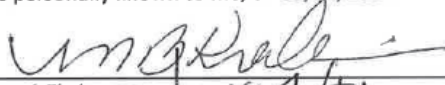
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of , was published on the publicly accessible website of Leon County, Florida, or in a newspaper by print in the issues of, on:

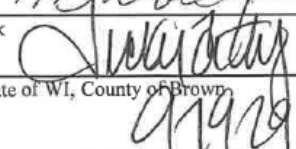
TAL Tallahassee Democrat 05/01/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/01/2026



Legal Clerk



Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$301.00	
Tax Amount:	\$0.00	
Payment Cost:	\$301.00	
Order No:	12287671	# of Copies:
Customer No:	1124354	1
PO #:	County Ad for 2026 Cycle	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

**NOTICE OF
COMPREHENSIVE PLAN 2026 AMENDMENT
CYCLE ADOPTION PUBLIC HEARING**

Notice is hereby given that the Board of County Commissioners of Leon County, Florida (the "County") will conduct a public hearing on Tuesday, May 12, 2026, at 6:00 pm, or as soon thereafter as such matter may be heard, at the County Commission Chambers, 5th Floor, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida, to consider adoption of the ordinance entitled to wit:

LEON COUNTY ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA, ADOPTING TEXT AMENDMENTS TO THE TALLAHASSEE-LEON COUNTY 2050 COMPREHENSIVE PLAN; AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT ADDING TEXT TO POLICY 1.8.2; AMENDING THE LAND USE AND MOBILITY ELEMENT POLICY 2.8.10 SUB-URBAN MIXED-USE COMMERCIAL FUTURE LAND USE CATEGORY TO CLARIFY MAHAN GATEWAY CORRIDOR NODES; AMENDING THE LAND USE AND MOBILITY ELEMENT POLICY 2.8.7 LAKE PROTECTION FUTURE LAND USE CATEGORY TO IDENTIFY RESIDENTIAL DENSITY FOR THE BANNERMAN ROAD/BULL HEADLEY ROAD LAKE PROTECTION NODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE ON FILE WITH THE TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicant: Tallahassee-Leon County Planning Department

Requested Text Amendment: Amendment Process

Reference Number: TTA2026 002

This is a proposed text amendment to the Intergovernmental Coordination Element Policy 1.8.2[I] for select Future Land Use Map amendments in unincorporated Leon County and Urban Services Area expansions.

Requested Text Amendment: Mahan Gateway Corridor Nodes

Reference Number: TTA2026 003

This proposed text amendment would revise Policy 2.8.10[LM] of the Land Use and Mobility Element to clarify Mahan Gateway Corridor Nodes.

Requested Text Amendment: Lake Protection Node

Reference Number: TTA2026 004

This is a proposed text amendment to Policy 2.8.7[LM] of the Land Use and Mobility Element to clarify residential density in the Bannerman/Bull Headley Roads Lake Protection Node.

The proposed text amendments are available at <https://www.talgov.com/place/pln-cp>. For more information, contact the Planning Department at (850) 891-6400.

Leon County will also broadcast the public hearing on Comcast channel 16, the Leon County Florida channel on Roku, and the County's Facebook page (<https://www.facebook.com/LeonCountyFL/>), YouTube channel (<https://www.youtube.com/user/LeonCountyFL>), and web site (www.LeonCountyFL.gov).

All interested parties are invited to present their comments at the public hearing at the time and place set out above.

Interest parties may also provide virtual real-time public comments during the public hearing. After the Board of County Commissioner's agenda is posted online, interested parties wishing to provide virtual real-time public comments must complete and submit the registration form provided at <https://www2.leoncountyfl.gov/coadmin/agenda/> by 8:00 p.m. on Monday, May 11, 2026. Following submittal of the registration form, further instructions for participating in the meeting will be provided. Persons needing assistance with registering or providing real-time comments may contact County Administration via telephone at (850) 606-5300. Please note that Board of County Commissioners Policy 01-05, Article IX., Section E., entitled "Addressing the Board," and Article IX., Section F., entitled "Decorum," shall remain in full force and effect.

Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made. Such record should include the testimony and evidence upon which the appeal is to be based, pursuant to Section 286.0105, Florida Statutes

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Mathieu Cavell or Facilities Management, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301 or CMR@leoncountyfl.gov, by written request at least 48 hours prior to the proceeding. Telephone: 850-606-5300 or 850-606-5000; 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), or 711 via Florida Relay Service.

BC05122026

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sherri Miller
Tallahassee Leon County Planning Dept
300 S Adams ST
Tallahassee FL 32301-1721

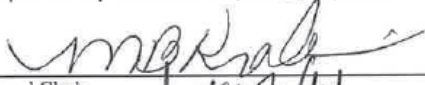
STATE OF WISCONSIN, COUNTY OF BROWN

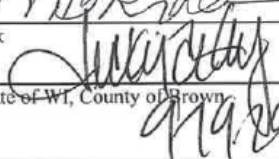
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of , was published on the publicly accessible website of Leon County, Florida, or in a newspaper by print in the issues of, on:

TAL Tallahassee Democrat 05/01/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/01/2026



Legal Clerk


Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$255.00	
Tax Amount:	\$0.00	
Payment Cost:	\$255.00	
Order No:	12287569	# of Copies:
Customer No:	1124354	1
PO #:	City Ad for 2026 Cycle	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin



**NOTICE OF
COMPREHENSIVE PLAN 2026 AMENDMENT
CYCLE ADOPTION PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Tallahassee City Commission will conduct a public hearing on May 13, 2026, at 6:00 p.m. at the City of Tallahassee Commission Chambers, 300 S. Adams St. to consider adoption of the following ordinance for the 2026 Comprehensive Plan Amendment Cycle entitled:

ORDINANCE NO. 26-O-02

AN ORDINANCE OF THE CITY OF TALLAHASSEE ADOPTING TEXT AMENDMENTS TO THE TALLAHASSEE-LEON COUNTY 2050 COMPREHENSIVE PLAN; AMENDING THE INTERGOVERNMENTAL COORDINATION ELEMENT ADDING TEXT TO POLICY 1.8.2; AMENDING THE LAND USE AND MOBILITY ELEMENT POLICY 2.8.10 SUB-URBAN MIXED-USE COMMERCIAL FUTURE LAND USE CATEGORY TO CLARIFY MAHAN GATEWAY CORRIDOR NODES; AMENDING THE LAND USE AND MOBILITY ELEMENT POLICY 2.8.7 LAKE PROTECTION FUTURE LAND USE CATEGORY TO IDENTIFY RESIDENTIAL DENSITY FOR THE BANNERMAN ROAD/BULL HEADLEY ROAD LAKE PROTECTION NODE; PROVIDING FOR SEVERABILITY AND CONFLICTS; AND PROVIDING AN EFFECTIVE DATE..

Applicant: Tallahassee-Leon County Planning Department

Requested Text Amendment: Amendment Process

Reference Number: TTA2026 002

This is a proposed text amendment to the Intergovernmental Coordination Element Policy 1.8.2[I] for select Future Land Use Map amendments in unincorporated Leon County and Urban Services Area expansions.

Requested Text Amendment: Mahan Gateway Corridor Nodes

Reference Number: TTA2026 003

This proposed text amendment would revise Policy 2.8.10[LM] of the Land Use and Mobility Element to clarify Mahan Gateway Corridor Nodes.

Requested Text Amendment: Lake Protection Node

Reference Number: TTA2026 004

This is a proposed text amendment to Policy 2.8.7[LM] of the Land Use and Mobility Element to clarify residential density in the Bannerman/Bull Headley Roads Lake Protection Node.

The proposed text amendments are available at <https://www.talgov.com/place/pln-cp>. For more information, contact the Planning Department at (850) 891-6400.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

If a person decides to appeal any decision made by the City Commission with respect to any matter considered at such meeting, they will need a record of the proceedings and should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

A copy of the said ordinance for the comprehensive plan update may be inspected in the Office of the Treasurer-Clerk, City Hall, 300 S. Adams Street, Tallahassee, FL or by calling (850) 891-8130. A copy is also available online at: <https://go.boarddocs.com/flia/talgov/Board.nsf/Public>

In accordance with the provisions of the American with Disabilities Act (ADA), any person requiring special accommodations at the hearing or meeting because of a disability or physical impairment should contact the City Treasurer-Clerk's Office during business hours at 850-891-8130. Requests should be submitted at least two business days prior to the meeting. For those who are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or (800) 955-8771 (TTY), or (800) 955-8770 (Voice) for aid in contacting our Office.

CC05132026