

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

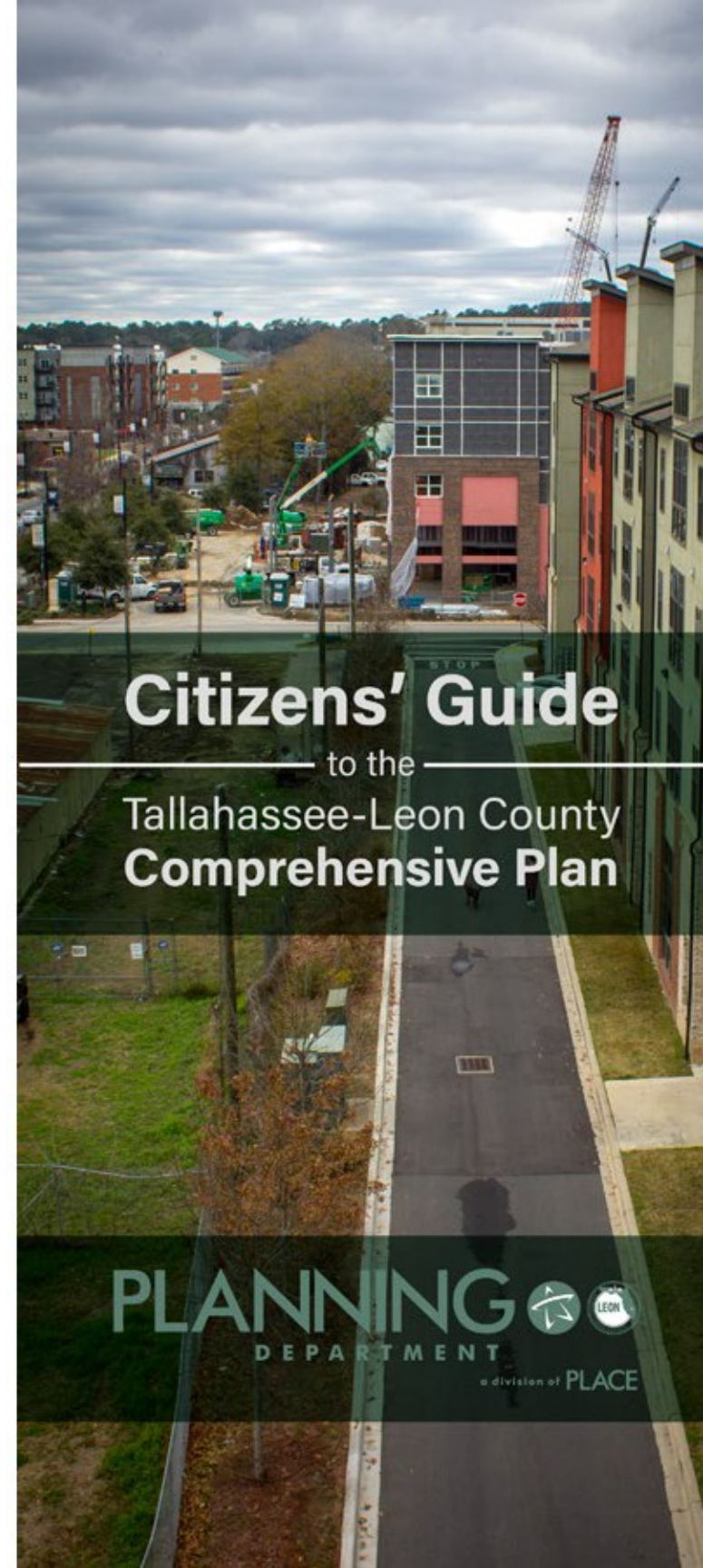
More information about current and upcoming Comprehensive Plan Amendment Cycles is available at www.talgov.com/planning

Citizens' Guide

to the
Tallahassee-Leon County
Comprehensive Plan



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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

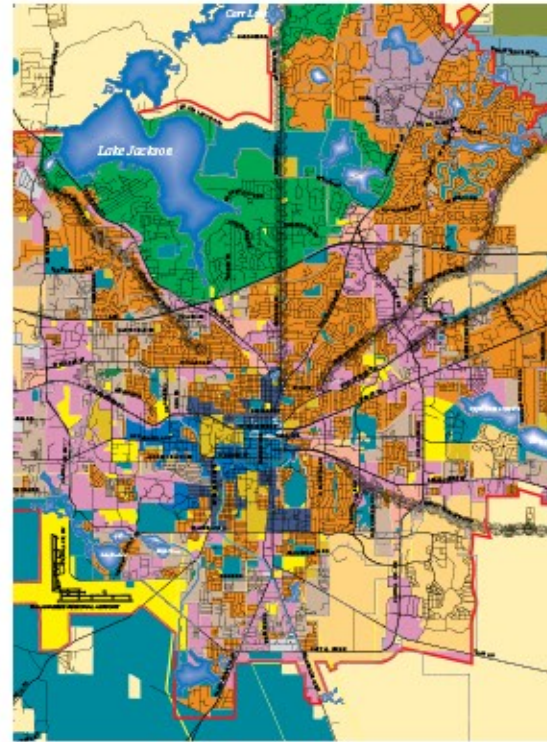
The Comprehensive Plan contains eleven Elements, each addressing a certain aspect of community planning. Each Element lists the long-term goals for the community, the objectives to achieve the goals, and policies used to implement the goals.

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

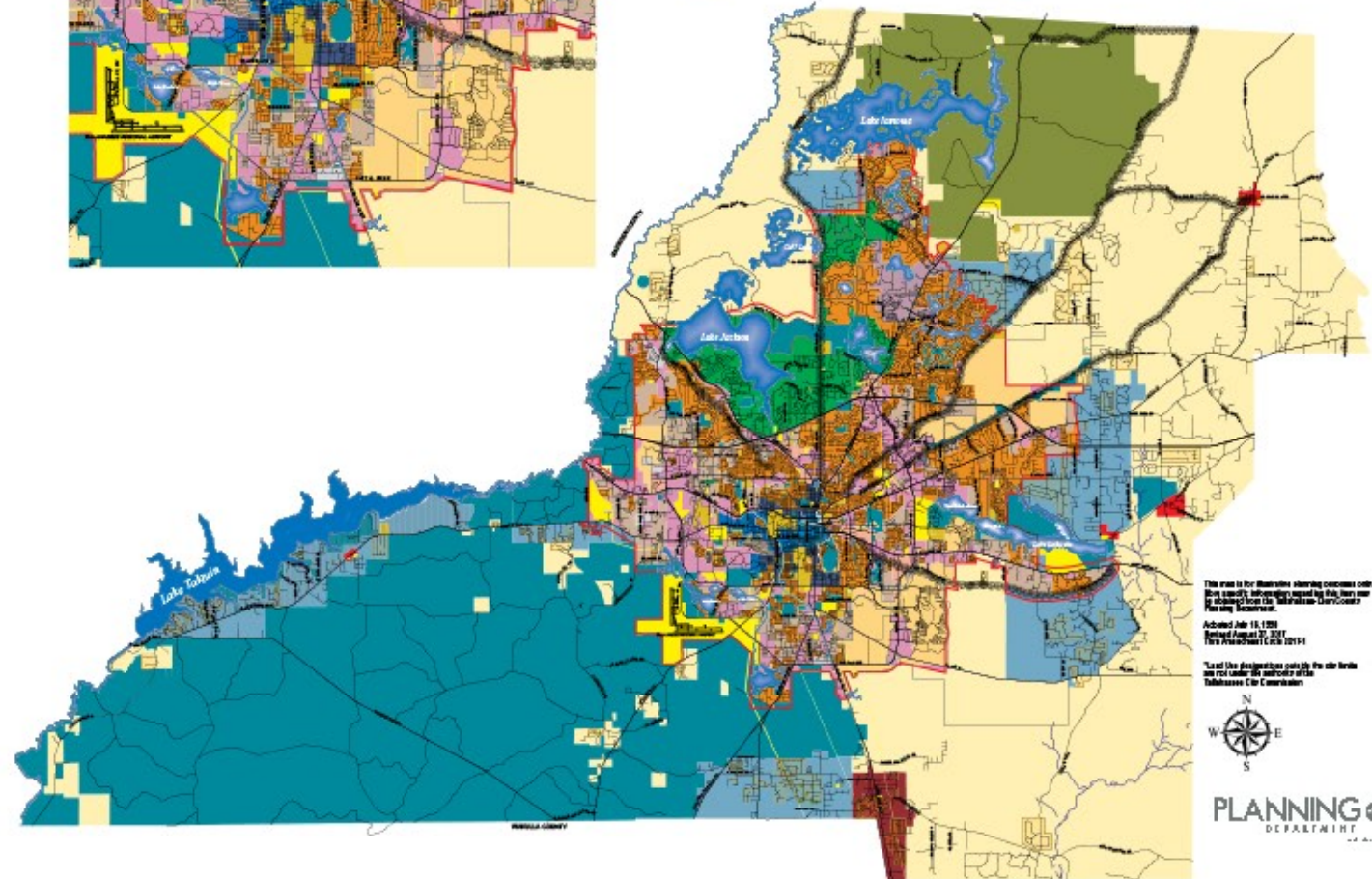
Located in the Land Use Element of the Comprehensive Plan, the Future Land Use Map (FLUM) shows the proposed distribution, extent, and location of various land use categories. The FLUM does not necessarily represent what is currently on properties, but rather how the property can look if and when development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



Future Land Use Map LEON COUNTY, FLORIDA

Legend

National Historic Districts	Governmental Operation	Mahan Gateway Node
City Limits	Lake Protection	Rural with RP Overlay
Urban Service Area	Mixed Use	Urban Fringe with RP overlay
St Marks Trail	Open Space	Rural Community with RP overlay
Designated Canopy Roads	Open Space Stormwater	Woodville RC with RP overlay
Activity Center	Rural	Planned Development
Agriculture/Silviculture/Conservation	Rural Community	Suburban
Central Urban	Residential Preservation	Urban Residential 2
Central Core	Urban Fringe	Urban Residential
Industrial	University Transition	Neighborhood Boundary
Educational Facilities	Woodville Rural Community	Water



This map is for illustrative planning purposes only. It does not constitute a binding contract or any other legal instrument. It is subject to change without notice. The Planning Department reserves the right to modify this map at any time.

Adopted July 18, 2018
Revised August 23, 2019
The Planning Department
12014

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