

Tallahassee-Leon County Comprehensive Plan Land Use Element Update

Summary of Public Engagement on Land Use and Mobility Goals

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Community values form the foundation of Comprehensive Plan goals, objectives, and policies. Preliminary community values were determined based on recent planning and visioning projects. Through an online survey and in-person meetings, residents of Tallahassee and Leon County provided direct feedback and input on Community Values.

- The Community Values Survey was available online from April 5, 2017 to November 15, 2017. A printable version of the survey was also available.
- Community Workshops were held between October 2, 2017 and October 30, 2017.

Based on input from the Community Values Survey and the community workshops, the preliminary community values were developed into draft land use and mobility goals.

Tallahassee-Leon County Comprehensive Plan Land Use Element Update Goals

To gain input on the development of Comprehensive Plan objectives and policies, additional community workshops were held between April 12, 2018 and May 7, 2018. The draft land use and mobility goals were presented at the following community workshops:

Thursday, April 12, 2018	Dorothy Spence Community Center	4768 Chaires Cross Road
Monday, April 16, 2018	Lake Jackson Community Center	3840 N. Monroe Street, Ste. 301
Thursday, April 26, 2018	Jack McLean Park Community Center	700 Paul Russell Road
Monday, April 30, 2018	Golf Club at Summer Brooke	7505 Preservation Road
Monday, May 7, 2018	Fort Braden Community Center	16387 Blountstown Highway
Monday, May 14, 2018	Community Room at Amtrak Center	918 Railroad Avenue

Additional input was gathered at a Joint City-County Bicycle Workgroup held on April 9, 2018 and at the Water Resources Citizens Committee on June 6, 2018.

The community workshops included facilitated small group discussions where participants provided input on factors related to land use and mobility. This summary documents the statements made by the participants at each of the workshops. Each statement is organized by the most relevant goal and the meeting where the statement was made.



Goal 1: A HEALTHY COMMUNITY

Joint City-County Bicycle Workgroup / April 9, 2018

- Climate change preparedness. Florida's Coastal residents will be moving inland. Inland areas need to prepare for that.
- State economy could crash if South Florida is overrun with the ocean.
- When gas goes up, it will have higher impact on sprawling development.
- Make sure to keep our nature here.

Dorothy Spence Community Center / April 12, 2018

- Want to maintain our urban green space – make this a priority.
- Stormwater:
 - Standards are too high.
 - Facilities are required to be over-engineered.
 - Facilities eat up too much land.



Lake Jackson Community Center / April 16, 2018

- Physical/social environment. A healthy environment can relate to either.
- Use environment through greenways and trails to help humans and wildlife.
- Our physical environment, including our trails, can connect us to cultural and historic sites in the community, e.g. the old slave cemetery on the Miccosukee Trail. Our physical environment can also provide health and recreational benefits. We need to try to interconnect all the trails.
- Use the environment to tell the story of this area and to remember history.
- We need the environment to maintain species' habitats.
- Our environment can be used to maintain our health through walking with the additional benefit of observing historic sites/people/neighborhoods as you encounter them.
- We should not ignore the science, even though culture and history are important.
- Eventually we will pump all the oil that is in the ground and transportation, cooking and other uses of this resource will be at risk, and where will we be?

Jack McLean Park Community Center / April 26, 2018

- Trees are what attracted me to Tallahassee five years ago. They are what make Tallahassee unique.
- While trees have been removed, Tallahassee has been able to increase its tree density.
- We need to move towards permeable concrete to protect our resources.
- We can now get better information through GIS mapping.
- The Comprehensive Plan should provide incentives for developers to do the right thing in developing with the environment.
- How do we codify and control changes?
- Are we going to get to the point of incentivizing to get things done?
- Look at Denver plan for neighborhood context planning. Look at Great Falls Montana plan. Need more leadership from leaders on these issues. Look at El Paso, Texas.
- Density is affordable, but not great for the environment.
- Differentiate tree canopy by contextual area.

Tallahassee-Leon County Comprehensive Plan Land Use Element Update Goals

- Want more use of permeable concrete (sidewalks, parking, etc.).
- Protect neighborhoods, but allow more diversity of development.
- Denver: neighborhood definition driven by input from Homeowners Associations and Neighborhood Associations.
- Greenspace, safety, schools, libraries; make them common to all neighborhoods.
- There will be jobs at Welaunee, but the people who will take them will not be able to afford to live there.
- New development always has lots of retail space but retail is going away.
- Lots of office space, but small businesses struggle to compete.
- Price increases - when places become more desirable, people are often priced out.
- Infill is better/ it better balances environmental concerns.
- Grouping people has benefits (like student areas) but it isolates people from other, different groups.
- All comes back to keeping resources, like young people, here.
- Destruction of the environment should be unaffordable for developers; fines are too easy to pay.
- Good development through incentives; carrots work better than sticks.
- People complain about infill, but complaining doesn't make sense if you prioritize the environment.
- Stearns/Mosley development is impacting Lake Elberta and changing the existing neighborhood.
- Stop building huge complexes, focus on smaller quads and individual lots at a time. Huge complexes are not that much more affordable.
- Tallahassee is not high end enough to attract better development.
- Land developers aren't local; they don't appreciate our environment.
- Maybe offer incentives to local developers.
- Important to have communities without a bunch of empty space, there's lots of empty space in existing buildings around town.
- City should be easy to work with, it's hard to use the website or find out about incentive programs to assist certain types of development.
- The community isn't driving the kind of development they want; development should be community-driven.
- Prevent the cutting of trees/vegetation during bird nesting season.
- We are building things no one wants, it's not affordable.
- Tallahassee needs a strong community identity.

Golf Club at Summer Brooke / April 30, 2018

- Too many trees being destroyed – Old Monroe Street being destroyed.
- Lake Damage. Lake McBride is being destroyed because of development.
- Construction-Builders take out water surfaces. Beaver dam and others have been wiped out. Brown water is running downstream.
- Broward County is a bad example of what to do.
- Additional zoning controls are needed. Remove gaps in zoning to require zoning/ land use consistency.
- Want to see parks, water conservation/protection, traffic slowed down.
- Why does permitting allow violators of federal protection laws to proceed with development activity?
- Need to identify and preserve greenbelts.
- Pressure on patriarch trees, Northeast development is too rapid.
- Comprehensive Plan needs to revisit Lake Protection Node.
- Not enough public notice; not happy with one notice for one and only public hearing.
- Water quality of lakes is vital.
- Strong support for environmental protection.
- Agriculture exemption, get a pass on agriculture and silviculture used to clear trees.

- Lake protection is needed.
- Too many different entity meetings at different places for handful public to follow and keep up with.

Fort Braden Community Center / May 7, 2018

- Want a medical/urgent care facility closer to Fort Braden.
- Consider Adaptation Action Areas. The County could bring priority attention to this area.
- Stormwater ponds are drying up natural lakes.
- Concerns with minerals in water/water treatment.

Water Resources Citizens Committee / June 4, 2018

- Address water resources (surface and sub-surface [groundwater]).
- Options for consideration include:
 - Updating the Land Use Element and Conservation Element together.
 - Create a “water element” in the Comprehensive Plan.
 - Address water in Land Use Element rather than in Conservation Element.
 - Define land (dry, wet, in between, etc.).
 - Add any new terms into the Glossary.
 - Integrate Basin Management Action Plan (BMAP) recommendations into Land Use Element.
 - Integrate baseline environmental protections into Land Use Element.
 - Reconsider/review water resource-related issues on an annual basis.

Goal 2: A ROBUST ECONOMY

Joint City-County Bicycle Workgroup / April 9, 2018

- Different population groups have different access based on location and transportation options.
- FAMU students predominantly only have access to Apalachee Parkway Walmart.
- New development and new businesses could come in and do mixed use. This would drive economy.
- Most families have a car. It would be good to make that unnecessary.
- You can buy parcels in innovation corridors now, but once the area becomes desirable, the parcels may get much more expensive.
- Without money, it is hard to develop infrastructure. Put pedestrians and cyclists over Stadium Drive like Cascades Bridge. Or, you could retrofit Stadium Drive so it isn't so car focused.
- Perception that state buildings give little to no revenue.
- Compact infill creates more tax dollars. Everything is controversial. Important to make retail desirable.
- Important to improve economic development on Southside. Need more sidewalks, etc. Tallahassee mall could be cool.
- Economy equals finances. Less motorist subsidy for roads.



Dorothy Spence Community Center / April 12, 2018

- We should grow towards the East. There is not much room to go northeast.
- Growth could be focused between Chaires and US 90.
- How was the Mission San Miguel subdivision allowed to develop at their density and lot size? (Answer: It is Urban Fringe land use and zoning.)

Lake Jackson Community Center / April 16, 2018

- Some neighborhoods fear being driven out of homes because of development.
- Provide more tiny home/houses to increase affordable dwellings.
- Select areas and design for smaller housing.
- Provide for mixed development near neighborhoods, so people can have access to them by walking/biking if they chose to do so.
- We have forgotten our seniors and minimum wage earners who need housing that is not being provided.
- Our rental housing caters to students; others who need rental housing are being left out.
- We are missing some types of housing in the community. Currently you mostly see only single family on big lots and apartments geared to students.
- Make sure owners maintain their rental properties.

Jack McLean Park Community Center / April 26, 2018

- How can we [the community] help the community?
- Can performance measures be included in the Comprehensive Plan?

Tallahassee-Leon County Comprehensive Plan Land Use Element Update Goals

- Mode split goals could be in the Comprehensive Plan.
- Citizen participation in all processes for neighbors to have constructive dialogue.
- Small businesses are part of the identity of Tallahassee.
- Young people are economic drivers, but where to young people fit in here? Need to keep them here, have unique places and good public investment in infrastructure, like Cascades Park.
- Tallahassee needs a clearer identity; identity drives a good economy.
- Strong sense of community keeps people here.
- Universities are isolated from the rest of the community; many young people don't know what's here outside of the school.
- It helps that university buses now serve non-students, helps to get young people out into the rest of town.
- Need for different groups of people to interact.
- There is a lot to do here, but many people don't know that. Maybe better advertising?
- Tallahassee only offers three things: environment, jobs, and good economy.
- Need to keep students here with better jobs and affordable housing.
- Retirees are the biggest growing demographic.

Golf Club at Summer Brooke / April 30, 2018

- Problem with Bannerman crossing New Leaf and Kohl's crossing, no need for more commercial.
- Better public access to information, information is opaque to public.
- Some developers stressed it is important to see zoning and rezoning's through based on their risk with investment.
- Higher density makes slum areas.

Fort Braden Community Center / May 7, 2018

- No grocery shopping available in Fort Braden beyond Dollar General.
- The roads are packed in the summertime with people traveling to Panama City Beach.
- Hunting season is very busy, too.
- Triangle at Blountstown Highway and Bloxham Cuttoff could be something.
- Want food (grocery) and medical options closer to Fort Braden.
- Don't want: Bars, liquor store, car lots.
- Gadsden County is busier on Lake Talquin than Leon County.
- Community needs improved access to Internet.
- Rural Community land use category needs to allow for grocery and medical uses.
- Area feels like a food desert. Consider Adaption Action Areas.
- Dealing with building and zoning department can be frustrating. Fees (i.e. fire fee) seen as excessive (fire fee). Liberty County is getting grants for water towers, why not Leon?
- CDBG-type grant opportunities needed.

Community Room at Amtrak Center / May 14, 2018

- Tallahassee will never be like San Francisco, so why the demand for all this urban infill here? Do we need it? On the list of priorities, the community has, this seems low down on the list.
- Student housing is thought to be more recession proof – part of the reason we are getting so much of it.
- How does the city finance these housing developments?
- We need to rehab existing housing stock and build new housing - need a combination of both.

Tallahassee-Leon County Comprehensive Plan Land Use Element Update Goals

- Convert old warehouses to restaurants, housing, etc.
- Research Miami Magic Development (Miami Magic City).

DRAFT

Goal 3: PLACES WHERE PEOPLE WANT TO LIVE, WORK, AND PLAY

Lake Jackson Community Center / April 16, 2018

- Ensure equity, lighting, safety, access to healthy foods, community gardens.
- Provide sidewalks to schools and in established neighborhoods.
- People enjoy being outside, access to the environment is a part of the culture, as are wildlife and habitat.
- Miccosukee Greenway is great, but the “slave cemetery” sign is missing.
- Where are activity centers appropriate? Need places to be open for people to shop and have access to Wi-Fi.
- Design places for people and pedestrians.
- Don’t just develop and clear cut a site because you can, have better balance between development and natural environment.
- We need to ensure equity of infrastructure in neighborhoods.
- Sidewalks increase access to items like fresh foods, jobs, recreation, and places.
- With sidewalks, people would feel safer walking in their neighborhoods, which could have health benefits.
- Sidewalks could increase community access to community gardens, farmer markets, and farm sharing locations when grocery stores are not conveniently located.
- Increase access to healthy foods by allowing farmer markets and community gardens in more land uses/zoning districts.
- Need to provide more sidewalks in older established neighborhoods that may have developed without them, e.g. Killearn.
- Need to provide high speed internet capability in the less urban areas of the community.
- If we going to have activity centers, they need to stay open longer. Tallahassee seems to shut down around 8 p.m.
- Have Wi-Fi capability in all these centers.
- Every neighborhood has something to offer.
- Activity centers should be pedestrian friendly. In many of our activity centers, traffic and pedestrians are competing for the same space, thus keeping people away from them, e.g. downtown.
- One-way streets have little appeal for pedestrians.
- Do not make parking areas desert spots with no trees. Provide some tree shading in parking lots.
- Develop with nature and maintain our trees.
- Do not want development that chips away from the things we value as a community, e.g. our trees.
- Remember nature is a partner, not an adversary.



Jack McLean Park Community Center / April 26, 2018

- How do we address topography in terms of cycling? Bike lanes, etc.
- You need to make neighborhoods places where people want to live and feel safe. This includes clean, well design public spaces, good schools, and places to shop.
- Who decided what use things will be?
- Appreciates the tree preservation at the Jack McLean Community Center.

- Biking and walking access is important.
- Equal distribution of bicycle/pedestrian facilities; everyone should have access to common amenities within ten minutes.
- Multi-modal priorities that are currently being pushed are good.
- Biking is getting safer and easier (Pace bike share) - this is great.
- Still unsafe to ride in many places, especially between safe areas.
- Bicycle/pedestrian facilities should be prioritized in more difficult places, like canopy roads (while preserving trees).
- Need more ways to get places without cars, especially outside of Capital Circle.
- Need better connectivity; good places to ride aren't connected.
- Bike riding is self-limiting because our population is aging.
- More people will ride as safety increases and stigma (bike riding is for lower income people) decreases.
- The traffic circle at FAMU Way is dangerous for bikes.
- Alternative uses for activity centers are a great idea (e.g. movie night at a park).
- Newly developed areas should be very walkable.
- More pizza + more beer = more community.
- Gentrification is a problem; existing communities should have a better shot at staying where they live even when development makes changes.
- Great things about Tallahassee: excellent greenways and wildlife.
- The environment is one of Tallahassee's identities.
- Bicycle/pedestrian connectivity of parks is important.
- Preference for flexibility in housing (more mid-range choices).
- Public perception of "safe neighborhood(s)" matter.
- More CEPTD [Crime Prevention Through Environmental Design] design needed: "eyes on the street"- more front porches, complete streets, wider sidewalks and planting strips, and more social cohesiveness.
- People can stay in their house. Granny flat setbacks can be restrictive and should be flexible.
- Build better houses with increased sensitivity to site.
- Minimum lot sizes may present issues such as fear of higher density and higher crime (perception).
- Higher density should be equitable across zoning districts.
- Some support for allowing mixed residential but concern expressed about changing character.
- New housing should be compatible with existing homes (architectural standards and urban design).
- Concern about quality of development and sensitivity to site.
- Renters can be ok too.
- Vacancy rates - does anyone track this?
- Include restrictions with Requests for Proposals (RFPs) issued by the City with more public input prior to issuance.

Golf Club at Summer Brooke / April 30, 2018

- Consider school impacts.
- Preserve trees. Keep larger lots and lower density outside urban core. Less small stuff further out.
- Schools are overcrowded.
- What is smart growth? Don't like current growth.
- School impact analysis for lake protection node is based on old information with consideration for other developments happening at the same time.
- Several unaware of lake protection node on Chastain property.
- Many not happy with lake protection node on north and south side at Bannerman.

Tallahassee-Leon County Comprehensive Plan Land Use Element Update Goals

- Concerns over multiple developments happening at same time with school impacts, traffic, environmental issues.
- City and County Communication staff needs to attend Comprehensive Plan meetings to hear comments.
- Moved to Northeast to get away from density, growth.

Fort Braden Community Center / May 7, 2018

- Landscapes with campgrounds could be a selling point for this community.
- We could use some mountain bike trails.

Community Room at Amtrak Center / May 14, 2018

- We must promote more urban infill and mixed development in the urban areas.
- Levy Park is not part of downtown - so let it stay green.
- Shrink the downtown.
- Put the amenities of Midtown in downtown.
- Put small, commercial uses in residential districts - coffee shops, daycares, etc. on major streets.
- Put commercial on thoroughfares, not local streets internal to the neighborhoods.

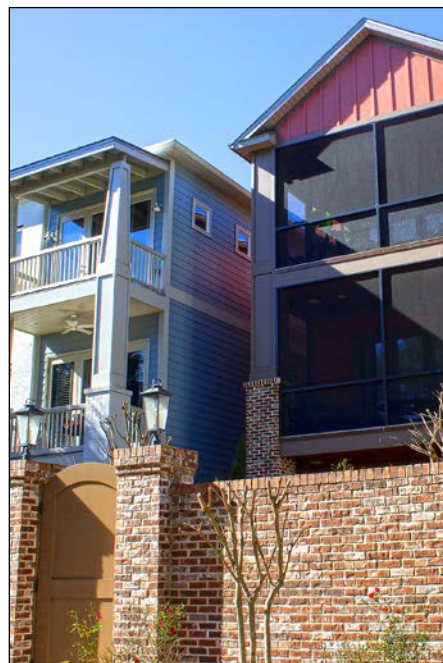
Goal 4: GREATER HOUSING DIVERSITY

Joint City-County Bicycle Workgroup / April 9, 2018

- Demolition around Cascades Park. New multiuse development. Older trees getting demolished. There is a tradeoff between preserving history and new development.
- Multi-use development with new retail. Is there a market for this? Need a retail market study.
- Reduce urban sprawl; good to get more density downtown. This brings conflict with people.
- Development on Duval Street has been keeping character with the neighborhood.
- What about the Kleman Plaza condos? They are empty.
- Other condos are doing well, just not those.

Dorothy Spence Community Center / April 12, 2018

- The future phases of Welaunee need to be divided up among various builders instead of being sold to a single builder.
- The regulations regarding the subdivision of land need to be revised.
 - Example: In the Observation Point subdivision, the developer wanted to subdivide the property at the end of the subdivision into three lots, but could only divide it into two and had to build a holding pond to do so.
- Subdivision regulations limit the ability to subdivide property based on the surrounding lots. This is especially problematic for old, unrecorded subdivisions.
- There should be a guaranteed minimum lot size allowed despite the size of surrounding lots. This could be different in different parts of the City and County and could account for roadways (e.g. major thoroughfares versus minor/local roads).



Lake Jackson Community Center / April 16, 2018

- Tiny Houses – Do they add to traffic?
- Equity in distribution of neighborhood infrastructure is important. Sidewalks and access to food ensure equity of infrastructure. Lighting and sidewalks are good.
- What about access to food? What can help? Community gardens, farmers market in the south side.
- Need more shopping options within neighborhoods.
- Need more affordable rents and housing options for seniors – What helps create more housing options? How do we ensure that landlords properly manage properties? Affordability is a two-way street between renters and landlords (access to money to better maintain properties?). Renters need to know their rights too.
- Some neighborhoods don't want access.
- Access to utility infrastructure is needed in some neighborhoods, e.g., gas connections.
- Access to good schools is critical.
- People want access to community services and amenities.
- Some neighborhoods do not want people to have access to them.

Tallahassee-Leon County Comprehensive Plan Land Use Element Update Goals

- Want more access to natural gas without having to wait for neighbors to buy into it.
- Neighborhoods need access to quality school.
- All neighborhoods need access to quality developments.
- Concerned about charter schools – racism and segregation all over again.
- Invest more into our schools to improve neighborhoods.

Jack McLean Park Community Center / April 26, 2018

- Spread of cheaply-made apartments is an issue.
- Affordable housing can be neighborhood development; it does not have to be apartments.
- Missing middle housing - We need to add this to our Comprehensive Plan and zoning code.
- Try to encourage missing middle housing.
- Need more ADU's (Accessory Dwelling Units). Wanted to know more about ADU requirements. ADU is good to rent out.
- Consider more co-housing; on-site nurse and community center.
- Daystar is cool and attractive.
- Missing middle housing could be part of a toolbox for aging.
- Single family homes are not affordable. May be ok with roommates, etc.
- Would people build 1 bed/1 bath homes? (Tiny Home)
- Dollar per square ft. is an issue.
- How can we make mixed income/mixed use work?
- People are concerned about all the empty condos and the addition of Cascades condos.
- Where is Urban Service Area (USA) on each side of town?
- Can we write in flexibility and creativity into Comprehensive Plan?
- What is the inclusionary housing ordinance?
 - Developer can buy out of it.
 - Only happens in upper income census track.
- Could you treat an absentee owner different than an owner-occupied home?
- Can get a 203k loan on existing home.
- Style - front porches and back alley loading. This is attractive. More attractive than garage in front.
- Need architectural requirements to help.
- Incentives for home owners to improve appearance of Gamble Street homes?
- What is the equity of building big roads to pander to new, large development?
- Students are leaving older apartments. Convert them to adult housing.
- We need more flexibility in housing. We do not have many options when it comes to housing - current choice is between single family homes or apartments.
- We need more, smaller housing units that are nice and well-designed for those of us who do not want to live in an apartment or houses with yards to upkeep.
- There is a lot of substandard housing in the community that is not safe. These homes are usually not weather proof and cost residents a lot just to pay utility bills.
- There is a perception in the community that smaller homes are not safe and reduce neighborhood value.
- New housing developments should be required to develop using Crime Prevention through Environmental Design (CPTED) principles.
- Need to have eyes on the streets with housing designs.
- A lot of houses are designed without front porches, which could aid in keeping eyes on the street.

Tallahassee-Leon County Comprehensive Plan Land Use Element Update Goals

- Since we cannot change the existing housing design, planners may need to work more with street design to improve safety in existing neighborhoods. With new development, design for eyes on the street.
- If you have more greenspace and trees, you may get more people on the streets, which would put more eyes on the streets and neighborhoods.
- Older neighborhoods have more people interaction.
- People need to be able to age in place in their community. Have options in housing so that they will not have to leave the community to get a different housing option as they age or down size.
- To get more affordable units, provide incentives for accessory dwelling units. Have incentives in community to make accessory dwelling units available as affordable units.
- We need to realize in our codes that one size will not fit all neighborhoods.
- Higher density leads to higher crime.
- Density does not increase crime, but bad design can cause safety issues.
- Renters are not vested in the community like home owners.
- There is a perception that renters are the cause of problems in neighborhoods.
- Do we have any idea of how much more housing we need based on population projects?
- There should be ways to increase the density and develop an area without destroying the look and feel of neighborhoods.
- Are we looking at the existing vacancy rates in areas where the new apartments are going? Is there a demand for all the new housing on Gaines Street near Cascade Park? Was this the right project in the right place? What about Kleman Plaza, where we have downtown units that are not being occupied.
- Provide more flexibility in the codes for housing design.
- Would like to see the statistics on Southwood as far as vacancy rates.
- When a new development is proposed for Tallahassee, we need someone with design experience to ensure what we will get will blend and compliment the look and feel we want in the community.
- The Comprehensive Plan could articulate some of the concerns people have about design in the community.
- When land is publicly owned, there should be public input before Requests for Proposals (RFPs) are solicited for development of the site.
- More integrated housing; different kinds of people should share space.
- Need mixed use areas and housing.
- Scale of development should match the area.
- Funding should reflect what the community wants.
- Decrepit houses are a problem, but whole blocks should not be sold for out of character developments.

Summer Brooke Golf Club / April 30, 2018

- Certain development aggravates a little and some a lot; we really don't want the characteristic of the neighborhood to change.
- A node with nice pastoral land increasing to 4 story buildings is misplaced density.
- From lake protection to a "Node"- gets 4 stories?
- Maximum density should be 2 to 3 dwelling units per acre in Summer Brooke area.
- People living in multi-family density are assumed to be in need of transit to get to their homes. Build things for people who already live here not for newcomers.
- Additional zoning controls are needed. Remove gaps in zoning to require zoning/ land use consistency.
- Affordable housing is not developed. It looks like an apartment, condo, or small house. We want compatibility.

Tallahassee-Leon County Comprehensive Plan Land Use Element Update Goals

- Not everyone is looking to buy a home when they graduate. Homes in Tallahassee seen as unjustifiably expensive.
- First houses described by attendees:
 - 1st house was 1,100 square feet in California desert 15% interest rate 1980
 - 1,300 square feet in St. College in 1972 for \$30,000
 - 2,000 square feet in Broward in 1971 for \$24,000
 - 1,100 square feet in Greensboro, NC in 1969 for \$21,650
 - 1,800 square feet Orlando, FL in 1974 for \$40,000
- Need a pot of money for affordable housing assistance.
- Does affordable housing have to be brand new?
- Need Comprehensive plan changes to slow growth, spread growth to other quadrants of town.
- Lake at Jacksonville, FL. Let growth go to Jacksonville instead of coming to Tallahassee.
- Slow growth and development.
- Look at density of single family development.
- Need more than one public hearing on lake protection nodes.
- More meetings for public to offer input.
- Need specific meetings for controversial types of development.
- Set up workshops for neighborhood homeowners associations for development prior to new projects, make part of development process.
- Developers following rules are put against neighbors. Need to rethink Comprehensive Plan process.
- Communication is a big problem.
- Enforce the Comprehensive Plan.
- Need clear rules for both developer and homeowner to understand.
- Developers and homeowners associations need to work together and build trust.
- Go back and allow more input on rezoning, and give opportunity for more than 3 minutes per person.
- Complaints about notices not including important information related to rezoning.
- Lake protection node is out of context vs. Comprehensive Plan.

Fort Braden Community Center / May 7, 2018

- 1 home per 3 acres feels appropriate for this [Fort Braden] area.
- No multifamily out here, please.
- Difficulty dividing large parcels of land to share with family.

Community Room at Amtrak Center / May 14, 2018

- There is a problem with how the current housing market is structured. Many of us are not able to afford the housing being built.
- Developers do not want to build what is considered affordable housing.
- Developers are wiping out affordable housing in town.
- The profit motive is driving the affordable housing away.
- Should make inclusionary housing mandatory.
- Orange County, North Carolina has a revolving loan fund to help with housing affordability.
- Maybe provide housing cooperatives – where houses are shared by several individuals.
- Live in the Jackson Bluff area and own my house around a lot of rental houses. Would like to improve- but putting money into the house would out price other units in the area.
- Would like to see more homeowners in the neighborhood (Jackson Bluff).

- Seem like we already have the missing middle housing, but they are trying to get rid of it.
- Enforcing density over lot size.
- Miami is using form based zoning, which is getting results with mix housing types.
- How does transportation play in with all the new development we are having with the higher density?
- How can we do a better job at collecting fees closer to the impacted areas? How do we offset money being taken away from the impacted areas and being used in other areas (like affordable housing fees collected in one area and used in other areas)? Fees FSU paid are being used in other areas.
- Builders are getting rid of the character of the community. They come in with the most cynical mindset.
- In Miami, the builder must work with the character of the area.
- You could put a historic preservation overlay over neighborhoods to preserve their character/look.
- How can we encourage the downtown area to improve? Kleman Plaza is sitting alone. Maybe more residential around the area would be better.

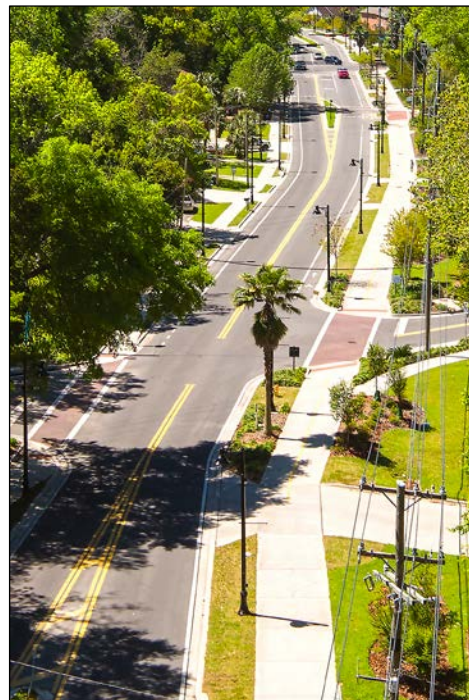
Goal 5: TRANSPORTATION NETWORK

Joint City-County Bicycle Workgroup / April 9, 2018

- Can you create context classifications in Tallahassee? Or does one context run into another?
- Thomasville road and 7th is contextually wrong. Multimodal should be emphasized everywhere.
- Rural area movement towards paving dirt roads, having other transportation options in the city.
- Autonomous driving and land use is going to be important. May need way less parking.
 - Especially with people using Uber and Lyft.
 - We could end up having many people using the same vehicle.
- Tallahassee has solar farm, etc. Electric Vehicles are getting more popular.

Lake Jackson Community Center / April 16, 2018

- Speeding is an issue.
- Need more transportation choices:
 - Electric Buses
 - Viable headways
- Roundabouts? Why are they so prevalent now?
- Public outreach needed on how to use roundabouts. Need more public education on how to use roundabouts.
- Bicycle public service announcements are needed.
- Separate facilities for bicycles are needed.
- Can we put together a bike month public service announcement?
- A lot of speeding in Tallahassee; need better frequency of transit.
- We need more sidewalks with good design. Shared space on streets is a possibility.
- Need to prioritize sidewalks in high traffic areas. Bike share is good for downtown. Better facilities for cyclists are needed in town (raised bike lanes help).
- Bannerman Road is congested.
- Need better choices for people to move around the community. Everyone cannot drive (children, some elderly, etc.) and others may want other means to get from one point to another. We need good modes for getting around.
- Increase the frequency of the bus system pickup/drop-offs.
- Are roundabouts doing what they are supposed to do?
- How do you get more affordable transportation to rural areas?
- Would like to see more sidewalks, but every neighborhood may not need them based on size, lack of traffic issues and streets that are walkable without them.
- Sidewalks can be an enhancement for neighborhoods.
- Need to provide more bike sharing opportunities.
- Make biking easier in the urban areas.
- Need non-mountable curbs for biking.
- Bannerman Road is not ready for the proposed re-zoning.



Tallahassee-Leon County Comprehensive Plan Land Use Element Update Goals

Jack McLean Park Community Center / April 26, 2018

- Need Gaines Street bypass through FAMU.

Summer Brooke Golf Club / April 30, 2018

- Do not four-lane Bannerman Road. Three lane it with a middle turning lane. Maybe do a roundabout.
- Concurrency need to come before a rezoning is approved.
- County Public Works is in the wrong century for traffic planning and designing.
- Concurrency issue should apply to schools as well.
- Should have more public meetings on issues like the lake protection nodes.
- Lake protection node designation for this area is totally out of context for this area, especially when you look at land use intensity to infrastructure capacity.
- The developer for the current rezoning for the lake protection node is trying to get out of concurrency.
- At what point will we say we cannot put any more capacity on Meridian Road?
- Bicycle paths are needed on Bannerman to improve safety for cars and people riding bikes. Gainesville is a good example. Strick traffic control. Sidewalk-curb on a different grade.
- People are driving too fast. Fear development plans will spill traffic into neighborhood and require future widening.
- There are pedestrian/vehicle issues on Bannerman in the morning.
- Tallahassee's transportation system "sucks."
- More than 2 roads needed. East-west connections as alternatives to Ox Bottom and Bannerman.
- Planning Departments usually allow development to exceed infrastructure capacity. Need more emphasis on infrastructure provision prior to or concurrent with development.
- Meridian can't be widened, right?
- Need to account for fire truck access.
- Millstone Plantation road runs east-west approximately midway between Ox Bottom and Bannerman.
- Concerns with congestion situation. Nowhere to go by way of Bull Headley and expansion of roadways to Tequesta met with resistance. Guardrails for pedestrian infrastructure. Inadequate recreation facilities. Properly plan infrastructure.
- Need to account for access issues, traffic, information, services.
- Think about bike lanes.
- Need to have better access to infrastructure.
- Take care of Bannerman.
- Spend money on Bannerman Road.
- Concerns about Summer Brooke and Ox bottom with the traffic cut through.

Fort Braden Community Center / May 7, 2018

- Highway 20 should have been widened years ago. How do we get around that? "If the county has the will, the State will come along." Need to add turn lanes.
- Crawfordville stealing Fort Braden customers from Tennessee Street Wal-Mart because it is viewed as a poorly-operated/dirty store. Residents are otherwise going to Wakulla to shop.
- Bicycle riding is dangerous on Highway 20.
- Need to apply better Florida Department of Transportation design standards.
- Complete streets: Highway 20 needs to be addressed in light of context.
- People hydroplane on Highway 20.
- Traffic on Highway 20:

- Hunting traffic
 - Beach traffic
- Bloxham Cutoff is getting congested also.
- We need to figure out a way to reverse traffic/spending between Ft. Braden/Wakulla County.
- Need mountain bike trails.
- Race car track: Generally not desired in Fort Braden.

Community Room at Amtrak Center / May 14, 2018

- Bronough/Duval did not always have its current character. MLKing Jr Boulevard used to be the street to bring people into the downtown.
- Improve Star Metro to get more people using it.
- Need information about the routes at the Star Metro stops.
- Need actual bus stop shelters so that people do not have to stand in the rain.
- Bus stop at Governor Square Mall has moved. No information on where it moved and why it moved. This was a good location.
- Think there is a perception in the community that it is uncool to ride the bus. Maybe need to do more public relations to let people know that this is the way of the future.
- Maybe have a competition for the university students to design new bus stops.
- If you ruin the neighborhoods that are currently pedestrian friendly with higher density, then biking and walking will get worse.
- Better bike lanes - dedicated bike lanes in higher traffic areas.
- Would like to see walking distance put on signage.
- Need lighting in cemeteries downtown where people walk and bike.
- Would be helpful to provide better information about the different modes of transportation available in the area.
- Need to evaluate bike lanes where cars are parallel parked.