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

Small-Scale Future Land Use Map Amendments

Small-scale Future Land Use Map amendments consisting of areas that are 50 acres or less and do not include text amendments may be processed throughout the year per the outlined process and schedule posted on-line.

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 50 acres or more. 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.

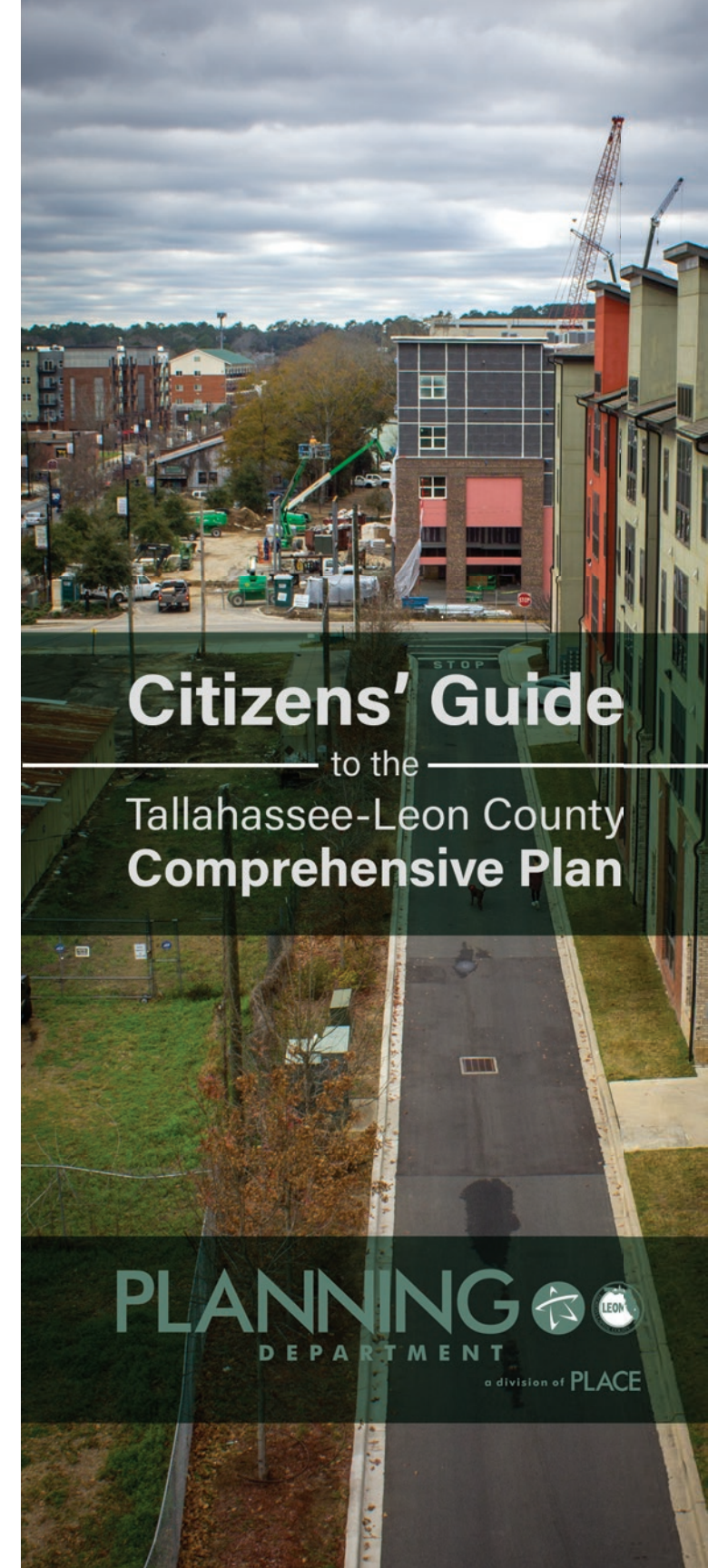More information about the LPA is available at www.talgov.com/place/pln-lpa.aspx

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

PLANNING
DEPARTMENT
a division of PLACE

435 N. Macomb Street
Tallahassee, FL 32301
(850) 891-6400 | www.talgov.com/planning

What is the Comprehensive Plan?

The Tallahassee-Leon County Comprehensive Plan is a translation of community values and aspirations into public policy. The Comprehensive Plan guides economic, social, physical, environmental, and fiscal development of the community over the next twenty to thirty years. To ensure a unified vision, the Comprehensive Plan is a joint document adopted by both the City of Tallahassee and Leon County.

Where Can I Find It?

www.talgov.com/place/pln-cp.aspx

How is it Organized?

Element: Goals > Objectives > Policies

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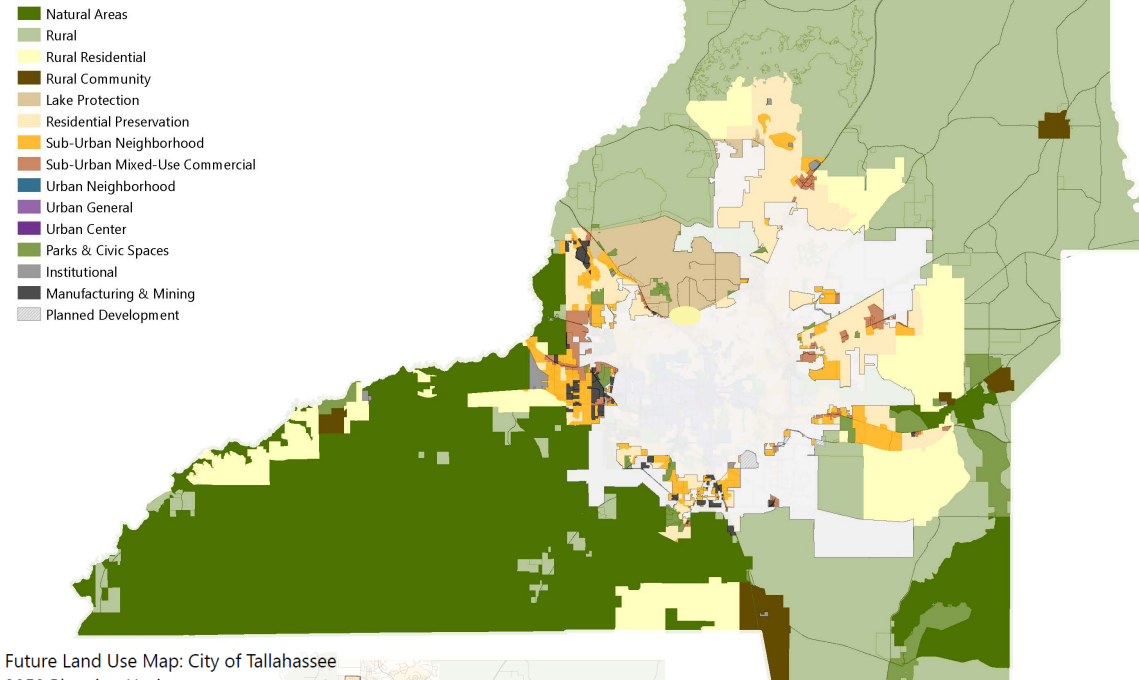
COMPREHENSIVE PLAN ELEMENTS

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

The Future Land Use Map

Located in the Land Use and Mobility 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
2050 Planning Horizon

- Natural Areas
- Rural
- Rural Residential
- Rural Community
- Lake Protection
- Residential Preservation
- Sub-Urban Neighborhood
- Sub-Urban Mixed-Use Commercial
- Urban Neighborhood
- Urban General
- Urban Center
- Parks & Civic Spaces
- Institutional
- Manufacturing & Mining
- Planned Development

Future Land Use Map: City of Tallahassee
2050 Planning Horizon