

**Tallahassee-Leon County Comprehensive Plan  
Draft Land Use and Mobility Element Goals and Objectives  
January 14, 2025**

**Goal 1 [LM] – A Healthy Environment:**

Our community will maintain a healthy environment with drinkable water, breathable air, unpolluted lakes, rivers, and soils, renewable energy sources, conservation areas that protect valuable or irreplaceable natural resources, and open spaces available and accessible to all residents and visitors to our community.

To achieve this goal, our community will:

- Identify natural resources that contribute to a healthy environment and human well-being. Prioritize the preservation of natural areas (including conservation areas, environmentally sensitive features, and water resources) when making land use and transportation decisions.
- Provide access and opportunities for passive and active open spaces that promote healthy active lifestyles for all citizens.
- Coordinate between the City and County, with neighboring jurisdictions, and with regional, state, and federal agencies to cooperatively support protection of natural resources that extend beyond jurisdictional boundaries.

**Objective 1.1 – Identification of Natural Resources and Historic Features:**

Identify natural, cultural, archaeological, historic, and other resources that contribute to human well-being and community character.

**Objective 1.2 – Preservation of Natural Areas:**

Preserve natural areas, including conservation areas, environmentally sensitive features, and water resources. Prioritize and maximize the protection of these areas when making decisions regarding land use, transportation, and infrastructure extension.

**Objective 1.3 – Access to Parks and Recreation:**

Provide equitable public access to existing and future recreation areas, open spaces, greenways, and parks.

**Objective 1.4 – Urban Forests:**

Using best available data, manage urban forests through strategies that address preservation of trees, planting of new trees, removal of unhealthy trees or trees in unsuitable locations for that species, maintenance of existing trees, and minimization of infrastructure conflicts.

**Objective 1.5 – Green infrastructure:**

Where feasible, implement green infrastructure strategies as a cost-effective, resilient approach to reduce and treat stormwater at its source while delivering environmental, social, and economic benefits. *[Add to glossary – definition from EPA] Green infrastructure: Infrastructure that uses plants, soils, and other media to capture and treat stormwater at its source. It relies on the natural processes of filtration, infiltration, and evapotranspiration to manage stormwater.*

**Objective 1.6 – Community Resilience:**

Foster community resilience by strengthening the reliability of our infrastructure, protecting a robust natural environment and local economy, building up our adaptive capacity, and empowering self-sufficiency across the community.

**Objective 1.7 – Intergovernmental Coordination:**

Coordinate with neighboring jurisdictions to effectively address and support the protection of natural resources that extend beyond jurisdictional boundaries in ways that reflect the importance of context and scale at the neighborhood, city, county, and regional levels.

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## Goal 2 [LM] – Distinct Urban and Rural Areas:

Our community will provide residents with diverse options for where they live or visit by maintaining a distinction between rural, sub-urban, and urban areas.

By maintaining a distinction between these areas, our community will:

- Provide diverse lifestyle choice while reducing sprawl.
- Foster economic development in urban areas and identified activity centers.
- Promote efficient development patterns.
- Support revitalization and redevelopment efforts within the urban boundary.
- Reduce infrastructure costs.
- Protect agricultural and forest management uses.
- Preserve natural resource-based activities, ecosystem functions and ecosystem services, and scenic vistas and pastoral landscapes.

### **Objective 2.1 – Growth and Population Accommodation:**

Tallahassee and Leon County will accommodate our population growth in a responsible manner. A growth and development strategy that provides for well-managed, orderly growth that preserves natural resources and promotes fiscal responsibility shall be leveraged to maximize economic and environmental stewardship while accommodating the increased population.

### **Objective 2.2 – Efficient Growth:**

To support the projected population growth, infrastructure shall be provided economically and efficiently while protecting surrounding forests and agricultural lands from unwarranted and premature conversion to urban land uses. Growth and development shall be directed toward areas with existing infrastructure in a manner that maintains distinct natural, rural, sub-urban, and urban areas.

### **Objective 2.3 – Public Infrastructure:**

Provide public infrastructure, public facilities, and public services that are necessary for public health, safety, and well-being efficiently, effectively, and equitably.

### **Objective 2.4 – Preservation of Rural Areas:**

Protect agricultural and silvicultural uses, natural resource-based activities, ecosystems, scenic vistas, and pastoral landscapes by preserving rural areas of the community and preventing the premature conversion of rural lands into low density, single use districts.

### **Objective 2.5 – Reconnecting Urban Sprawl:**

Mitigate the impacts of automobile-oriented, single-use developments by leveraging transportation connectivity, land use, and urban design principles that focus on reducing environmental impacts, incorporating a mix of uses, reducing vehicle miles travelled, and improving mobility, especially for people walking, riding bicycles, and using transit.

### **Objective 2.6 – Recognizable Places:**

Foster and protect distinctive, attractive places that are recognizable and important to the community.

**Objective 2.7 – Multimodal Transportation District (MMTD):**

Facilitate the safe and comfortable use of multiple modes of transportation and urban design standards to develop and maintain healthy neighborhoods and thriving businesses where travel by foot, bicycle, and transit will be easy and practical to reduce automobile use and vehicle miles traveled.

**Objective 2.8 – Community Context:**

Identify natural, rural, sub-urban, and urban context areas based on distinguishing characteristics of the different locations across the community. The distinguishing characteristics used to identify the context areas will include existing development patterns, future development patterns based on land use and zoning, natural features, access to infrastructure, adjacent roadway classifications and proximity to employment centers, universities and schools, transit lines, trails and multi-modal facilities. The context areas shall be used as the basis for planning and design of land uses and transportation facilities in the City of Tallahassee and Leon County.

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## Goal 3 [LM] – Healthy Neighborhoods and Vibrant Places:

Our community will plan for the development of healthy neighborhoods, vibrant places, and places of employment that are designed and built to be lively, inclusive, safe, and sustainable to ensure the equitable treatment and involvement of all citizens, recognize the importance of public spaces and private property, address the importance of civic and institutional uses, and account for community context.

These places will provide for:

- Recreational opportunities.
- Pedestrian and bicycle facilities.
- Healthy food options.
- Health services.
- Community services, including schools, community centers, and libraries.

### **Objective 3.1 – Residential Character:**

Provide for connectivity and a balanced mix of residential uses that allow for greater housing diversity while protecting the character of existing, viable residential areas and neighborhoods.

### **Objective 3.2 – Southside Action Plan:**

Develop and monitor the Southside Action Plan to align with the community’s desire for a framework of action in the southern part of the Tallahassee urban area. To achieve this objective, the local governments shall develop a Southside Action Plan that complements long term public and private investment with small scale visible improvements that are relatable and community driven. This approach recognizes that the vision of Southside citizens is essential to guiding the development, redevelopment, and rehabilitation of the Southside; and that the community’s vision focuses on three main areas of improvement: Beautification, Investment, and Engaged and Activated Citizens.

### **Objective 3.3 – Connectivity Access Management:**

Require effective interconnectivity and access management to reduce vehicle trip demand, increase access and safety for bicyclists and pedestrians, and preserve the integrity of the transportation system.

### **Objective 3.4 – Equitable Distribution of Land Uses:**

Provide for the geographic distribution of land uses in a manner that meets the needs of a growing and diverse population while ensuring that the benefits and burdens of different land uses are shared across the community equitably.

### **Objective 3.5 – Safety:**

Prioritize safety as a foundational principle in the development and amendment of policies and guidelines. Apply best practices and best available data to land development regulations, street design, and urban design to enhance and promote the safety of all people regardless of age or ability.

### **Objective 3.6 – Land Development Regulations:**

Maintain specific and detailed land development regulations that implement and are consistent with the goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

### **Objective 3.7 – Urban Design:**

Incorporate urban design standards and design guidelines into the City of Tallahassee and Leon County Land Development Regulations to support distinctive and adaptable places that promote engaging, accessible, and safe public spaces.

## Goal 4 [LM] – Greater Housing Diversity:

Our community will strive for greater housing diversity that expands affordable housing opportunities and housing options for people with varying income levels, offers more flexibility for people in different stages of life and with different abilities, and promotes options that are supported by transit, on-demand, and non-motorized forms of transportation.

While working toward greater housing diversity, our community will:

- Protect the character of existing, viable residential areas through neighborhood design, building types, buffering, and screening.
- Promote development practices to support:
  - Neighborhoods that are diverse in use and population.
  - Communities that are designed for people walking, riding bicycles, and using transit as well as driving motorized vehicles.
  - Places that offer inclusive access to public spaces and community institutions.

### **Objective 4.1 – Missing Middle Housing:**

Ensure diverse housing options along a spectrum of affordability and housing types in residential areas to support walkable neighborhoods, neighborhood commercial uses, and public transportation options. Allow for diverse housing options in new and existing neighborhoods to ensure that the housing types are not homogeneous and provide a solution to the mismatch between the available housing stock, shifting demographics, and growing demand for walkability.

### **Objective 4.2 – Mobility Based Housing Incentives:**

Provide density bonuses and other incentives that encourage compact, mixed-use communities near transit and trail corridors and mobility hubs.

### **Objective 4.3 – Affordability:**

Provide density bonuses and other incentives that expand affordable housing opportunities and options for people with varying income levels, including opportunities and options not adequately supplied by the market.

### **Objective 4.4 – Family Heir Subdivisions:**

Provide a hardship provision by which owners of property outside of the Urban Boundary who meet defined eligibility requirements may have the ability to create smaller parcels of land for family members for use as homesteads.

## Goal 5 [LM] – A Robust Economy:

Our community will facilitate the development, attraction, and cultivation of innovative businesses and associated job creation to position the local economy for sustained, directed growth, raise the quality of life for residents, and alleviate poverty in the community.

Our community will foster a robust economy by:

- Supporting target industry cluster development and innovation districts.
- Retaining and creating new employment opportunities emphasizing Tallahassee-Leon County’s target industries.
- Reducing barriers to starting and growing businesses.
- Increasing access to job opportunities and training.
- Ensuring adequate and suitable lands are designated for commercial and industrial uses.

### **Objective 5.1 – Economic Health:**

Initiate community planning, urban development, and redevelopment strategies that prepare businesses, production facilities, trades, and related activities that provide the livelihoods of the population to withstand positive and negative changes in the economy and to continue providing jobs and incomes to support the community.

### **Objective 5.2 – Innovation, Industry, and Manufacturing:**

Provide land uses in sufficient quantities and in appropriate locations that allow for entrepreneurship and job creation through technology, industry, manufacturing, and similar activities.

### **Objective 5.3 – Airport Access:**

Provide access to the Tallahassee International Airport to ensure the movement of people and commerce while maintaining the safety and security of the airport.

### **Objective 5.4 – Freight and Cargo:**

Provide a network of transportation facilities that are coordinated across different modes of travel to support the movement of freight and cargo.

### **Objective 5.5 – Post-Disaster Redevelopment Planning:**

Plan for post-disaster recovery and redevelopment to help resume economic activities following damage or destruction by a natural or human-made disaster.

### **Objective 5.6 – Intergovernmental Coordination:**

Increase the economic strength of the Tallahassee Metropolitan Statistical Area (MSA) by leveraging opportunities, programs, land uses, and transportation facilities across the region to grow existing businesses and attract new businesses.

## **Goal 6 [LM] – A Balanced Transportation Network:**

Our community will provide a balanced and viable transportation network with convenient and context-sensitive options, so pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities can travel safely around the community.

The transportation network shall:

- Include streets, sidewalks, bicycle lanes, shared use paths, trails, aviation facilities, rail lines, transit, and on-demand transportation options.
- Account for land use context, right-of-way constraints, and the short-term and long-term costs of transportation infrastructure.
- Account for emerging technologies and best practices.
- Discourage the negative effects roadway widening can have on neighborhoods and community character.
- Provide safe routes to schools and options for the transportation disadvantaged and vulnerable road users.
- Maintain adopted quality of service measures.
- Be coordinated between the City and County, with neighboring jurisdictions, and with regional, state, and federal agencies to cooperatively plan and manage transportation systems that are within the community but managed by FDOT.

### **Objective 6.1 – Land Use and Transportation Coordination for Livability:**

Coordinate land use and transportation systems that foster vibrant communities with compact urban forms and a mixture of uses to minimize travel distances, reduce greenhouse gas emissions, and enhance pedestrian, bicycle, and transit mobility.

### **Objective 6.2 – Network Connectivity Improvement:**

Improve the balance, connectivity, and capacity of the multimodal transportation network.

### **Objective 6.3 – Context Based Mobility:**

Plan, design, and build the transportation system to reflect the existing context areas and what the context areas will be in the future based on land use and zoning.

### **Objective 6.4 – Complete Streets:**

Design, construct, and operate streets and roads to provide safe, convenient, and context-sensitive access for pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities.

### **Objective 6.5 – Bicycle Facilities:**

Develop a network of bicycle facilities that provides safe, comfortable, and direct connections throughout the community.

### **Objective 6.6 – Pedestrian Facilities:**

Improve walkability by designing and providing facilities that create an environment where walking is useful, safe, comfortable, and aesthetically interesting. Prioritize the pedestrian network over other transportation modes in the most urbanized and densely populated areas of the community.

### **Objective 6.7 – Transportation Demand Management:**

Leverage transportation and parking demand management strategies to promote system efficiencies and alternate modes of travel and to spread the travel demand across more hours of the day.



**Objective 6.8 – Transportation for the Disadvantaged:**

Coordinate transportation options to empower members in the community who are unable to provide their own transportation to vital services, including seniors, and individuals with disabilities, people with low incomes, and children at risk.

**Objective 6.9 – Transit:**

Ensure that the community is well-connected via transit to major activity centers, transit stops and waiting areas are safe and comfortable, and transit is coordinated with other modes of transportation.

**Objective 6.10 – Aviation:**

Provide aviation facilities to meet the demand for commercial service, general aviation, freight and cargo, advanced air mobility, and military services and to enhance aviation and airport development opportunities.

**Objective 6.11 – Rail:**

Accommodate and mitigate impacts of existing rail-based freight and cargo services, support opportunities for commercial passenger service, and coordinate with rail owners to enhance the safety of existing crossings and seek additional safe crossings for pedestrian and bicycle users.

**Objective 6.12 – Mobility Hubs:**

Support and incentivize the creation of mobility hubs to serve as connection points between public and private shared mobility services and multimodal options.

*[Add to glossary] Mobility hub: A central location where a variety of multimodal options are available for people to choose from. These can vary in size, location, and offering. Mobility hubs support a strong multimodal network by providing connectivity between modes, and can provide supportive amenities such as electric charging, bicycle storage, and restrooms.*

**Objective 6.13 – Intergovernmental Coordination:**

Coordinate with neighboring jurisdictions, the Florida Department of Transportation, and the Capital Region Transportation Planning Agency to effectively plan and manage transportation systems that extend beyond jurisdictional boundaries.