

**Leon County Board of County Commissioners
and
Tallahassee City Commission**

**Joint County-City Workshop
on the 2018 Cycle
Comprehensive Plan Amendments**

**Tuesday
January 23, 2018
1:00 p.m. – 3:00 p.m.**

**Leon County Courthouse
5th Floor Commission Chambers**

Notes for Workshop

Joint County-City Workshop on the 2018 Cycle Comprehensive Plan Amendments

January 23, 2018

To: Honorable Chairman and Members of the Board of County Commissioners
Mayor and City Commissioners

From: Vincent S. Long, County Administrator
Reese Goad, Interim City Manager

Title: Joint City-County Commission Workshop on the 2018 Cycle Comprehensive
Plan Amendments

Review and Approval:	Vincent S. Long, County Administrator
Department/ Division Review:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Benjamin Pingree, Director, Planning, Land Management, and Community Enhancement (PLACE) Cherie Bryant, Director, Tallahassee-Leon County Planning Department
Lead Staff/ Project Team:	Artie White, Administrator – Comprehensive Planning

Statement of Issue:

This item provides information on the proposed 2018 cycle amendments to the Tallahassee-Leon County Comprehensive Plan. The purpose of the Joint Workshop is to allow the elected officials for both the County and the City to review the amendments and request any additional information from staff prior to the small scale amendment adoption/large scale amendment transmittal public hearing which will occur on February 27, 2018 and the large scale amendment adoption public hearing which will occur on April 10, 2018.

Fiscal Impact:

This item has no fiscal impact to the County

Staff Recommendation:

Option #1: Conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop.

Option #2: Accept the Status Report on the Summary of Input on Community Values.

Report and Discussion

Background:

The purpose of the Joint County-City Commissions Workshop for the 2018 Cycle Comprehensive Plan amendments is to review and discuss the proposed amendments. The workshop packet includes the agenda, staff reports, and public comments received for all 2018 amendments through January 3, 2018.

The County and City Commissions will meet for the first public hearing on the 2018 cycle amendments on February 27, 2018. This first public hearing will be for the adoption of small scale map amendments (proposed amendments that involves a use of 10 acres or fewer) and the transmittal of large scale amendments (proposed text amendments and proposed map amendments that involves a use of greater than 10 acres) The second and final adoption public hearing for the 2018 amendments is scheduled for April 10, 2018.

Full 2018 Cycle Amendment Schedule:

Application Cycle	April 2017 – September 29, 2017
Local Planning Agency Workshop	November 7, 2017
Public Open House	November 16, 2017
Local Planning Agency Public Hearing	December 5, 2017 (continued)
Local Planning Agency Public Hearing	January 2, 2018
Joint City-County Workshop	January 23, 2018
First Joint City-County Public Hearing	February 27, 2018
Second Joint City-County Public Hearing	April 10, 2018

Analysis:

The proposed 2018 Cycle Comprehensive Plan amendments include:

PCM201801: Parkway Place

Applicant: Parkway Place Partners Ltd.

TLCPD Staff: Debra Thomas

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Residential Preservation to Suburban. The parcel is located immediately north of Apalachee Parkway and east of Albritton Drive. The subject site is owned by Parkway Place Partners LTD and consists of one storefront in an existing shopping center. The existing Residential Preservation category allows residential uses up to six dwelling units per acre. The proposed Suburban category allows a mixture of office, commercial uses and residential densities up to 20 units per acre. The applicant is requesting the amendment to make the one storefront FLUM consistent with the remainder of the shopping center.

Rezoning Application: A rezoning application has been filed concurrent with this amendment. A zoning change from Residential Preservation – 2 (RP-2) and Residential Preservation – 1 (RP-1) to Commercial Parkway (CP) is being requested to implement the proposed amendment to the Future Land Use Map.

Staff recommendation on proposed amendment: Approve

Local Planning Agency recommendation on proposed amendment: Approve

PCM201802: PetroSouth

Applicant: Lar Lar Development, LLC

TLCPD Staff: Debra Thomas

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Urban Residential 2 to Suburban on a parcel totaling 0.726 acres. The parcel is located immediately south of Jackson Bluff Road and east of Mabry Street. The subject site is owned by Lar Lar Development LLC and is developed with a convenient store. The existing Urban Residential 2 is a residential category with a density up to 20 units per acre. Under the category commercial/retail uses are prohibited. The proposed Suburban category allows a mixture of office, commercial uses and residential densities up to 20 units per acre. The applicant is requesting the amendment so that they can continue to operate the long-term business which occupies the subject site.

Rezoning Application: A rezoning application has been filed concurrent with this amendment. A zoning change from Medium Density Residential (MR-1) to General Commercial (C-2) is being requested to implement the proposed amendment to the Future Land Use Map.

Staff recommendation on proposed amendment: Approve

Local Planning Agency recommendation on proposed amendment: Approve

PCM201803: FSU Health Clinic

Applicant: City of Tallahassee

TLCPD Staff: Debra Thomas

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Recreation /Open Space and Educational Facilities to Government Operational on two parcels totaling 1.79 acres. The parcel are located immediately south of Roberts Avenue and immediately west of Eisenhower Street. One is owned by the City of Tallahassee and the other by the State of Florida. Florida State University is seeking to purchase the subject site to construct a medical teaching facility.

The existing Recreation/Open Space FLUM allows for government owned lands which have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife management areas, while permitted uses in the Educational Facilities FLUM are limited to educational facilities and ancillary community services to serve the student population, or the community in general. The proposed Government Operational allows for government owned offices, libraries, museums, and various other community services/facilities.

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Staff recommendation on proposed amendment: Approve

Local Planning Agency recommendation on proposed amendment: Approve

PCM201804: Chabad House

Applicant: Rabbi Schneur Z. Oirechman

TLCPD Staff: Sean Reiss

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation for two parcels totaling approximately 3.71 acres in the Chapel Ridge neighborhood from Residential Preservation (RP) to University Transition (UT).

The Residential Preservation FLUM designation allows for single-family houses, townhomes, and duplexes at a maximum density of six (6) units per acre. The University Transition FLUM designation allows for a mix of uses, including smaller scale retail and commercial uses, entertainment commercial uses, offices, and residential housing up to fifty (50) units per acre.

Rezoning Application: A rezoning application has been filed concurrent with this amendment. A zoning change from Planned Unit Development [PUD] and RP-1 Residential Preservation to University Transition (UT) is being requested to implement the proposed amendment to the Future Land Use Map.

Staff recommendation on proposed amendment: Approve with expansion area

Local Planning Agency recommendation on proposed amendment: Approve with expansion area

LMA201802: Capital Circle Light Industrial

Applicant: Frank Williams

TLCPD Staff: Stephen Hodges

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation for three parcels totaling approximately 3.8 acres in an area used for sand mining and the processing of construction materials located west of Capital Circle SE and south of Tram Road from Urban Fringe (UF) to Suburban.

The Urban Fringe FLUM designation allows for low-density residential areas mixed with open space and agricultural activities on the periphery of the Urban Service Area. The maximum allowed standard residential density is one unit per three acres. The Suburban FLUM designation allows for a mix of uses, including retail and commercial uses, offices, and residential housing up to twenty (20) units per acre.

Rezoning Application: A zoning change from Urban Fringe (UF) to Light Industrial (M-1) is being requested to implement the proposed amendment to the Future Land Use Map.

Staff recommendation on proposed amendment: Approve with expansion area

Local Planning Agency recommendation on proposed amendment: Approve with expansion area

LMA201804: East Mahan

Applicant: Leon County

TLCPD Staff: Stephen Hodges

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation for two parcels totaling approximately 232 acres on the north side of Mahan Drive east of I-10 from Urban Fringe (UF) to Rural (R).

The Urban Fringe FLUM designation allows for low-density residential areas mixed with open space and agricultural activities on the periphery of the Urban Service Area. The maximum allowed standard residential density is one unit per three acres. The Rural FLUM designation is intended to maintain and promote agriculture, silviculture, and natural resource-based activities, preserve natural systems and ecosystem functions, and protect the scenic vistas and pastoral development patterns that typify Leon County's rural areas. The maximum allowed residential density in Rural is one dwelling unit per ten (10) acres.

This amendment is a result the terms of the executed Development Agreement for the property, which state "In the event the developer does not comply with the terms of the Agreement within ten years and the Agreement is not extended, the local government shall initiate a Future Land Use Map amendment and/or rezoning at the earliest possible time in order to return the property to the status it held prior to this Agreement." The property owner has not requested an extension to the agreement. The Planning Department staff mailed a notice to the property owner at their address listed with the Leon County Property Appraiser as well as an additional address. The Planning Department received no reply. Staff also attempted to contact the owner on the telephone, but has been unable to reach the owner.

Rezoning Application: A zoning change from Urban Fringe (UF) to Rural (R) is being requested to implement the proposed amendment to the Future Land Use Map.

Staff recommendation on proposed amendment: Approve

Local Planning Agency recommendation on proposed amendment: Approve

LMA201805: Barcelona Offices

Applicant: Ricardo Hernandez

TLCPD Staff: Julie Christesen

Map Amendment: This is a request to change the Future Land Use Map (FLUM) designation from Urban Residential 2 (UR-2) and Activity Center (AC) to Suburban (SUB) on two parcels totaling 30 acres. Part of the property is already designated SUB on the FLUM. The parcels are located off of Capital Circle Southeast, north of Blair Stone Road, off of Barcelona Lane. The applicant is seeking the land use change to develop offices.

The existing UR-2 land use allows up to 20 dwelling units per acre. The existing AC land use allows up to 45 dwelling units per acre and is intended to provide large scale commercial activities to serve retail needs of large portions of the population. The proposed Suburban category allows a mixture of office, commercial uses and residential densities up to 20 units per acre.

Rezoning Application: A rezoning application will be processed concurrently with this amendment. A zoning change from Single- and Two-Family Residential District (R-3) and High Intensity Urban Activity Center District (AC) to Office Residential 2 (OR-2) is being requested to implement the proposed amendment to the Future Land Use Map.

Staff recommendation on proposed amendment: Approve

Local Planning Agency recommendation on proposed amendment: Approve

PCT201801: Research and Industry

Applicant: Tallahassee-Leon County Planning Department

TLCPD Staff: Artie White

Text Amendment: The proposed text amendment would create a new land use category that addresses research and development, advanced manufacturing, industrial, and light industrial and mining uses. The proposed land use category will include guidelines for the development of implementing zoning districts.

Local Planning Agency: On January 2, 2018, the Local Planning Agency voted to continue the public hearing on this item to the February 6, 2018 Local Planning Agency Meeting to provide staff additional time to further refine the density and intensity standards for the proposed land use category.

PCT201802: Regional Mobility Plan Maps

Applicant: Tallahassee-Leon County Planning Department

TLCPD Staff: Julie Christesen

Text Amendment: This is a request to amend the Mobility Element of the Tallahassee-Leon County Comprehensive Plan to update the Adopted Cost Feasible Map (map 28), and to replace the project specific Adopted Cost Feasible Maps (maps 29-41) with project lists. This section is being amended to reflect the Cost Feasible Projects that were identified in the CRTPA 2040 Regional Mobility Cost Feasible Plan, and the new format (tables instead of maps).

Staff recommendation on proposed amendment: Approve

Local Planning Agency recommendation on proposed amendment: Approve

PCT201803: Intergovernmental Coordination Element

Applicant: Tallahassee-Leon County Planning Department

TLCPD Staff: Artie White

Text Amendment: This is a request to amend the Intergovernmental Coordination Element of the Tallahassee-Leon County Comprehensive Plan to update Objective 1.8 and Policy 1.8.1 addressing the Comprehensive Plan Amendment Process, including the number of times the Comprehensive Plan can be amended annually and procedures for voting on proposed amendments.

Local Planning Agency: On January 2, 2018, the Local Planning Agency voted to continue the Public Hearing to the February 6, 2018 Local Planning Agency meeting to allow staff the opportunity to gain additional direction at the January 23, 2018 Joint City-County Commission Workshop.

Status Report on the Summary of Public Input on Community Values for the Comprehensive Plan Land Use Element Update

The Tallahassee-Leon County Planning Department is currently updating the Land Use and Mobility Elements of the Comprehensive Plan. This update is intended to reflect community values. This status report includes the input received from the public that will serve as the basis for draft Land Use and Mobility Goals.

This effort is consistent with direction from the Board of County Commissioners and City Commission to align the land use and development plan with established community priorities, beginning with a comprehensive assessment and revision of the Land Use Element. This effort is also consistent with Leon County's FY2017-2021 Strategic Initiatives that the Board approved at the January 24, 2017 meeting:

- *Complete a comprehensive review and revision to the Land Use Element of the Comprehensive Plan, including a review of inclusionary housing. (2016-25)*

This particular Strategic Initiative aligns with the Board's Quality of Life Strategic Priority:

- *(Q5) Support strong neighborhoods.*

Consistent with the Public Participation Strategy accepted by the Board of County Commissioners on October 26, 2016, staff developed a Survey on Community Values and made the survey available from April 5, 2017 through November 15, 2017. During this time, staff also hosted six public workshops across the community. The workshops were held at the following locations:

Workshop Dates and Locations

- Monday, October 2 – Lake Jackson Community Center
- Thursday, October 5 – Community Room at Amtrak Center
- Monday, October 9 – Jack McLean Community Center
- Thursday, October 12 – Dorothy Spence Community Center
- Monday, October 23 – Bradfordville Community Center
- Monday, October 30 – Fort Braden Community Center

Summary of Public Input

The input from the survey was generally supportive of the preliminary community values and the land use and mobility principles. Reoccurring themes in the input included: Healthy Natural Environment, Vibrant Economy, Social Equity, Improve Cycling and Walking, Urban Forests, Economic Diversification, Reduced Crime, Downtown Improvements, Reduced Sprawl, Affordability, Local Business Development, and Reduced Automobile Dependence. These themes are consistent with the input from the public workshops as well.

Online Survey

The online survey addressed community values and principles related to land use and transportation. Respondents were asked to rate the values and principles from zero (strongly disagree) to five (strongly agree). The following summarizes the average (mean) rating from the respondents and includes common themes in the open ended responses for each value and principle:

Community Values

- *Equity* – Having services, safety, housing opportunities, jobs, education, recreation, and other elements that contribute to a high quality of life readily available to all residents.

Overall rating: 4.44 of 5

Common themes: Affordability, Green Spaces, Housing Equity, Transportation Options, Access to Health Care and Nutritious Food, Safety, Gender and Age Equity.

- *Livability* – A safe, environmentally friendly and economically sustainable built environment that offers distinct and vibrant mixed-use centers (development that blends residential, commercial, cultural, institutional, or industrial uses), employment districts (such as large offices and research and development complexes), neighborhoods, and green spaces.

Overall rating: 4.14 of 5

Common themes: Compatibility of Industrial and Residential Uses, Mixed Use Centers, Walkability, Protection of the Natural Environment, Accessibility for Persons with Disabilities, Protection of Rural Areas, Historic Preservation, Appropriate Housing Mix, Neighborhoods with Character (not “cookie cutter”).

- *Choice* – Options and the freedom to make informed choices and decisions to improve our individual and collective lifestyles. Examples of choice include having a variety of housing types to select from when buying or renting a home, having different ways to travel around the community, having different types of parks and recreational facilities, etc.

Overall rating: 4.18 of 5

Common themes: Transportation Options, Parks and Green Spaces, Affordability, Variety of Residential Options, Bicycle and Pedestrian Options, Dependable Transit.

- *Opportunity* – Access to opportunities to flourish as individuals and as a community, and to improve our individual and collective lifestyles. Opportunity can include the ability to access services, the ability to access educational opportunities or job training, the ability to start a new business, etc.

Overall rating: 4.21 of 5

Common themes: Grow Small Businesses, Taxes and Fees, and Limiting Business Regulations or Restrictions.

- *Stewardship* – Environmental stewardship and the responsible management of our resources and assets so that future economic, social, physical, environmental, and fiscal growth and development of the community occur in an orderly and balanced manner.

Overall rating: 4.40 of 5

Common themes: Parks and Green Spaces, Historic Resources, Sustainability.

- *Other* – What other values do you have regarding transportation, infrastructure, land use, recreation, housing, conservation, and other characteristics of community development?

Common themes: Urban Forestry, Stable and Viable Neighborhoods, Bicycle and Pedestrian Facilities, Private Property Rights, Parks, Public Transportation, Community Character, Reduced Automobile Dependence, Jobs, Integration, Local Businesses, Better Urban Design, Safer Transportation System, Canopy Roads, Affordability, Better Stormwater Management Options, Address Food Deserts, Local Food Production, Consider Cost-Feasibility of Goals, Fiscal Stewardship, Historic Preservation.

Land Use and Transportation Principles

- *A healthy environment comes first*

Overall rating: 4.48 of 5

Common themes: Relationships between Environmental Preservation and Economic Development, Historic and Cultural Resources.

- *Maintain the distinction between rural and urban areas*

Overall rating: 4.09 of 5

Common themes: Development that generates increased tax revenues, Preserving Green Space and Greenways in the Urban Areas, Minimizing Urban Sprawl, Maintain the Urban Service Area.

- *Value and invest in transportation choices*

Overall rating: 4.17 of 5

Common themes: Improve Transit, Provide Separate Facilities for Bicycles, Reduce Vehicular Speeds, Consider Land Use and Transportation Together.

- *Housing diversity and choice for all*

Overall rating: 3.96 of 5

Common themes: Consider housing and transportation options together, Housing for Aging Populations, Housing for a Variety of Incomes, Housing for People with Disabilities, Affordability, Avoid Segregation through Housing.

- *Livable, walkable neighborhoods and places*
Overall rating: 4.31 of 5
Common themes: Revitalize Existing Neighborhoods, Maintain the Aesthetic of Existing Neighborhoods, Improve Walkability, Improve Ability to Bike to Places.
- *Economic Opportunity*
Overall rating: 4.12 of 5
Common themes: Opportunities Across Income Levels, Support Local Businesses, Quality of Life, Environmental Stewardship, Land Use Compatibility.
- *Respect Regional Interconnectedness*
Overall rating: 4.14 of 5
Common themes: Cultural Resources, Coordinated Law Enforcement.
- *Healthy Communities*
Overall rating: 4.32 of 5
Common themes: Local Food Production, Food Deserts.
- *Other – What else needs to be considered when making land use and transportation decisions?*
Common themes: Bicycle and Pedestrian Facilities, Parks and Open Spaces, Community Character, Neighborhoods, Improved Transit Service, Dense Urban Environments, Preserved Rural Environments, Arts and Cultural Options, Natural Resources.

Vision

- *What is your vision for the future of Tallahassee and Leon County?*
Common themes: Healthy Natural Environment, Vibrant Economy, Social Equity, Improve Cycling and Walking, Urban Forests, Economic Diversification, Reduced Crime, Downtown, Reduced Sprawl, Affordability, Local Business Development, Reduced Automobile Dependence.

Public Workshops

Based on the community values and the principles related to land use and transportation, the public workshops were formatted as open houses where attendees could engage with staff at six stations, each station representing a specific topic. The following summarizes the input for each topic:

- *A Healthy Environment*

Common themes: Equestrian trails, Buffers between urban development and rural/agriculture uses, Nodal development patterns, Maintain the current Urban Services Area boundary, Septic tanks.

- *Transportation Choices*

Common themes: Need for more bicycle facilities, Preference for neighborhoods streets with sidewalks on both sides of the road and homes closer to the sidewalk, Need for improved transit service.

- *Housing Diversity*

Common themes: The need for infill development, Preserving rural areas, Creating more walkable and transit supported neighborhoods within the multi-modal transportation district, Allowing flexibility in housing types and density, Housing types of similar scale and massing to typical single-family detached houses should be compatible with existing neighborhoods. Attendees noted that there is plenty of single-family detached housing and rental apartments (mostly for college students), but other housing options are rather limited, especially if driving is not your preferred method of transportation.

- *Economic Resiliency*

Common themes: Orientations about job opportunities in the city, county and community at large, Livable wages, Better Public Awareness concerning programs and training opportunities, Mandatory Career Awareness in High School, Job Fairs for unskilled workers, Land Available for development /infill, Urban Agriculture, More greenspace/better buffers between and Major Developments like Welaunee, Reliable Transportation for Children (Better Reliable Transit), More tutoring and services for children Initiatives, Programs to hire people with criminal records, Low wages a problem, Affordable Home Ownership, Need a central list of resources provided by City, County and non-profits

- *Livable Neighborhoods and Places*

Common themes: Walkability, Human-scaled environments, Increasing affordable housing alternatives without increasing the number of student apartments, Supporting community gardening, Placing a greater priority on pedestrian and cyclist mobility, Expanding greenways and park systems. A number of participants emphasized the need to fortify the urban service area boundary to prevent sprawled development. Additional concerns included increased traffic management and high levels of crime.

Attachment #14 summarizes the outreach efforts and the input received through the Survey on Community Values and the Public Workshops. Attachment #15 includes the full responses of all input received through the Survey on Community Values. 1,092 online survey responses were completed.

Next steps

The Summary of Public Input on Community Values was discussed at the Local Planning Agency (LPA) meeting on December 5, 2017 and January 2, 2018 and is being used to guide development of draft Land Use and Mobility Goals. The draft Goals will be discussed with the LPA in one or more workshops, depending on the desire of the members. The Draft Goals are intended to then be presented to the Board and City Commission in February.

The draft Land Use and Mobility Goals will serve as the basis for draft Objectives, which will be provided for public input, workshopped with the LPA and presented to the Board and City Commission in April. Draft policies will similarly then be developed in coordination with the public and LPA and brought to the Board and City Commission in late summer.

The draft Land Use and Mobility Goals, Objectives, and Policies are anticipated to be included in the 2019 Comprehensive Plan Amendment Cycle, which will begin October 2018. Comprehensive Plan Amendment Cycles include the following meetings:

- Public Open House
- Local Planning Agency Workshop
- Local Planning Agency Public Hearing
- Joint City-County Commission Workshop
- Joint City-County Commission Transmittal Hearing
- Joint City-County Commission Adoption Hearing

Options:

1. Conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop.
2. Accept the Status Report on the Summary of Input on Community Values.
3. Do not conduct 2018 Cycle Comprehensive Plan Amendments Joint City-County Commission Workshop. Do not accept the Status Report on the Summary of Input on Community Values
4. Board direction.

Recommendation:

Options #1 and #2.

Attachments:

1. Agenda for the January 23, 2018 Joint City-County Workshop
2. 2018 Cycle Summary Recommendations Matrix
3. PCM201801 Parkway Place Staff Report
4. PCM201802 PetroSouth Staff Report
5. PCM201803 FSU Health Clinic Staff Report
6. PCM201804 Chabad House Staff Report
7. LMA201802 Capital Circle Light Industrial Staff Report
8. LMA201804 East Mahan Drive Staff Report
9. LMA201805 Barcelona Offices Staff Report
10. PCT201801 Research and Industry Land Use Staff Report
11. PCT201802 Regional Mobility Plan Maps Staff Report
12. PCT201803 Intergovernmental Coordination Element Staff Report
13. Public Comments received through January 3, 2018
14. Summary of Input on Community Values
15. Full Responses to the Survey on Community Values

**JOINT CITY-COUNTY COMMISSION WORKSHOP
2018 CYCLE COMPREHENSIVE PLAN AMENDMENTS
JANUARY 23, 2018 1:00 PM
Fifth Floor, Leon County Courthouse, 301 S. Monroe Street**

A. Introductory Comments by Staff

B. Review proposed 2018 Cycle Comprehensive Plan Amendments

PCM201801: Parkway Place

Applicant: Parkway Place Partners Ltd.

TLCPD Staff: Debra Thomas

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PCT201801: Science and Industry Applicant: Tallahassee-Leon County Planning Department

TLCPD Staff: Artie White

Text Amendment: The proposed text amendment would create a new land use category that addresses research and development, advanced manufacturing, industrial, and light industrial and mining uses. The proposed land use category will include guidelines for the development of implementing zoning districts.

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TLCPD Staff: Julie Christesen

Text Amendment: This is a request to amend the Mobility Element of the Tallahassee-Leon County Comprehensive Plan to update the Adopted Cost Feasible Map (map 28), and to replace the project specific Adopted Cost Feasible Maps (maps 29-41) with project lists. This section is being amended to reflect the Cost Feasible Projects that were identified in the CRTPA 2040 Regional Mobility Cost Feasible Plan, and the new format (tables instead of maps).

**PCT201803: Intergovernmental Coordination Element Applicant: Tallahassee-Leon County
Planning Department**

TLCPD Staff: Artie White

Text Amendment: This is a request to amend the Intergovernmental Coordination Element of the Tallahassee-Leon County Comprehensive Plan to update Objective 1.8 and Policy 1.8.1 addressing the Comprehensive Plan Amendment Process.

C. Review of Summary of Public Input on Community Values

D. Adjournment

If you have a disability requiring accommodations, please contact the Tallahassee-Leon County Planning Department. The Planning Department telephone number is (850) 891-6400. The telephone number of the Florida Relay TDD Service is # 1-800-955-8771.

Please be advised that if a person decided to appeal any decision made by the Planning Commission/Local Planning Agency with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings, and for this purpose such person may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The Planning Commission/Local Planning Agency does not provide or prepare such a record (Section 286.0105 F.S.).

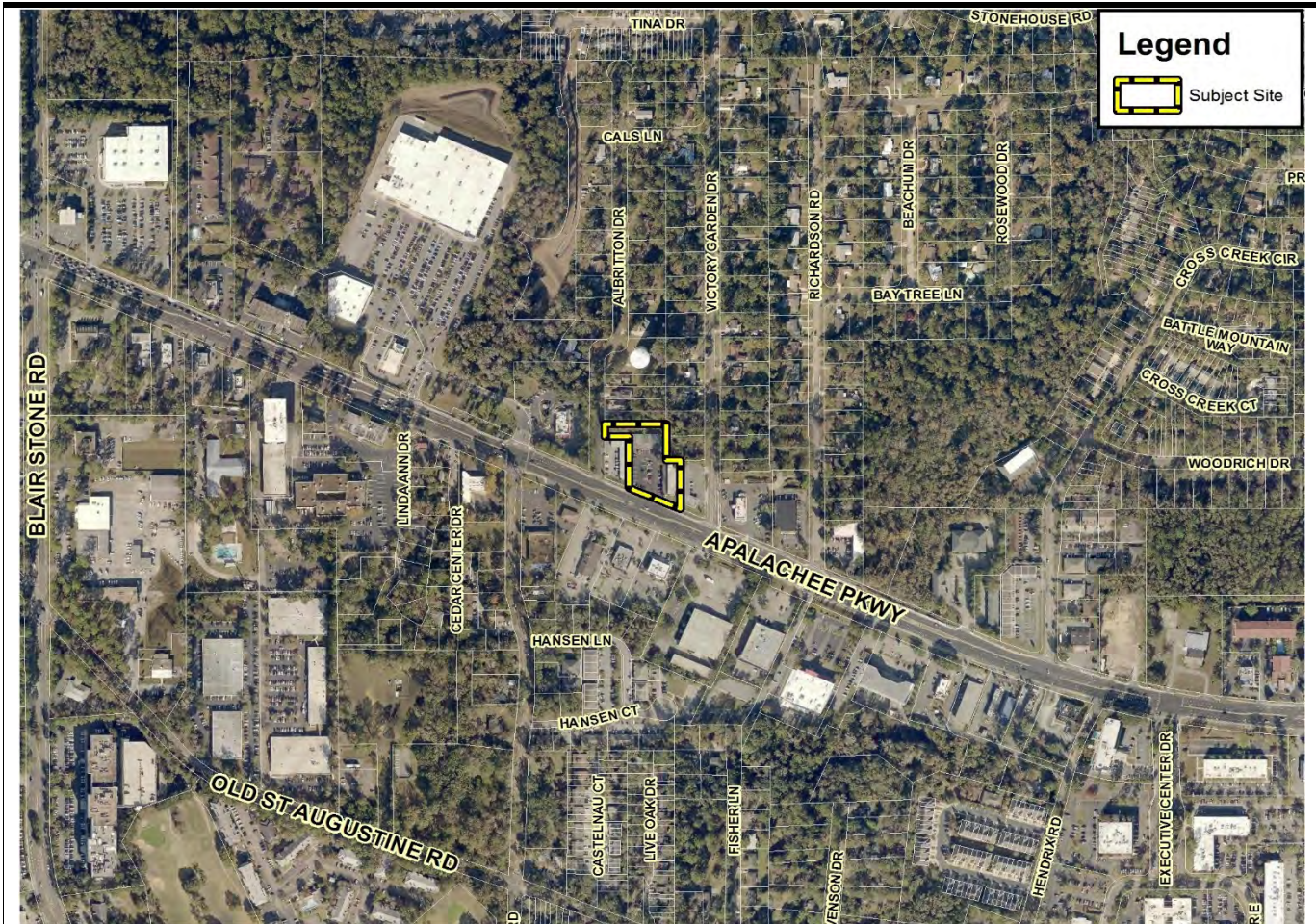
MATRIX FOR 2018 CYCLE AMENDMENTS

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>Commission Position</i>	<i>Status</i>
PCM201801	FUTURE LAND USE MAP Parkway Place	From: Residential Preservation To: Suburban 0.41 acres	A	A		LPA Public Hearing January 2, 2018
PCM201802	FUTURE LAND USE MAP PetroSouth	From: Urban Residential-2 To: Suburban 0.6 acres	A	A		LPA Public Hearing January 2, 2018
PCM201803	FUTURE LAND USE MAP FSU Health Clinic	From: Educational Facilities and Recreation/Open Space To: Government Operational 1.79 acres	A	A		LPA Public Hearing January 2, 2018
PCM201804	FUTURE LAND USE MAP Chabad House	From: Residential Preservation To: University Transition 3.71 acres	AM (Approve with Expansion Area)	AM (Approve with Expansion Area)		LPA Public Hearing January 2, 2018
LMA201802	FUTURE LAND USE MAP Capital Circle Light Industrial	From: Urban Fringe To: Suburban 3.8 acres	A	A		LPA Public Hearing January 2, 2018
LMA201803	FUTURE LAND USE MAP East Mahan	From: Urban Fringe To: Rural 232 acres	A	A		LPA Public Hearing January 2, 2018
LMA201804	FUTURE LAND USE MAP Barcelona Offices	From: Urban Residential-2 To: Suburban 30 acres	A	A		LPA Public Hearing January 2, 2018
PCT201801	LAND USE ELEMENT Science and Industry Land Use	A new land use category that addresses research and development, advanced manufacturing, industrial, and light industrial and mining uses.	A	Continued		LPA Public Hearing February 6, 2018
PCT201802	MOBILITY ELEMENT Regional Mobility Plan Maps	Update the Adopted Cost Feasible Map and replace the project specific Adopted Cost Feasible Maps with project lists.	A	A		LPA Public Hearing January 2, 2018
PCT201803	INTERGOVERNMENTAL COORDINATION ELEMENT Comprehensive Plan Amendment Process	Update Objective 1.8 and Policy 1.8.1 addressing the Comprehensive Plan Amendment Process.	A	Continued		LPA Public Hearing February 6, 2018



2018 Comprehensive Plan Amendment Cycle
PCM201801
Parkway Place/Apalachee Parkway



SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
Parkway Place Partners, Limited	At the intersection of Apalachee Parkway and Albritton Drive	Approve
Applicant:		
Parkway Place Partners Ltd.		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Debra Thomas	<u>Future Land Use</u> : Residential Preservation <u>Zoning</u> : Residential Preservation – 2 and Residential Preservation –1	Approve
Contact Information:	Proposed Future Land Use & Zoning:	
debra.thomas@talgov.com 850-891-6418	<u>Future Land Use</u> : Suburban <u>Zoning</u> : Commercial Parkway	
Date: October 27, 2017	Updated: January 3, 2018	

A. REASON FOR REQUESTED CHANGE

The subject site is approximately 0.41 acres of a 1.31 acre parcel. The subject site is a portion of an existing shopping center.

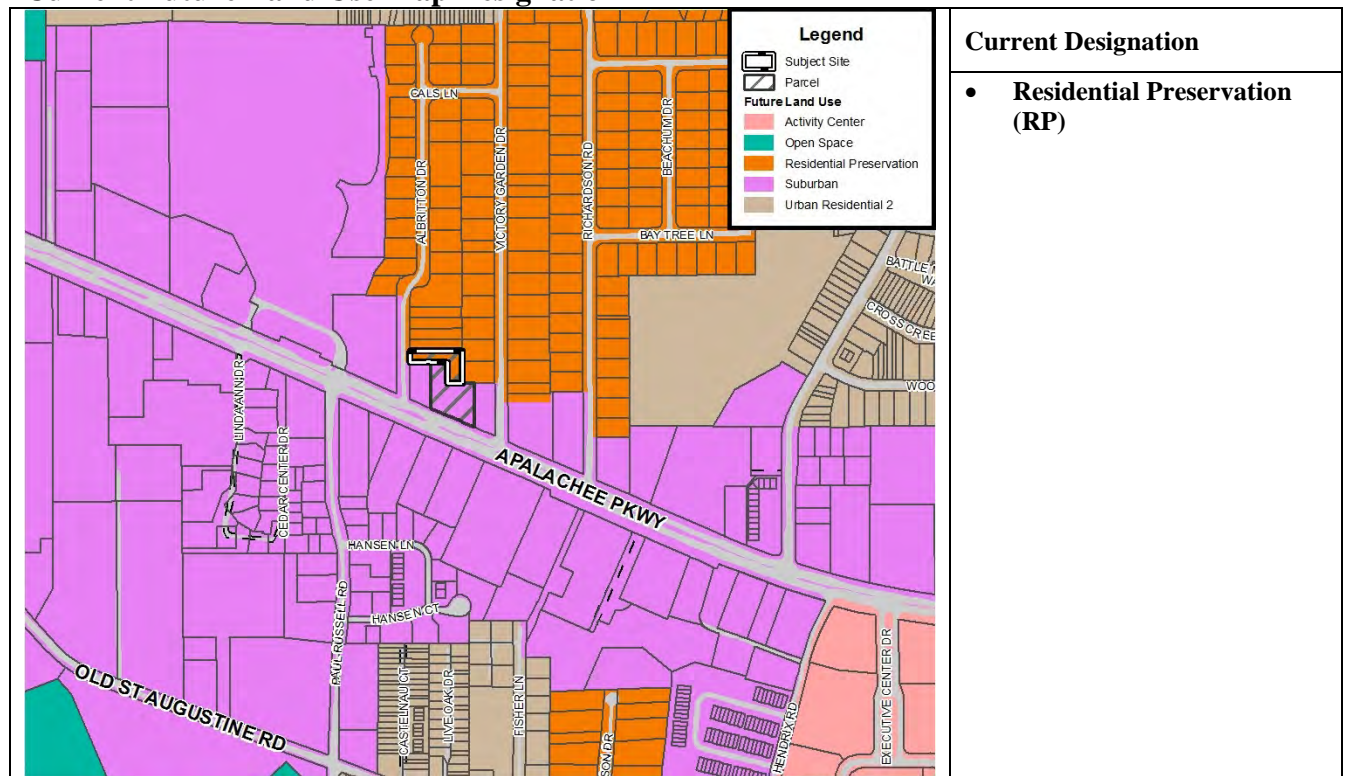
The applicant stated that his reason for the amendment request is “to bring the shopping center into zoning conformity that is reflective of its commercial nature and consistency with the remainder of the shops in the center. This is the only property in the center that is not commercially designated or zoned. The conditions of the area today are significantly different than they were in 1984; this area along this segment of Apalachee Parkway has completed its transition to commercial except for this one storefront in the shopping center. As a residentially-zoned property in a single storefront in this otherwise commercial building, it has no utility. All the conditions of the 1984 Limited Use Site Plan remain in place today [Attachment #1] as it relates to impact adjoining residential properties. The amendment and rezoning would permit the applicant to market the storefront to commercial interests rather than residential only.”

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

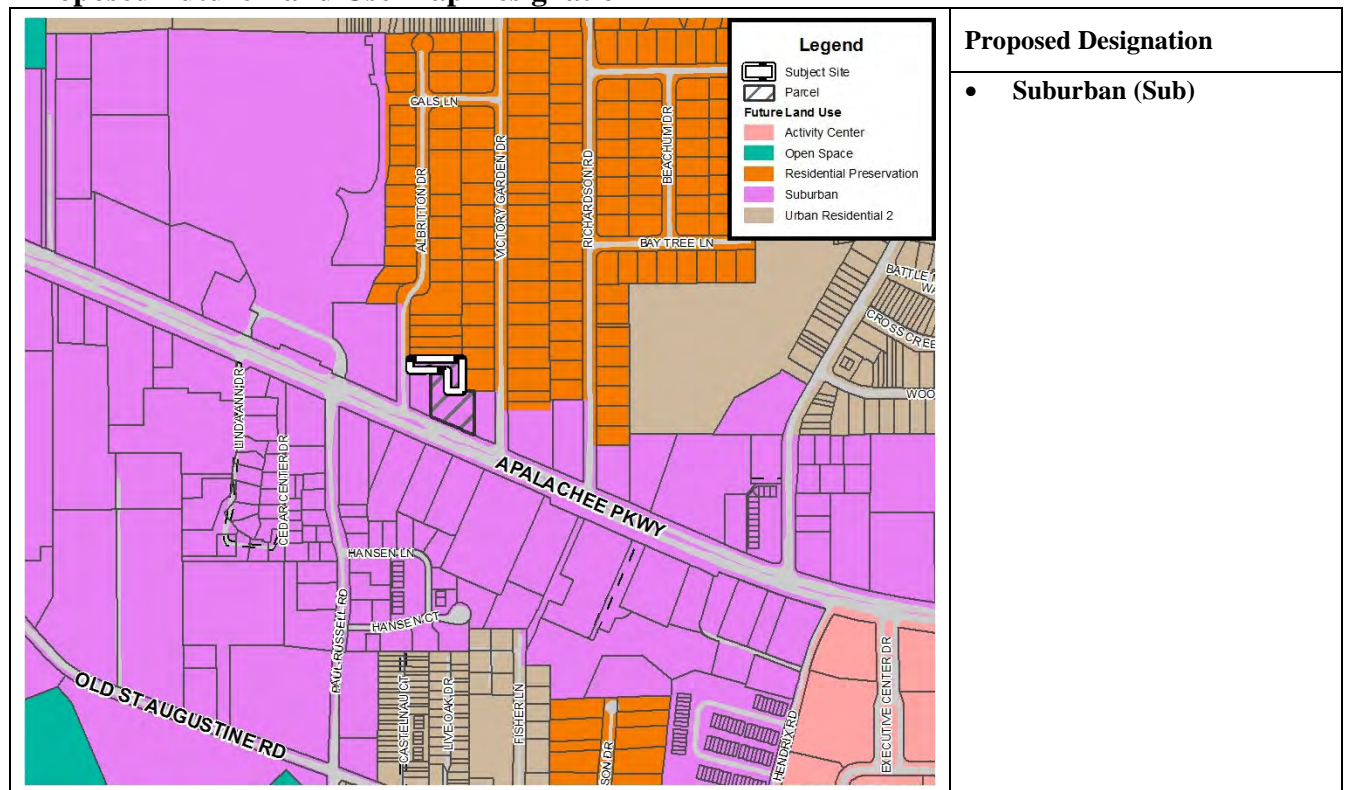
The subject site is currently designated Residential Preservation on the Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of the site to Suburban.

The following maps illustrate the current and proposed FLUM designations for the subject site.

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



C. STAFF RECOMMENDATION

Find that the proposed Future Land Use Map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL of the proposed rezoning.

D. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

Find that the proposed Future Land Use Map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL of the proposed rezoning.

E. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. The proposed amendment is consistent with and furthered the intent of Land Use Policy 2.2.5 which establishes the Suburban future land use category. This category recognizes the way much of Tallahassee-Leon County has developed since the 1940s. It is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. The Suburban category also predominantly consists of single-use projects. The subject site is located near medium and low density residential areas, shopping, and employment centers, which is consistent with the intent of the category. The proposed land and zoning is consistent with the development patterns near the subject site and the current retail development on the subject site parcel.
2. The subject site does not meet the description or intent of the Residential Preservation future land use category. The Residential Preservation category is incompatible within the shopping center.
3. This amendment will unify a single parcel under one future land use category and one zoning district.
4. The proposed amendment reinstates the commercial use designation that was in place prior to the 1992 City-wide rezoning.
5. The proposed amendment has no adverse impact on existing or planned infrastructure.
6. The Commercial Parkway district is intended to be located in areas designated Suburban on the future land use map of the comprehensive plan and shall apply to areas exhibiting an existing development pattern of office, general commercial, community facilities, and

intensive automotive commercial development abutting urban area arterial roadways with high traffic volumes.

F. STAFF ANALYSIS

History and Background

The subject site consists of one storefront within the Parkway Place shopping center located north of Apalachee Parkway. The shopping center was built in 1985.

The 0.41-acre subject site was rezoned from R-1 (Single Family Residential) to C-2 (General Commercial) with Limited Use with Site Plan in 1984. The remainder of the shopping center where the subject site is located was already zoned C-2 (General Commercial). The owners of the shopping center agreed to the Limited Use with Site Plan (LUSP) component of the rezoning to address concerns residential property owners to the east and north. The structural conditions put in place at the time of the limited use site plan (e.g. building orientation, buffers, etc.) remain in place today.

The subject site remained in C-2 (LUSP) zoning district until 1992, when the City Zoning Code was amended to reflect the Future Land Use Map (FLUM) designations of the newly adopted Comprehensive Plan. In 1990, the Comprehensive Plan changed the subject site to the Residential Preservation FLUM. The zoning was changed to Residential Preservation-2 (RP-2) to implement the Residential Preservation FLUM designation of the site. These designations were inconsistent with the existing development on the site and the adjoining retail uses.

Current and Proposed Future Land Use Categories

The complete Comprehensive Plan policies for existing FLUM categories, Residential Preservation (Land Use Policy 2.2.3) and proposed FLUM category, Suburban (Land Use Policy 2.2.5), are included as Attachment #2.

Residential Preservation (Current)

The subject site is currently designated Residential Preservation (RP) on the Future Land Use Map. Policy 2.2.3 of the Land Use Element of the Comprehensive Plan outlines the intent and typical uses associated with the RP land use category. The RP land use category is characterized by existing homogeneous residential areas within the community predominantly accessible by local streets. The primary function of this category is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Future development primarily will consist of infill due to the built-out nature of the areas. Commercial, office, and industrial land uses are prohibited. Future arterial and/or expressways should be planned to minimize impacts within this category. Single family, townhouse and cluster housing may be permitted within a range of up to six units per acre. Consistency with surrounding residential type and density shall be a major determinant in granting development approval.

The subject site does not meet the description or intent of the Residential Preservation future land use category.

Residential Preservation Analysis

The following analysis evaluates whether the subject site is consistent with the characteristics of the Residential Preservation land use category.

A) Existing land use within the area is predominantly residential.

Analysis: The site is developed as a commercial shopping center. The shopping center was built in 1985.

B) Majority of traffic is local in nature.

i) Predominance of residential uses front on local streets.

Analysis: The site is accessed by Apalachee Parkway, a Principle Arterial.

ii) Relatively safe internal mobility.

Analysis: The subject site is a shopping center that wraps around a parking lot.

C) Densities within the area generally are six (6) units per acre or less.

Analysis: The site is developed as a commercial shopping center. The shopping center was built in 1985. There are no residential units on the subject site.

D) Existing residential type and density exhibits relatively homogeneous patterns.

Analysis: The site is developed as a commercial shopping center. The shopping center was built in 1985. There are no residential units on the subject site.

E) Assessment of stability of the residential area, including but not limited to:

i) Degree of home ownership.

Analysis: The site is developed as a commercial shopping center. The shopping center was built in 1985. There are no residential units on the subject site.

ii) Existence of neighborhood organizations.

Analysis: The site is developed as a commercial shopping center. The shopping center was built in 1985. There are no residential units on the subject site. As such, the subject site is not part of a neighborhood organization.

Suburban (Proposed)

The proposed FLUM designation for the subject site is Suburban. The Suburban land use category allows for a wide range of uses, including housing (up to twenty dwelling units per acre), retail/office, and light industrial. Land Use Element Policy 2.2.5 outlines the intent of the Suburban land use category, which is to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses.

Policy 2.2.5 also states that allowed uses within Suburban are regulated by zoning districts which implement the intent of the category, and which recognize the unique land use patterns, character, and availability of infrastructure in its different areas. The subject site's proposed Suburban FLUM designation is consistent with the development of the subject site and nearby properties along Apalachee Parkway, a principle arterial. The subject site adjoins existing Suburban designated property.

Consistency with Comprehensive Plan

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan. The complete text of these policies is included as Attachment #3.

Policy 1.4.5 of the Land Use Element identifies several criteria against which Future Land Use Map and zoning changes must be evaluated. Such changes must be evaluated for consistency with the adopted goals, objective and policies of the Comprehensive Plan as well as consistency with and the furtherance of the intent of the requested future land use category. The proposed amendment is consistent with the intent of Land Use Policy 2.2.5 which establishes the Suburban future land use category. This category recognizes the way much of Tallahassee-Leon County has developed since the 1940s. It is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. The Suburban category also predominantly consists of single-use projects that are interconnected whenever feasible. The subject site consists of a single use project. The subject site is also near shopping and employment opportunities and is served by transit, sidewalks, and central water and sewer, all of which promote the intent of the Suburban land use category.

Policy 1.1.5 [L] states that Future Land Use Map densities and intensities are intended to reflect the availability of capital infrastructure. The proposed map amendment would reflect the availability of capital infrastructure.

Policy 1.1.7 [L] requires that higher density and mixed-use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use and readily available sewer and water infrastructure. The subject site has access to all urban services and infrastructure.

Zoning

A rezoning application will be processed concurrently with this map amendment, if approved. A zoning change from Residential Preservation-2 and Residential Preservation-1 to Commercial Parkway is being requested to implement the proposed amendment to the Future Land Use Map. The Land Development Code sections for the current zoning district of Residential Preservation-2 (Section 10-241) and the proposed zoning district of Commercial Parkway (Section 10-258) are included as Attachment #4.

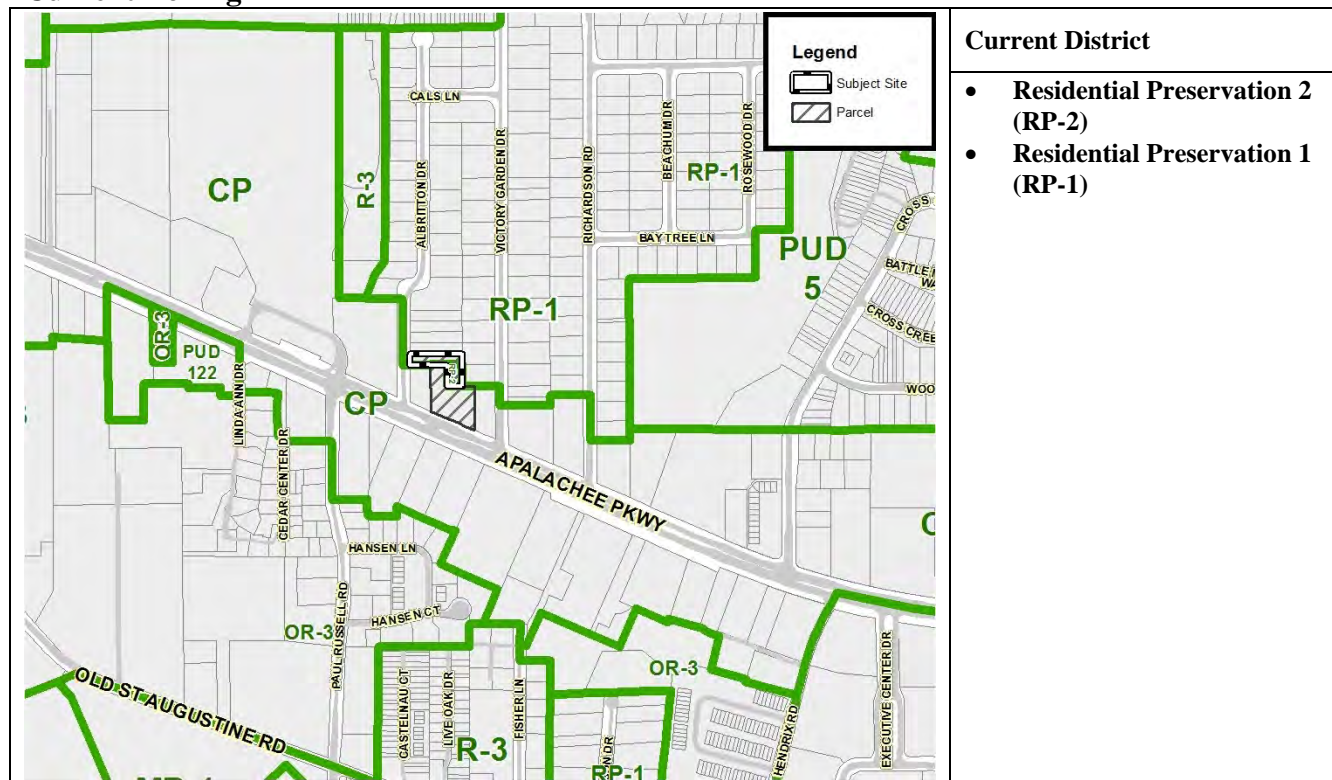
The current Residential Preservation-2 (RP-2) zoning district allows low density residential in the form of single family and two-family dwellings up to a maximum density of six (6) dwelling units per acre. It also allows passive and active recreation, community services, and light infrastructure. Under this zoning district, commercial, retail, office and industrial activities are not permissible.

The current Residential Preservation-1 (RP-1) zoning district allows low density residential in the form of single family and two-family dwellings up to a maximum density of 3.6 dwelling units per acre. It also allows passive and active recreation, community services, and light infrastructure. Under this zoning district, commercial, retail, office and industrial activities are not permissible.

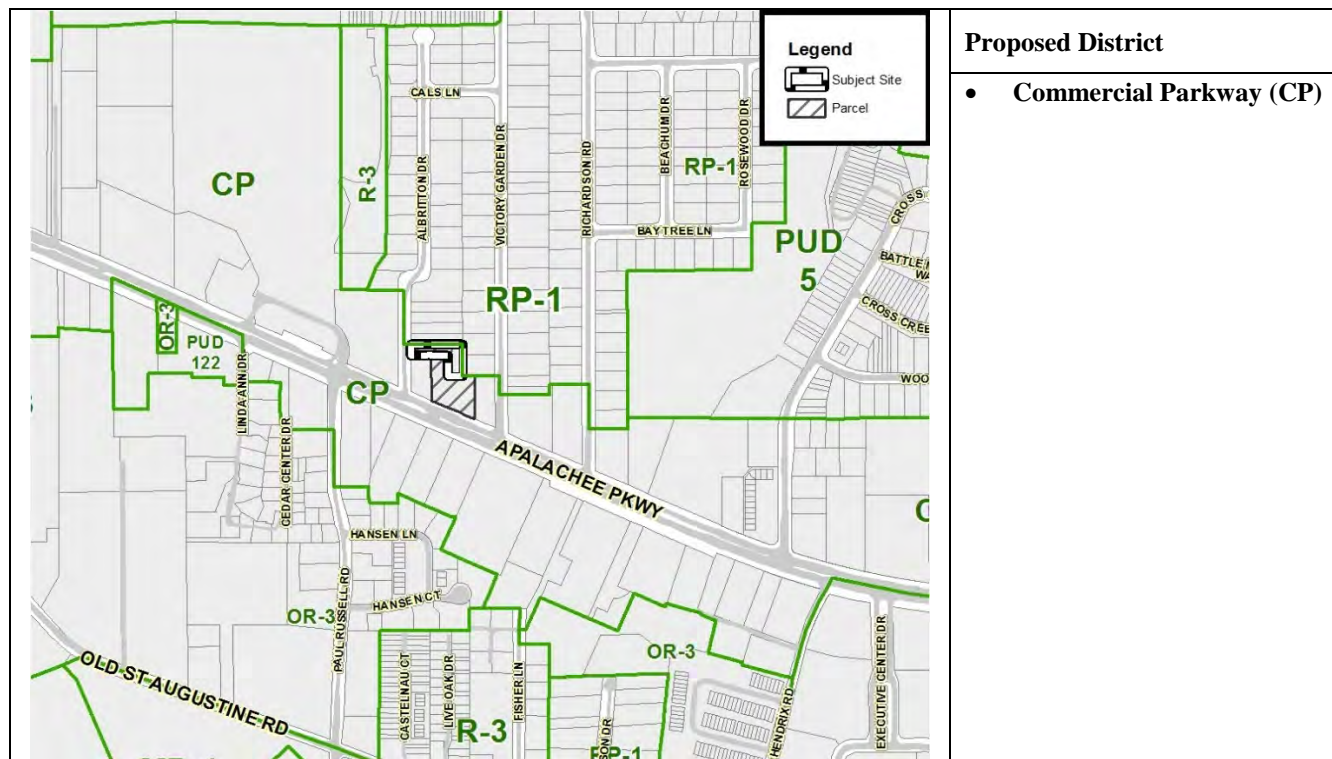
The proposed Commercial Parkway (CP) district is one of the zoning districts intended to implement the Suburban land use category. The CP zoning district is intended for areas exhibiting an existing development pattern of office, general commercial, retail, and automotive commercial development. The proposed Commercial Parkway zoning would be consistent with the existing development on the site and the development patterns in the area along Apalachee Parkway.

The following maps illustrate the current and proposed zoning for the Subject Site.

Current Zoning



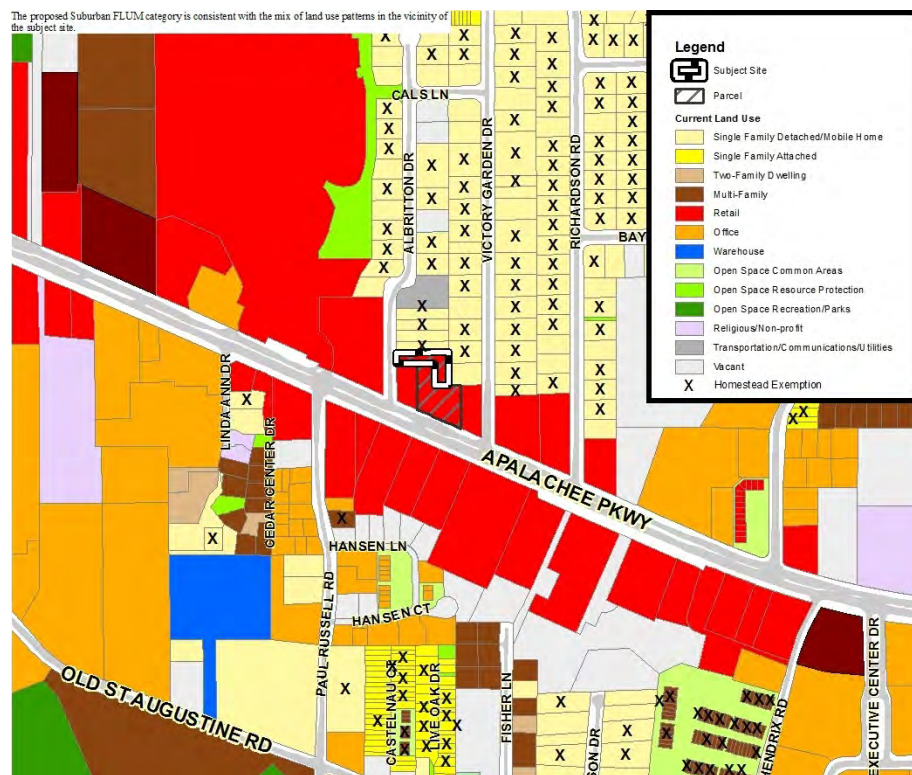
Proposed Zoning



Existing Land Uses

The existing development is consistent with nearby uses along Apalachee Parkway. The subject site consists of a storefront in a shopping center that was built in 1985. Neighboring properties to the subject include an office and dry cleaners to the west, shopping and residential to the east, residential to the north, and Apalachee Parkway (a six-lane arterial roadway) and retail to the south.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

The subject site is connected to City of Tallahassee potable water and sewer services.

Schools

No impacts based on non-residential use onsite. The subject area is zoned for Apalachee Elementary School, Fairview Middle School, and Rickards High School. School concurrency impact forms were submitted to the Leon County School Board's Division of Facilities, Construction and Maintenance and approved by the School Board on November 21, 2017.

School Name	Apalachee Elementary	Fairview Middle	Rickards High
Present Capacity	144	327	545
Post Development Capacity	144	327	545

The table above depicts preliminary calculations provided by School Board staff based on the maximum residential development allowed under the requested future land use category. Final school concurrency calculations will be conducted in the future when a site plan for proposed development is submitted.

Roadway Network

The subject site is immediately north of Apalachee Parkway, a principle arterial, east of Albritton Drive, a local street, and west of Victory Garden Drive, a minor collector street. The site is accessed from Apalachee Parkway.

Pedestrian and Bicycle Network

The site is accessible via sidewalks on Apalachee Parkway, which has sidewalks on both sides. There are no sidewalks on Victory Garden Drive and Albritton Street; however, there are shared lanes on Victory Garden Drive.

Transit Network

StarMetro provides transit services along Apalachee Parkway via the Live Oak Route and Southwood Route.

Environmental Analysis

The subject site is part of an existing shopping center. It is within the Lake Lafayette drainage basin and County environmental data indicate no known protected environmental features on the site.

F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to approximately 141 property owners within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	October 23, 2017	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	November 8, 2017	Two signs providing details of proposed land use and zoning changes posted on subject site
X	Public Open House	November 16, 2017	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	December 20, 2017	Email Subscription Notice sent to all users of service

Public Open House - November 16, 2017: 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, two were present for this amendment. One of the two attendees for this amendment was the applicant's agent. There were no questions or comments on this proposed amendment.

G. STAFF REPORT UPDATE

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

Cycle 2018 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	November 7, 2017	3:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	January 2, 2018	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	January 23, 2018	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Hearing	February 27, 2018	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Workshop - November 7, 2017: Members of the Local Planning Agency asked if the Land Use amendment and rezoning would result in the existing buffers being evaluated or modified. According the City of Tallahassee Growth Management Department, "This development was permitted in 1983 and constructed in 1985 as a commercial development, shopping center. The use is not changing and is not required further review. If in the future the site were to

redevelop it would be subject to the requirements of applicable Codes in effect at the time of the redevelopment; buffers, stormwater, landscaping, among others.”

Local Planning Agency Public Hearing - December 5, 2017: Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

Local Planning Agency Public Hearing – January 2, 2018: The Local Planning Agency supported staff’s recommendation of approval based upon consistency with the Comprehensive Plan and findings of fact outlined in this staff report.

H. ATTACHMENTS

- Attachment #1: Exhibit A 1984 Rezoning C-2 Limited Use Site Plan Ordinance
- Attachment #2: Current and Proposed Future Land Use Categories:
 - Land Use Policy 2.2.3 Residential Preservation
 - Land Use Policy 2.2.5 Suburban
- Attachment #3: Comprehensive Plan Policies relevant to the proposed amendment:
 - Land Use Policy 1.4.5 Criteria for evaluating Comp Plan amendment
 - Land Use Policy 2.2.5 Suburban
- Attachment #4: Zoning District Charts referenced in the report:
 - Residential Preservation–2 (Section 10-241)
 - Commercial Parkway (Section 10-258)



2018 Comprehensive Plan Amendment Cycle
PCM201801
Parkway Place/Apalachee Parkway

Attachment #1

Exhibit A 1984 Rezoning C-2 Limited Use Site Plan Ordinance

ORDINANCE NO. 84-0-2378

AN ORDINANCE DESIGNATING AND INCLUDING ADDITIONAL TERRITORY AS AND IN COMMERCIAL 2 LIMITED USE WITH SITE PLAN ON THE OFFICIAL ZONING PLAN OR MAP OF THE CITY OF TALLAHASSEE ADOPTED AND ESTABLISHED BY THE CITY COMMISSION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE:

SECTION 1. That the following described part or area of the City of Tallahassee be and the same is hereby changed from Residence 1 and hereby designated and established as Commercial 2 Limited Use with site plan (all the principal, restricted, and accessory uses permitted in the C-2 General Commercial district) on the official zoning plan or map of the City of Tallahassee adopted and established by the City Commission:

The West 45 feet of Lots 33 and 34, Block B, Victory Garden Estates, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 131 of the Public Records of Leon County, Florida.

SECTION 2. The Mayor and the City Treasurer-Clerk are hereby directed to designate and include the above-described area in the City of Tallahassee on the official zoning plan or map of the City of Tallahassee adopted and established by the City Commission.

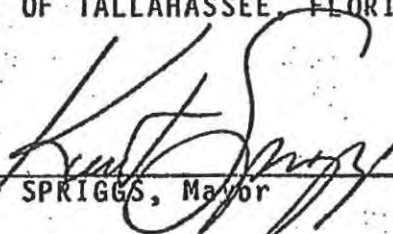
SECTION 3. All ordinances or parts of ordinances in conflict herewith be, and the same are, hereby repealed.

SECTION 4. This ordinance shall become effective immediately upon its passage.

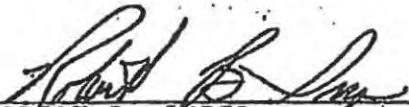
INTRODUCED in the City Commission on the 25th day of
September, A.D., 1984.

PASSED the City Commission the 9th day of October,
A.D., 1984.

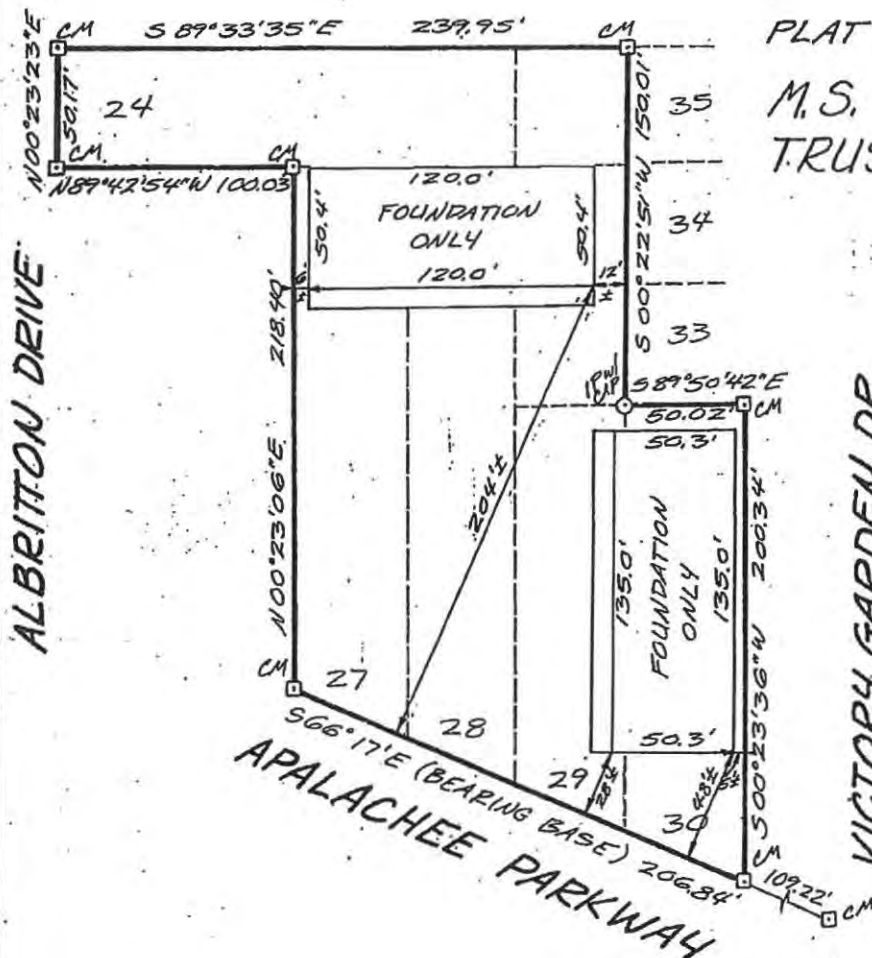
CITY OF TALLAHASSEE, FLORIDA


KENT SPRIGGS, Mayor

ATTEST:


ROBERT B. INZER
City Treasurer-Clerk

PLAT FOR:
M.S. LAND
TRUST



I HEREBY CERTIFY THIS TO BE A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY SHOWN HEREON AND WAS MADE UNDER MY DIRECT SUPERVISION AND CONTROL. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS AS ESTABLISHED BY CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE. THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN. I HAVE CONSULTED THE F.I.A. FLOOD-MAPS AND HAVE DETERMINED THAT THIS LOT IS NOT IN A FLOOD PRONE AREA.

PAUL N. WILLIAMSON, P.L.S.
FLORIDA REGISTRATION NO. 3208

JOB#80-079
 PSR#4449
 4873
 NB#69/41
 91/12

PREPARED FOR:

DATE: 6-1-84
3-4-85

SUN BANK

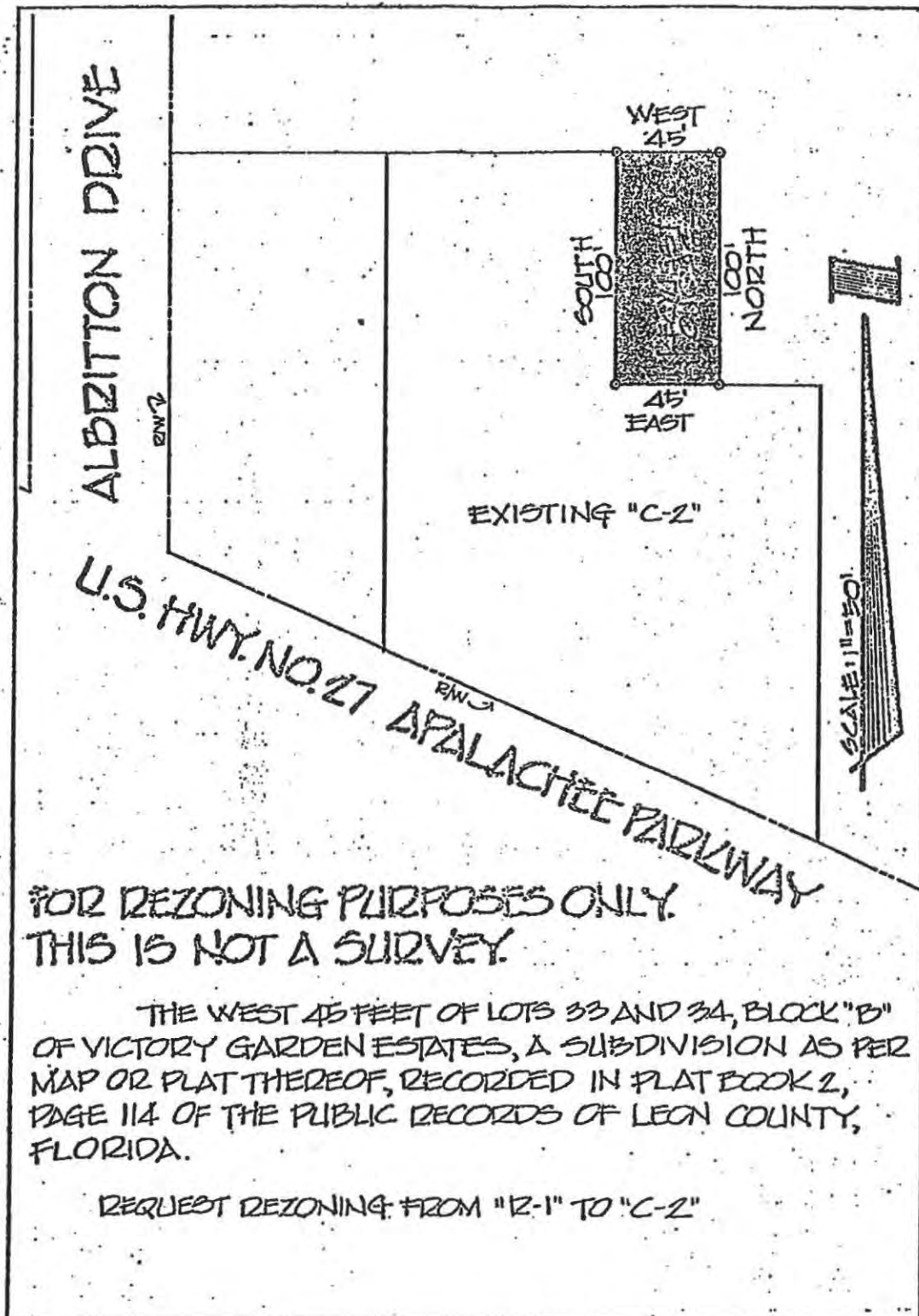
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PAUL N. WILLIAMSON P.L.S.

1016 THOMASVILLE ROAD SUITE 112, TALLAHASSEE, FLORIDA 32303

BROWARD DAVIS & ASSOC., INC.
PLANNING • SURVEYING • ENGINEERING
DEVELOPMENT MANAGEMENT
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Tallahassee, Florida 32317
904-878-4191
904-877-3000

CLIENT
M5 LAND TRUST
SHEET TITLE
DEZONING PLAT



NOTEBOOK	
JOB NO.	79-049
PSR NO.	3970

APPROVED and SIGNED	
REGISTERED LAND SURVEYOR	
FLORIDA REG. NO.	5291
Date	SEPT. 21, 1984

SHEET	
OF	



2018 Comprehensive Plan Amendment Cycle
PCM201801
Parkway Place/Apalachee Parkway

Attachment #2

Current and Proposed Future Land Use Categories:

- Land Use Policy 2.2.3 Residential Preservation
- Land Use Policy 2.2.5 Suburban

LAND USE ELEMENT

Policy 2.2.3: [L]

RESIDENTIAL PRESERVATION *(Effective 7/16/90; Revision Effective 7/26/06)*

Characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to protect and preserve existing stable and viable residential areas from incompatible land use intensities and density intrusions. Future development primarily will consist of infill due to the built out nature of the areas. Commercial, including office as well as any industrial land uses, are prohibited. Future arterial and/or expressways should be planned to minimize impacts within this category. Single family, townhouse and cluster housing may be permitted within a range of up to six units per acre. Compatibility with surrounding residential type and density shall be a major determinant in granting development approval.

For Residential Preservation areas outside the Urban Service area the density of the residential preservation area shall be consistent with the underlying land use category.

The Residential Preservation category shall be based on the following general criteria. For inclusion, a residential area should meet most, but not necessarily these criteria.

- 1) Existing land use within the area is predominantly residential
- 2) Majority of traffic is local in nature
 - a) Predominance of residential uses front on local street
 - b) Relatively safe internal pedestrian mobility
- 3) Densities within the area generally of six units per acre or less
- 4) Existing residential type and density exhibits relatively homogeneous patterns
- 5) Assessment of stability of the residential area, including but not limited to:
 - a) Degree of home ownership
 - b) Existence of neighborhood organizations

In order to preserve existing stable and viable residential neighborhoods within the Residential Preservation land use category, development and redevelopment activities in and adjoining Residential Preservation areas shall be guided by the following principles:

- a) The creation of transitional development area (TDA) for low density residential developments.

Higher density residential developments proposed for areas adjoining an established neighborhood within the residential preservation land use category shall provide a transitional development area along the shared property line in the higher density residential development. The development density in the transitional development area shall be the maximum density allowed in the Residential Preservation land use category. Development within the transitional development area shall be designed, sized and scaled to be compatible with the adjoining residential preservation area.

Transitional development areas shall be non-mapped areas and shall be approved at the time of site plan approval. The factors cited in paragraph (e) below shall be considered when determining the size of transitional development areas. The land development regulations shall specify development thresholds for the implementation of transitional development areas.

b) Limitation on future commercial intensities adjoining low density residential preservation neighborhoods.

New or redeveloped commercial uses adjoining residential preservation designated areas shall mitigate potential impacts by providing a transitional development area between the commercial uses and residential preservation uses and only those commercial activities which are compatible with low density residential development in terms of size and appearance shall be allowed. The factors cited in paragraph (e) below shall be used when determining the compatibility, design techniques and the size of transitional development areas. The design and layout of adjoining commercial uses shall be oriented to place the section of the development with the least potential negative impacts next to the residential preservation area.

c) Limitations on existing light industry adjoining residential preservation neighborhoods.

New, expanding or redeveloped light industrial uses adjoining low density residential areas within the residential preservation land use category shall mitigate potential negative impacts by providing a transitional development area between the light industrial uses and the low and medium density residential uses. The factors cited in paragraph (e) below shall be considered when determining compatibility, design techniques and the size of the transitional development area.

The design and layout of adjoining light industrial uses shall be oriented to place the section of the development with the least potential negative impacts in the area next to the existing and/or future low density residential area in the residential preservation land use category. New light industrial land uses shall not be designated next to a residential preservation area.

d) Additional development requirements for allowed community facilities when adjoining low density residential areas, except for cemeteries or religious facilities to be used solely for religious functions. Such development requirements will also apply to ancillary facilities when proposed in conjunction with religious facilities, and are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the community facilities and the adjoining residential preservation area.

e) Land use compatibility with low density residential preservation neighborhoods

A number of factors shall be considered when determining a land use compatible with the residential preservation land use category. At a minimum, the following factors shall be considered to determine whether a proposed development is compatible with existing or proposed low density residential uses and with the intensity, density, and scale of surrounding development within residential preservation areas: proposed use(s); intensity; density; scale; building size, mass, bulk, height and orientation; lot coverage; lot size/ configuration; architecture; screening; buffers, including vegetative buffers; setbacks; signage; lighting; traffic circulation patterns; loading area locations; operating hours; noise; and odor. These factors shall also be used to determine the size of transitional development areas.

f) Limitations on Planned Unit Developments in the Residential Preservation land use category.

Planned Unit Developments proposed within *the interior of a* Residential Preservation designated recorded or unrecorded subdivisions shall be generally consistent with the density of the existing residential development in the recorded or unrecorded subdivision. *Parcels abutting arterial roadways and/or major collectors may be permitted to achieve six dwelling units per acre.*

The existing predominant development density patterns in Residential Preservation are listed in paragraph (g) below. Within 18 months of adoption, the PUD regulations shall be amended to include provisions addressing the preservation of established residential preservation designated areas. Said provisions shall address any proposed increase in density and the factors cited in paragraph (e) above.

g) Limitations on resubdivision of lots within established Residential Preservation designated areas.

To protect established single family neighborhoods from density intrusions, consistency within the recorded or unrecorded subdivision shall be the primary factor in granting approval for development applications. Consistency for the purposes of this paragraph shall mean that parcels proposed for residential development shall develop consistent with the lot size and density of the recorded or unrecorded subdivision.

1. Guidance on the resubdivision of lots in recorded and unrecorded single family subdivisions shall be provided in the Land Development Code.
2. Parcels proposed for residential development shall develop at densities generally consistent with the density of existing residential development in the recorded or unrecorded subdivision with the exception of parcels abutting arterial and/or major collector roadways which may be permitted up to six dwelling units per acre.

There may be two distinct density patterns in the Residential Preservation land use category as shown below:

Existing land use character of the subdivision	Gross residential density
Homogenous, very low density single family detached units (City Only)	0-3.6 dwelling units per acre (generally consistent with density of the subdivision)
Low density single family detached and/or non-single family detached units (including but not limited to townhomes and duplexes)	0-6.0 dwelling units per acre (generally consistent with density of the subdivision)

This section shall not be construed as to restrict the development of building types allowed by the applicable zoning district.

Policy 2.2.5: [L]

SUBURBAN (EFF. 3/14/07)

To create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. This category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern.

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at large commercial centers and appropriate street and pedestrian connections established between commercial and residential areas. Except within mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods.

Development shall comply with the Suburban Intensity Guidelines. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

Suburban Intensity Guidelines (EFF. 3/14/07; REV. EFF. 7/14/14)

Table 4: Suburban Intensity Guidelines

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percent-age Mix of Uses
Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ (4)	10,000 SQ FT/ACRE	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ (4)	10,000 SQ FT/ACRE (5)	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 UNITS/ ACRE	20,000 SQ FT/ACRE	
Medium Density Residential Office	Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ ACRE	20,000 SQ FT/ACRE ⁽⁶⁾	
Village Center	Residential, Office, Commercial up to 50,000 SQ FT, maximum business size. Centers shall not be located closer than ¼ mile to another village center or commercial development including more than 20,000 SQ FT of floor area.	8 to 16 UNITS/ ACRE	12,500 SQ FT/ACRE per parcel for center 20 acres or less (7)	
Urban Pedestrian Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 16 UNITS/ (3) ACRE	Up to 20,000 SQ FT/ACRE (3)	35-50%
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 UNITS/ ACRE	Up to 25,000 SQ FT/ACRE (8)	
Medical Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 20 UNITS/ (1) ACRE	80,000 SQ FT/ACRE (2)	
Business Park	Office, Residential and Commercial	Up to 16 UNITS/ ACRE	20,000 SQ FT/ ACRE	
Light Industrial	Office, Commercial up to 10,000 SQ FT per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post- Secondary Schools and ancillary residential	1 UNIT/ DEVELOP MENT	20,000 SQ FT/ ACRE (9)	5-10%

Notes:

- (1) 8 units/acre minimum for exclusively residential;
- (2) Hospitals up 176,000 sq ft/acre;
- (3) 20 units/acre and 40,000 sq ft/acre for multiple use development; Combined residential and non-residential development may have up to 40,000 SF and up to a six story building. Residential use, office use and commercial use is allowed.
- (4) Low Density Residential and Residential Office development patterns can have a minimum of 1 unit per acre if water and sewer are not available.
- (5) The maximum square footage is increased to 12,500 SF if the project is a mixed-use development.

- (6) The maximum square footage increases to 40,000 SF per acre and maximum height increases to six stories if 50% of parking is structured. This provision only applies to areas previously designated as Mixed Use C
- (7) 250,000 SF of total development permitted on 20 to 30 acre centers.
- (8) Storage areas may be 50,000 SF per acre. Office and Retail is allowed.
- (9) Storage areas may be 50,000 SF per acre.

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, retail and light industrial development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.



2018 Comprehensive Plan Amendment Cycle
PCM201801
Parkway Place/Apalachee Parkway

Attachment #3

Comprehensive Plan Policies relevant to the proposed amendment:

- Land Use Policy 1.4.5 Criteria for evaluating Comp Plan amendment
- Land Use Policy 2.2.5 Suburban

Policy 1.4.5: [L] (*Revision Effective 3/14/07*)

The Tallahassee-Leon County Comprehensive Plan, its future land use map and future land use categories as defined within the Plan, the land use summary charts which are intended to be a pictorial representation of existing policies in the comprehensive plan, and land development regulations adopted by local government as provided in the Plan shall in combination provide a unified system for the regulation of land use. Land use regulations shall be consistent with the intended functions, land uses and intensity of the land use category designated on the future land use map.

- a) Any requested text amendment to the Comprehensive Plan shall be evaluated for consistency with the overall intent of the adopted Goals, Objectives, and Policies of the Plan;
- b) Any requested amendment to the Future Land Use Map shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the requested future land use category;
- c) Any request for a change in zoning use classification and specific zoning district mapping within a future land use category shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the future land use category in which it is located;
- d) The determination that a land use is permitted within a zoning district shall be made based upon a listing of allowable land uses within a zoning district or that an unlisted land use is substantially similar to allowable uses within the same district.

Policy 2.2.5: [L]

SUBURBAN (EFF. 3/14/07)

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2018 Comprehensive Plan Amendment Cycle
PCM201801
Parkway Place/Apalachee Parkway

Attachment #3

Zoning District Charts referenced in the report:

- Residential Preservation–2 (Section 10-241)
- Commercial Parkway (Section 10-258)

SECTION 10-241 RESIDENTIAL PRESERVATION
ALLOWABLE USES, APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL
STANDARDS
P PERMITTED USE
S SPECIAL EXCEPTION
R RESTRICTED USE

SIC CODE	RESIDENTIAL PRESERVATION - 2 NAME OF USE	LAND USE TYPE				
		LR	PR	AR	CS	LI
	RESIDENTIAL					
	Dwelling, One-Family	P				
	Dwelling, Two-Family	P				
	(Rooming Houses are prohibited)					
	Dwelling, 2-Unit Townhouses	P				
	SERVICES					
821	Elementary and secondary schools				S	
866	Religious Organizations				S	
	RECREATION					
	Hiking and Nature Trails		P			
	Picnicking		P			
	Canoe Trails		P			
	Bicycle Trails		P			
	Horseback Riding Trails		P			
	Tot Lots			P		
	Court Sports			R		
	Field Sports			R		
	PUBLIC ADMINISTRATION					
	Police Protection				S	
	Fire Protection				S	
	Public Order and Safety				S	

LEGEND
LR = LOW DENSITY RESIDENTIAL
PR = PASSIVE RECREATION
AR = ACTIVE RECREATION
CS = COMMUNITY SERVICES
LI = LIGHT INFRASTRUCTURE

RESIDENTIAL PRESERVATION-2	DEVELOPMENT TYPE			
	SINGLE FAMILY & 2 UNIT-TOWNHOUSE RESIDENTIAL UNITS NON-CLUSTERED	SINGLE FAMILY RESIDENTIAL UNITS CLUSTERED	DUPLEX RESIDENTIAL UNIT NON-CLUSTERED	COMM. SERVICES ACTIVE REC., PUBLIC, PRIMARY & SECONDARY SCHOOLS
MINIMUM SETBACKS (FT)				
Front Yard		Perimeter Setback		
Building	15	25	20	25
Parking	—	—	—	20
Corner Yard		Perimeter Setback		
Building	15	25	20	25
Parking	—	—	—	20
Interior Side Yard		Perimeter Setback		
Building*	7.5	15	7.5	20
Parking	—	—	—	20
Rear Yard		Perimeter Setback		
Building	25	25	25	25
Parking	—	—	—	10
MAXIMUM % OF IMPERVIOUS SURFACE AREA	40	40 (of net area)	40	40
MAX. HEIGHT FEET				
	35	35	35	35
	7,260 SQ. FT. AVG OF ALL LOTS CREATED WITH A MINIMUM LOT SIZE OF NO LESS THAN 6,000 SQ. FT.	THE NET DENSITY OF THE PROJECT SITE (CLUSTERED) DEVELOPMENT AND REQUIRED OPEN SPACE) MAY BE NO GREATER THAN 3.6 UNITS PER ACRE	14,520 SQ. FT. AVG OF ALL LOTS CREATED WITH A MINIMUM LOT SIZE OF NO LESS THAN 7,500 SQ. FT.	1/2 ACRE
MIN. LOT AREA (ACRES)				
MINIMUM LOT FRONTAGE (FEET)	15	15	15	—

* Zero-lot line construction permitted along common wall of townhouse dwelling units.

Sec. 10-258. CP Commercial Parkway District

The following applies to CP Commercial Parkway District:

PERMITTED USES		
1. District Intent	2. Principal Uses	3. Accessory Uses
<p>The CP district is intended to be located in areas designated Suburban on the future land use map of the comprehensive plan and shall apply to areas exhibiting an existing development pattern of office, general commercial, community facilities, and intensive automotive commercial development abutting urban area arterial roadways with high traffic volumes. The CP district is most suitable for those areas outside of the Multimodal Transportation District (MMTD) as described in the comprehensive plan. Additional CP inside the MMTD may only be designated when the existing land use pattern is mostly comprised of single use developments with suburban character as described in the Suburban Future Land Use Category. The CP district is characterized by a linear pattern of development. Residential development up to a maximum of 16 dwelling units per acre is permitted. There is no minimum gross density for residential when developed in conjunction with non-residential land uses. However, for all other residential developments, a minimum gross density of 6 dwelling units per acre shall be required, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities. The access management standards set forth in for the CP district addressing limitations placed on access are intended to minimize and control ingress and egress to arterial roadways and to promote smooth and safe traffic</p>	<p>(1) Antique shops. (2) Armored truck services. (3) Automotive sales and rental (includes any type of motor vehicle including boats and motorcycles). (4) Automotive service and repair, including car wash. (5) Automotive--retail, parts, accessories, fires, etc. (6) Bait and tackle shops. (7) Banks and other financial institutions. (8) Broadcasting studios. (9) Building contractors and related services, without outdoor storage. (10) Camera and photographic stores. (11) Cemeteries. (12) Cocktail lounges and bars. (13) Commercial kennels. (14) Community facilities, including libraries, religious facilities, vocational schools, police/fire stations, and charitable donation stations. Elementary, middle, and high schools are prohibited. Other community facilities may be allowed in accordance with section 10-413. (15) Day care centers. (16) Gift, novelty, and souvenir stores. (17) Golf courses.</p>	<p>(18) Hotels and motels, including bed and breakfast inns. (19) Indoor amusements (bowling, billiards, skating, etc.). (20) Indoor theaters (including amphitheaters). (21) Laundromats, laundry and dry-cleaning pickup stations. (22) Lawn or tree removal services. (23) Mailing services. (24) Medical and dental offices, services, laboratories, and clinics. (25) Manufactured home sales lots. (26) Mortuaries. (27) Motor vehicle fuel sales. (28) Motor vehicle racing tracks, go-carts, etc. (29) Nonmedical offices and services, including business and government offices and services. (30) Nonstore retailers. (31) Nursing homes and residential care facilities. (32) Off-street parking facilities. (33) Outdoor amusements (golf courses, batting cages, driving ranges, etc.) (34) Passive and active recreational facilities. (35) Pawnshops. (36) Personal services (barber shops, fitness clubs, etc.).</p> <p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the land use administrator.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the land use administrator.</p>

PERMITTED USES		
1. District Intent	2. Principal Uses	
<p>flow of the general traveling public. Reuse of existing single use sites for multiple use developments, adding new uses to single use sites and/or multiple use developments in the CP district that share parking facilities, have parking structures and/or have high floor area ratios are encouraged in the CP district.</p> <p>New CP districts in the Suburban FLUM category shall have access to arterial or major collector streets.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<p>(37) Pest control services. (38) Pet day care centers. (39) Photocopying and duplicating services. (40) Printing and publishing. (41) Recreational vehicle park. (42) Rental and sales of dvds, video tapes and games. (43) Rental of tools, small equipment, or party supplies. (44) Repair services, nonautomotive. (45) Residential, multi-family. (46) Residential, any type, provided it is located on or above the 2nd floor of a structure containing non-residential development on the first floor. (47) Restaurants, with or without drive-in facilities. (48) Retail bakeries. (49) Retail caskets and tombstones. (50) Retail computer, video, record, and other electronics. (51) Retail department, apparel, and accessory stores. (52) Retail drug store. (53) Retail florist. (54) Retail food and grocery. (55) Retail furniture, home appliances and accessories. (56) Retail home/garden supply, hardware and nurseries. (57) Retail jewelry stores. (58) Retail needlework and instruction. (59) Retail newsstand, books, greeting cards.</p>	<p>(60) Retail office supplies. (61) Retail optical and medical supplies. (62) Retail package liquors. (63) Retail pet stores. (64) Retail picture framing. (65) Retail sporting goods, toy stores. (66) Retail trophy stores. (67) Self-moving operation. (68) Retail shoes, luggage, and leather products. (69) Sign shops. (70) Social, fraternal and recreational clubs and lodges, including assembly halls. (71) Studios for photography, music, art, drama, voice. (72) Tailoring. (73) Towing, wrecking, and recovery services. (74) Trailer sales and service. (75) Veterinary services, including veterinary hospitals. (76) Warehouses, mini-warehouses, or self-storage facilities. (77) Other uses which, in the opinion of the land use administrator, are of a similar and compatible nature to those uses described in this district and provided the use is not specifically permitted in another zoning district.</p>

DEVELOPMENT STANDARDS									
	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	not applicable	4 stories
Residential located on or above the 2nd floor of a multi-use structure	none	none	none	25 feet	none	25 feet	10 feet	not applicable	4 stories
Any Permitted Principal Use	none	none	none	25 feet	none	25 feet	10 feet	25,000 s.f. of building floor area per acre and commercial and office uses not to exceed 200,000 s.f. of gross building floor area per parcel, 50,000 s.f. of building area per acre for permitted land uses number (73) warehouses, mini-warehouses, or self-storage facilities as listed in the permitted uses table above. In multi-use structures, residential uses do not count towards this floor area total.	4 stories
<p>7. <i>Access Management Criteria</i> (In case of a conflict with the provisions of other ordinances or regulations, the most strict provisions shall apply):</p> <p>a.) All roadways:</p> <ol style="list-style-type: none"> On all city roadways, the city's spacing standards for driveway access, medians, and signals per roadway class type shall prevail. On all county roadways, the county's spacing standards for driveway access, medians, and signals per roadway class type shall prevail. On all state arterial roadways, the FDOT's spacing standards for driveway access, medians, and signals, as outlined in the FDOT Access Management Classification System shall prevail. Exceptions to the FDOT Access Management Standards include the following: <ol style="list-style-type: none"> Existing driveway access for Capital Circle as of December 31, 1995; and Properties on Capital Circle which were granted single driveway permits by FDOT on or before December 31, 1995, which have sole access to Capital Circle and do not have other street access. <p>b.) All new commercial development shall construct a vehicular interconnection to adjacent properties that have an existing commercial use. Interconnections shall be required to adjacent vacant properties which are zoned for commercial use. The vehicular interconnections shall be constructed with material consistent with constructed or proposed vehicular use areas. Location of such interconnections shall be approved by the traffic engineer and constructed prior to issuance of a certificate of occupancy. Required interconnections between properties and/or to a private or public roadway shall be placed in a cross access easement acceptable by</p>									

DEVELOPMENT STANDARDS	
the city attorney. Exemptions to and deviations from the interconnection requirements of this section shall be approved by the parking standards committee.	
8. <i>Street Vehicular Access Restrictions:</i>	Properties in the CP zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from nonresidential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street directly across from where the vehicular access point is proposed: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, RP-1, RP-2, RP-MH, RP-UF, and RP-R.
9. <i>Noise Source Restrictions:</i>	In the event that a property zoned CP abuts a residential property, the noise source of the CP zoned property shall not exceed at L10 noise level of 60 dBA in the daytime (7:00 a.m. to 10:00 p.m.) and an L10 noise level of 50 dBA in the night time (10:00 p.m. to 7:00 a.m.) as measured on the property line abutting the source.
10. <i>Lighting Standards:</i>	In the event that a property zoned CP abuts a residential property, the night time lighting of the CP zoned property shall meet the following standards: night time lighting shall not exceed 0.5 vertical surface foot candle measured at the property line six feet above grade. Lighting standards shall not exceed 20 feet in height and shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof mounted flood-lights or spot-lights used as general grounds lighting are permitted. Security lighting is permitted.
11. <i>Additional Criteria for Pet Day Care Centers:</i>	Outside boarding and unsupervised outside activity are prohibited. Hours of operation for pet day care centers shall be 6:00 a.m. to 9:00 p.m.
12. <i>Additional Criteria for Charitable Donation Stations:</i>	Such station shall have indoor storage for all donations, and shall have an attendant available during normal business hours responsible for the collection and/or storage of said donations. A "charitable donation station" is considered a community service/facility regulated by section 10-413 of this Code.

General Notes:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and nonresidential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500-gallon septic tank. Also, refer to sanitary sewer policy 2.1.12 of the comprehensive plan for additional requirements.
2. Refer to chapter 5, pertaining to environmental management, for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, pertaining to concurrency management, for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to section 10-426.



2018 Comprehensive Plan Amendment Cycle
PCM201802
Petro South/Jackson Bluff Road



SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
Lar Lar Development, LLC	At the intersection of Jackson Bluff Road and Mabry Street	Approve
Applicant:		
Lar Lar Development, LLC		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Debra Thomas	<u>Future Land Use</u> : Urban Residential 2 <u>Zoning</u> : Medium Density Residential	Approve
Contact Information:	Proposed Future Land Use & Zoning:	
debra.thomas@talgov.com (850) 891-6418	<u>Future Land Use</u> : Suburban <u>Zoning</u> : General Commercial	
Date: October 25, 2017	Updated: January 3, 2018	

A. REASON FOR REQUESTED CHANGE

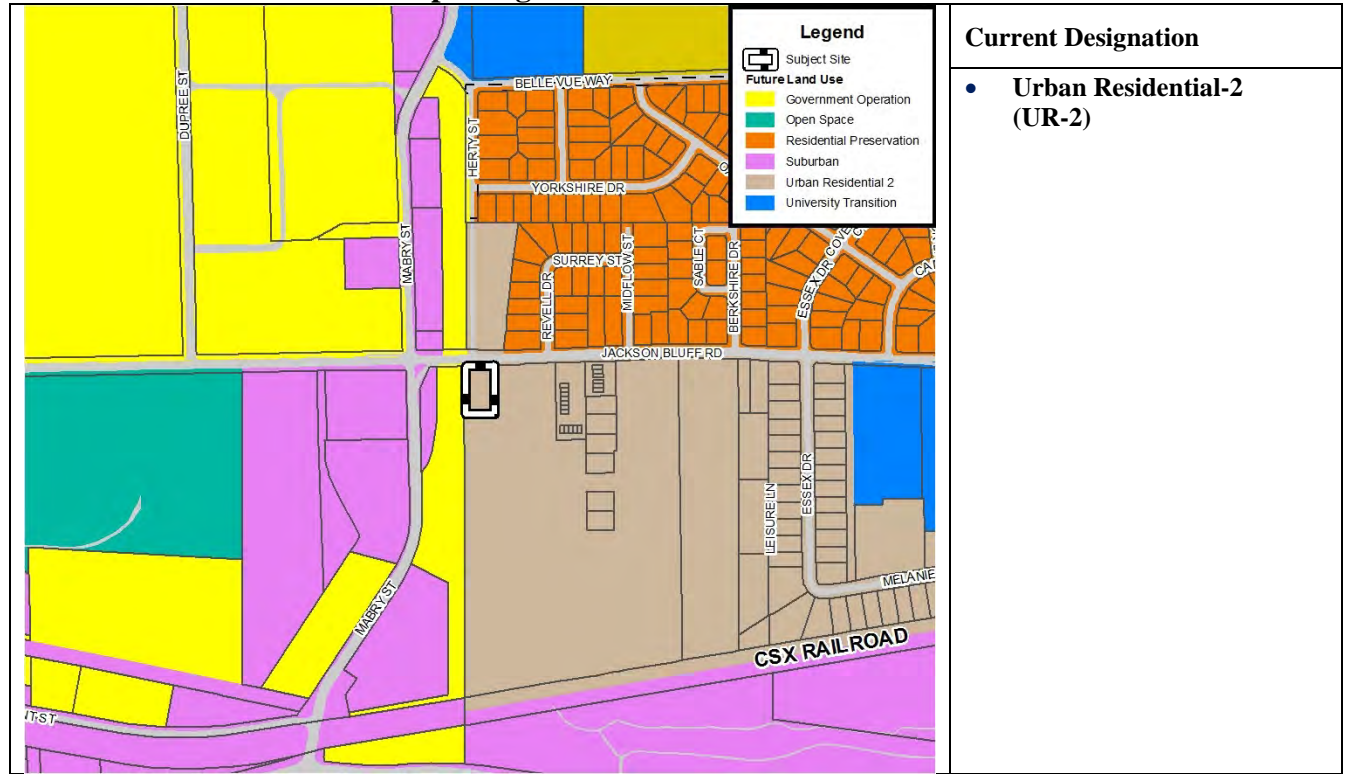
The applicant is requesting the amendment so they can continue to operate the existing business (a gas station and convenience store) that occupies the subject site.

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

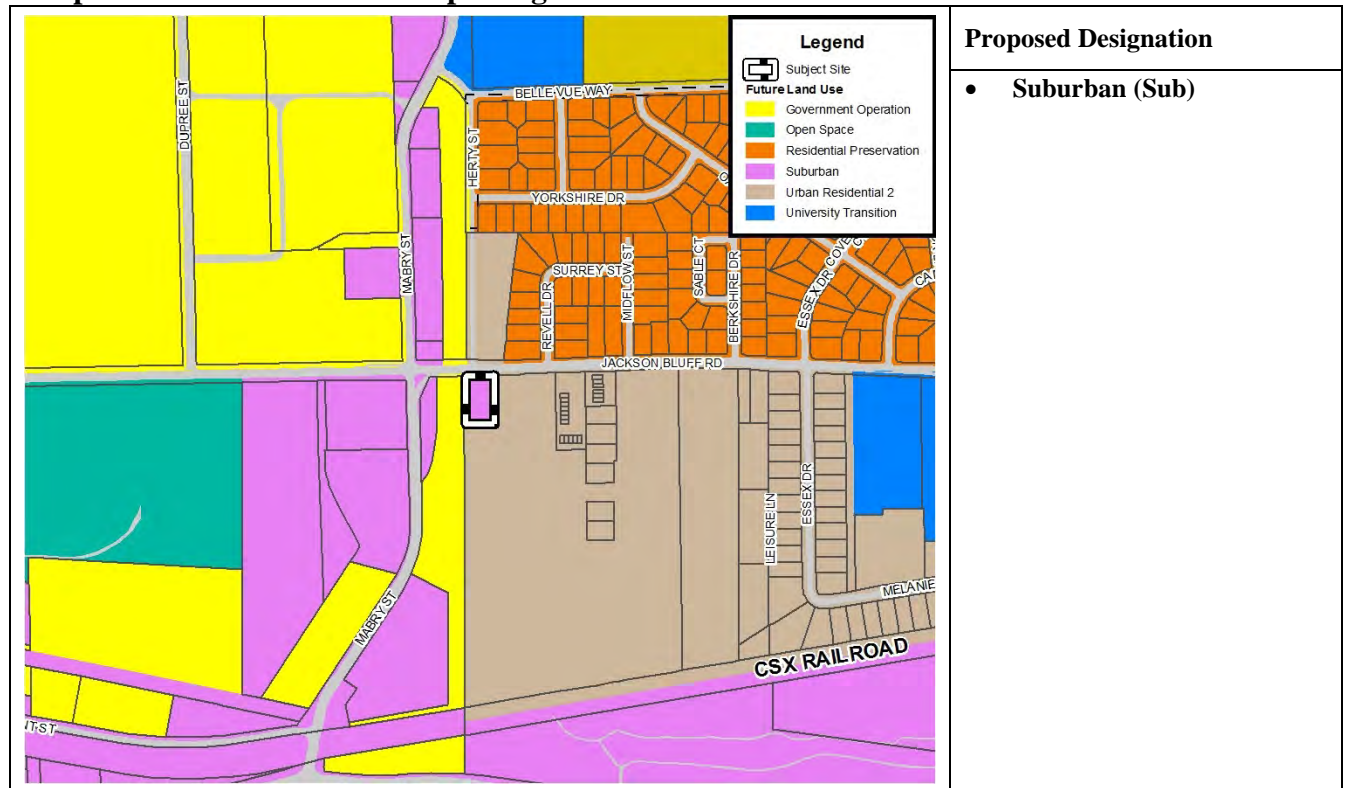
The subject site is currently designated Urban Residential-2 on the Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of the site to Suburban.

The following maps illustrate the current and proposed FLUM designations for the subject site.

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



C. STAFF RECOMMENDATION

Find that the proposed future land use maps amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL of the proposed rezoning.

D. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

Find that the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL of the proposed rezoning.

E. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. The proposed amendment is consistent with Policy 2.2.5 [L] which establishes the proposed Suburban land use category. This category allows for a mix of uses and intensities and implements the historic commercial use of the subject site.
2. The proposed amendment to the Suburban land use category, when implemented with the design standards required within the multimodal district, would further strategies and recommendations from the West Pensacola Sector Plan for the Jackson Bluff Road area. The subject site fronts on Jackson Bluff Road. The Sector Plan recommended that Jackson Bluff remains a walkable/pedestrian friendly road with a mixture of housing types and uses and that higher intensities be allowed for existing retail and multi-family areas.
3. The subject site is in the Mobility District. Approval of this amendment to the land use category would further the goals of the Mobility District and the transportation strategies of the West Pensacola Sector Plan by promoting higher densities and intensities, a prerequisite for successful implementation of mass transit and other alternative modes of transportation.
4. The commercial development on the subject site is inconsistent with the current Urban Residential-2 land use category since it prohibits commercial/retail uses.
5. The proposed amendment is consistent with Policy 1.1.5 [L] and Policy 1.1.7 [L] which seek to channel higher densities and intensities into locations with sufficient urban infrastructure.
6. The proposed zoning is consistent with the development patterns near the subject site and the current commercial use on the site. The subject site also meets the locational criterion for the General Commercial (C-2) zoning district. It is located greater than a quarter mile of other C-1 (Neighborhood Commercial) and C-2 districts.

F. STAFF ANALYSIS

History and Background

The subject site is developed with a gas station/convenience store that was built in 1987. Prior to the 1990 Comprehensive Plan adoption and subsequent rezoning in 1992 and 2000, the subject site was zoned General Commercial (C-2) for retail/commercial use.

When the Comprehensive Plan was adopted in 1990, the subject site was designated Mixed-Use B on the Future Land Use Map (FLUM). Sites that were designated Mixed-Use B on the future land use map were given a corresponding zoning district on the zoning map when it was adopted in 1992. In 1999, the Mixed-Use zoning districts were changed to site-specific zoning districts, at which time the subject site was rezoned to the Medium Density Residential (MR-1) zoning district, which was inconsistent with the existing use of the site.

In 2007, the Mixed-Use land use categories were replaced in the Comprehensive Plan with more specific categories. At that time, the subject site was changed from Mixed-Use B to Urban Residential-2 on the Future Land Use Map. This FLUM designation is a residential category which does not allow commercial/retail uses. Since the subject site already had MR-1 zoning from the site-specific rezoning in 1999, that zoning district remained on the subject site after the Future Land Use Map change.

The subject site is within the Southern Strategy Area (SSA) and the West Pensacola Sector Plan Study Area boundary. The Tallahassee-Leon County Comprehensive Plan directs the sector planning of the Southern Strategy Area. The proposed amendment would further strategies and recommendations from the West Pensacola Sector Plan for the Jackson Bluff Road area. The subject site fronts on Jackson Bluff Road. The Sector Plan recommended that Jackson Bluff remains a walkable/pedestrian friendly road with a mixture of housing types and uses, and that higher intensities be allowed for existing retail and multi-family areas. The intent of the Suburban land use category, when implemented with the design standards required within the multimodal district, is consistent with these recommendations.

Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for the current Future Land Use Map (FLUM) category, Urban Residential-2 (Land Use Policy 2.2.24), and the proposed FLUM category, Suburban (Land Use Policy 2.2.5), are included as Attachment #1.

Urban Residential-2 (Current)

Land Use Element Policy 2.2.24 outlines the intent of the Urban Residential-2 land use category, which allows townhouses, single-family attached and detached, two-family, and multiple-family dwelling units (up to twenty dwelling units per acre), as well as community facilities related to residential uses. The primary intent of the Urban Residential-2 land use category is to encourage the development of a range of housing densities and types; thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of urban infrastructure. Under this land use category, retail/commercial uses are prohibited. The current retail development on the subject site is not consistent with the Urban Residential-2 FLUM category.

Suburban (Proposed)

The proposed Suburban future land use category permits a wide range of uses from housing up to 20 units per acre to retail/office and light industrial uses. This category recognizes the way much of Tallahassee-Leon County has developed since the 1940s. Land Use Element Policy 2.2.5 establishes the Suburban land use category to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Under this category, employment opportunities should be located near residential areas, if possible within walking distance. The category also consists of predominantly single-use projects that are interconnected whenever feasible. Mixed-use projects are encouraged, though not required. Allowed land uses within this category are regulated by zoning districts which implement the intent of the FLUM, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the category. The proposed Suburban category is more consistent with the existing development patterns near the subject site and the current use of the site.

Consistency with Comprehensive Plan

Policy 1.4.5 of the Land Use Element identifies several criteria against which future land use map and zoning changes must be evaluated. Such changes must be evaluated for consistency with the adopted goals, objectives and policies of the Comprehensive Plan as well as consistency with and the furtherance of the intent of the requested future land use category. The proposed amendment is consistent with the following objective and policies of the Tallahassee-Leon County Comprehensive Plan. The complete text of these policies is included as Attachment #2.

- Policy 2.2.5 [L] which establishes the Suburban Future Land Use category. This category allows a mixture of uses and intensities and implements the historic commercial use of the subject site.
- Policy 1.1.5 [L] states that Future Land Use Map densities and intensities are intended to reflect the availability of capital infrastructure. The proposed map amendment would reflect the availability of capital infrastructure.
- Policy 1.1.7 [L] requires that higher density and mixed-use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use and readily available sewer and water infrastructure.

The subject site has access to all urban services and infrastructure.

- Objective 1.1 [M] promotes vibrant communities with compact urban forms and a mixture of uses to minimize travel distances, reduce vehicle miles traveled and greenhouse gases, and to enhance pedestrian and bicycle mobility and transit accessibility.

The proposed amendment supports compact urban forms and a mixture of uses of the subject site by being located adjacent to Residential and Government Operational uses. The proposed Future Land Use Map designation allows the same potential residential density as the current Future Land Use Map designation, but allows additional commercial and office uses.

Zoning

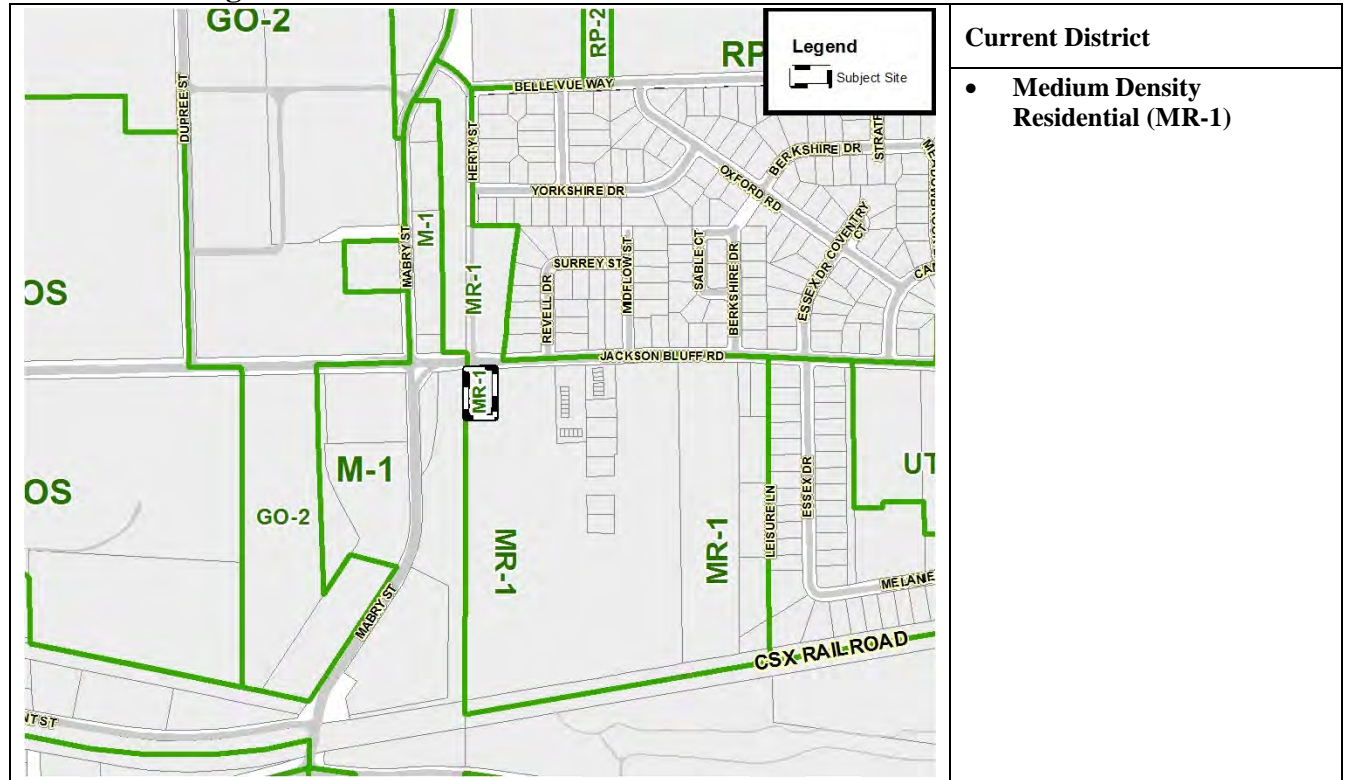
A rezoning application will be processed concurrently with this map amendment, if approved. A zoning change from Medium Density Residential (MR-1) to General Commercial (C-2) is being requested to implement the proposed amendment to the Future Land Use Map. The Land Development Code sections for the current zoning district, Medium Density Residential (Section 10-250), and the proposed zoning district, General Commercial (Section 10-256), are included as Attachment #3.

The current Medium Density Residential zoning district is one of the zoning districts that implements the Urban Residential– 2 future land use category. This zoning district is intended to provide a variety of housing types (up to twenty units per acre). Under this zoning district, commercial, office and retail uses are not permissible. Thus, the existing commercial development on the subject site is inconsistent with this zoning district.

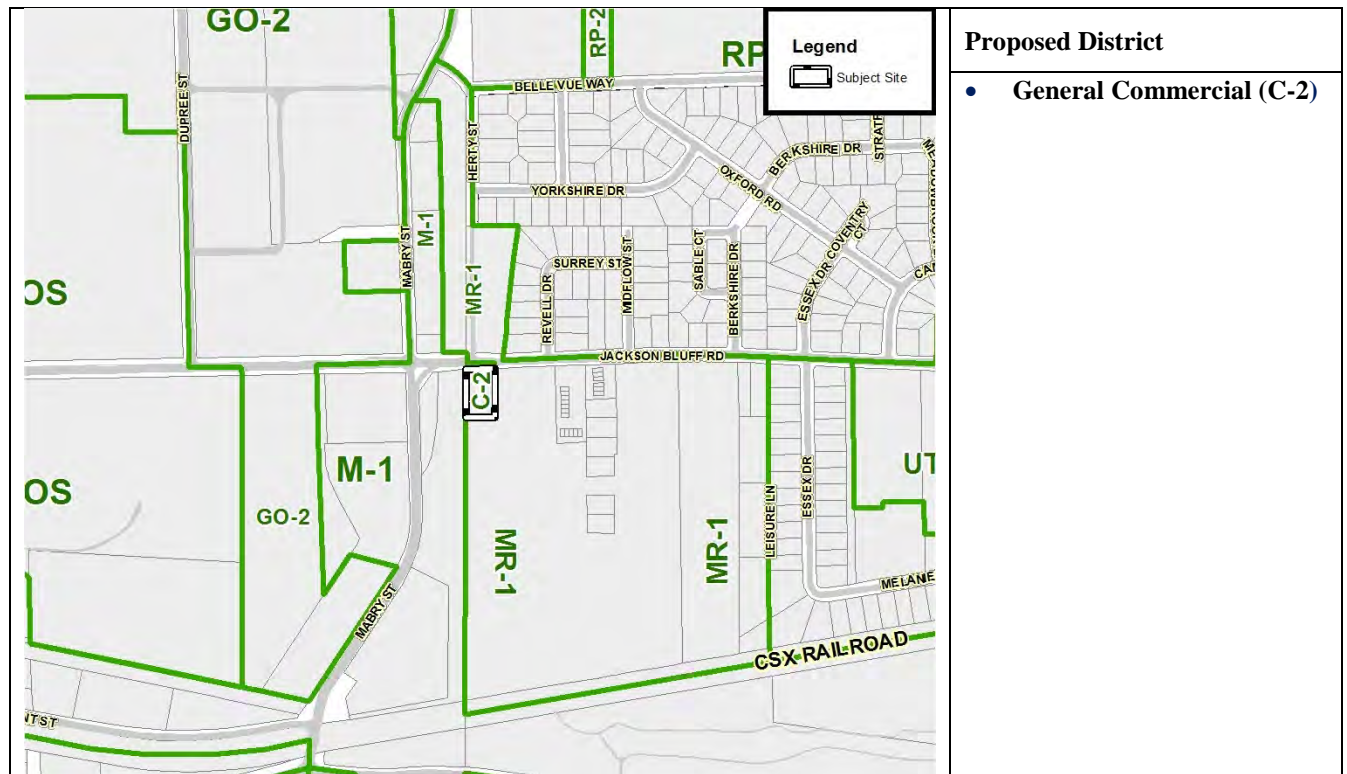
The proposed C-2 zoning district is intended to be in areas designated Suburban on the FLUM and shall apply to areas with direct access to major collectors or arterial roadways located within convenient travelling distance to several neighborhoods. The district is not intended to accommodate large scale commercial or service activities, but rather small groups of retail commercial, professional, office, and community and recreational services. Additionally, this zoning district should not exceed 30 acres or be located closer than ¼ mile to other C-1 or C-2 districts. The subject site meets these locational criteria. The proposed zoning is also consistent with the development patterns near the subject site and the current commercial use on the site.

The following maps illustrate the current and proposed zoning for the Subject Site.

Current Zoning



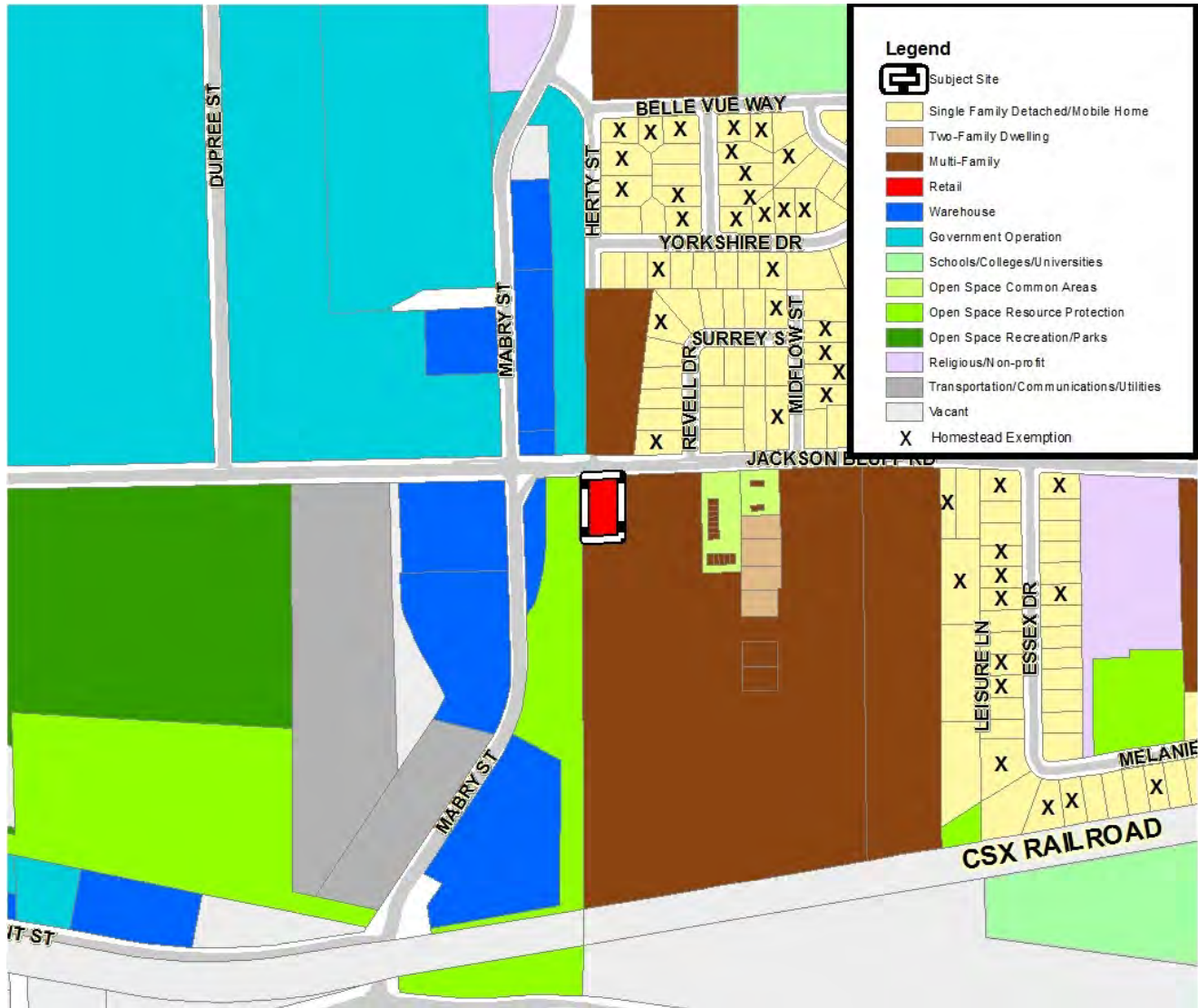
Proposed Zoning



Existing Land Uses

The subject site is developed with a retail use. The subject site is in an area with a mixture of uses including multi-family, government operations, warehouses, low density residential, and recreation/open space.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

The subject site is connected to City of Tallahassee potable water and sewer services.

Schools

No impacts based on the non-residential use onsite. The subject area is zoned for Riley Elementary School, Nims Middle School, and Rickards High School. School concurrency impact forms were submitted to the Leon County School Board's Division of Facilities, Construction and Maintenance and approved by the School Board on November 21, 2017.

School Name	Riley Elementary	Nims Middle	Rickards High
Present Capacity	7	562	545
Post Development Capacity	6	562	545

The table above depicts preliminary calculations provided by School Board staff based on the maximum residential development allowed under the requested future land use category. Final school concurrency calculations will be conducted in the future when a site plan for proposed development is submitted.

Roadway Network

The subject site is bound by Jackson Bluff Road, a major collector, and Mabry Street, a major collector. It is located within the Multimodal Transportation District (MMTD) which has a goal of increasing density, mixed use developments, and promoting pedestrian-oriented urban design standards to support walkable development and thereby increase pedestrian, bicycle, and transit use.

Pedestrian and Bicycle Network

The subject site is accessible via sidewalks and shared lanes (marked with Sharrows) on Jackson Bluff Road. There are also sidewalks and bike lanes on major portions of Mabry Street near the subject site.

Transit Network

StarMetro provides transit services along Jackson Bluff Road via the Forest Route and the Seminole Express Route.

Environmental Analysis

The subject site is within the Lake Munson drainage basin. County environmental data indicate no known protected environmental features on the site.

F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to approximately 78 property owners within 1,000 feet of subject site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	October 23, 2017	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	November 8, 2017	Two signs providing details of proposed land use and zoning changes posted on subject site
X	Public Open House	November 16, 2017	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	December 20, 2017	Email Subscription Notice sent to all users of service

Public Open House - November 16, 2017: 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, none were present for this amendment. There were no questions or comments on this proposed amendment.

G. STAFF REPORT UPDATE

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

Cycle 2018 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	November 7, 2017	3:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	January 2, 2017	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	January 23, 2018	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	February 27, 2018	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Public Hearing - December 5, 2017: Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

Local Planning Agency Public Hearing – January 2, 2018: The Local Planning Agency supported staff's recommendation of approval based upon consistency with the Comprehensive Plan and findings of fact outlined in this staff report.

H. ATTACHMENTS

- Attachment #1: Current and Proposed Future Land Use Categories:
Land Use Policy 2.2.24 Urban Residential - 2
Land Use Policy 2.2.5 Suburban
- Attachment #2: Comprehensive Plan Policies referenced in the report:
Land Use Policy 1.4.5 Criteria against which future land use map amendments must be evaluated
Land Use Policy 2.2.5 Suburban
Land Use Policy 1.1.5 Availability of Infrastructure
Land Use Policy 1.1.7 Access to Urban Infrastructure
Mobility Objective 1.1 Compact Urban Forms
- Attachment#3: Zoning Districts Charts referenced in the report:
Medium Density Residential (MR-1) (Section 10-250)
General Commercial (C-2) (Section 10-256)



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Attachment #1

Current and Proposed Future Land Use Categories:

- Land Use Policy 2.2.24 Urban Residential–2
- Land Use Policy [2.2.5](#) Suburban

Policy 2.2.24: [L]

URBAN RESIDENTIAL 2 (REV. EFF. 7/26/06; REV. EFF. 3/14/07; REV. EFF. 1/22/16)

The primary intent of the Urban Residential 2 land use category, which is to be applied only within the Urban Services Area, is to encourage a range of density (4-20 dwelling units per acre) housing, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The implementing zoning district(s) shall contain design standards as well as locational criteria to accomplish these goals. The Urban Residential category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as open space/recreation and community facilities related to residential uses. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. Urban Residential 2 may serve as a transition category between lower density residential categories and more intensive development such as higher density residential and/or office land uses or major roadways where alternative modes of transportation are available to support the increased residential densities. The category is not intended to be applied within the interior of an existing designated residential preservation area, unless to correct, legal non-conforming uses and/or densities. The maximum residential density within the Urban Residential 2 category is 20 units per acre.

Policy 2.2.5: [L]

SUBURBAN (EFF. 3/14/07)

To create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. This category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern.

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at large commercial centers and appropriate street and pedestrian connections established between commercial and residential areas. Except within mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods.

Development shall comply with the Suburban Intensity Guidelines. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

Suburban Intensity Guidelines (EFF. 3/14/07; REV. EFF. 7/14/14)

Table 4: Suburban Intensity Guidelines

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ (4)	10,000 SQ FT/ACRE	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ (4)	10,000 SQ FT/ACRE (5)	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 UNITS/ ACRE	20,000 SQ FT/ACRE	
Medium Density Residential Office	Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ ACRE	20,000 SQ FT/ACRE ⁽⁶⁾	
Village Center	Residential, Office, Commercial up to 50,000 SQ FT, maximum business size. Centers shall not be located closer than ¼ mile to another village center or commercial development including more than 20,000 SQ FT of floor area.	8 to 16 UNITS/ ACRE	12,500 SQ FT/ACRE per parcel for center 20 acres or less (7)	
Urban Pedestrian Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 16 UNITS/ (3) ACRE	Up to 20,000 SQ FT/ACRE (3)	35-50%
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 UNITS/ ACRE	Up to 25,000 SQ FT/ACRE (8)	
Medical Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 20 UNITS/ (1) ACRE	80,000 SQ FT/ACRE (2)	
Business Park	Office, Residential and Commercial	Up to 16 UNITS/ ACRE	20,000 SQ FT/ ACRE	5-10%
Light Industrial	Office, Commercial up to 10,000 SQ FT per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post- Secondary Schools and ancillary residential	1 UNIT/ DEVELOP MENT	20,000 SQ FT/ ACRE (9)	

Notes:

- (1) 8 units/acre minimum for exclusively residential;
- (2) Hospitals up 176,000 sq ft/acre;
- (3) 20 units/acre and 40,000 sq ft/acre for multiple use development; Combined residential and non-residential development may have up to 40,000 SF and up to a six story building. Residential use, office use and commercial use is allowed.
- (4) Low Density Residential and Residential Office development patterns can have a minimum of 1 unit per acre if water and sewer are not available.
- (5) The maximum square footage is increased to 12,500 SF if the project is a mixed-use development.

- (6) The maximum square footage increases to 40,000 SF per acre and maximum height increases to six stories if 50% of parking is structured. This provision only applies to areas previously designated as Mixed Use C
- (7) 250,000 SF of total development permitted on 20 to 30 acre centers.
- (8) Storage areas may be 50,000 SF per acre. Office and Retail is allowed.
- (9) Storage areas may be 50,000 SF per acre.

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, retail and light industrial development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.



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Attachment #2

Comprehensive Plan Policies referenced in the report:

- Land Use Policy 1.4.5 Criteria against which future land use map amendments must be evaluated
- Land Use Policy 2.2.5 Suburban

Policy 1.4.5: [L] (*Revision Effective 3/14/07*)

The Tallahassee-Leon County Comprehensive Plan, its future land use map and future land use categories as defined within the Plan, the land use summary charts which are intended to be a pictorial representation of existing policies in the comprehensive plan, and land development regulations adopted by local government as provided in the Plan shall in combination provide a unified system for the regulation of land use. Land use regulations shall be consistent with the intended functions, land uses and intensity of the land use category designated on the future land use map.

- a) Any requested text amendment to the Comprehensive Plan shall be evaluated for consistency with the overall intent of the adopted Goals, Objectives, and Policies of the Plan;
- b) Any requested amendment to the Future Land Use Map shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the requested future land use category;
- c) Any request for a change in zoning use classification and specific zoning district mapping within a future land use category shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the future land use category in which it is located;
- d) The determination that a land use is permitted within a zoning district shall be made based upon a listing of allowable land uses within a zoning district or that an unlisted land use is substantially similar to allowable uses within the same district.

Policy 2.2.5: [L]

SUBURBAN (EFF. 3/14/07)

To create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. This category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern.

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at large commercial centers and appropriate street and pedestrian connections established between commercial and residential areas. Except within mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods.

Development shall comply with the Suburban Intensity Guidelines. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

Suburban Intensity Guidelines (EFF. 3/14/07; REV. EFF. 7/14/14)

Table 4: Suburban Intensity Guidelines

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
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Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ (4)	10,000 SQ FT/ACRE (5)	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 UNITS/ ACRE	20,000 SQ FT/ACRE	
Medium Density Residential Office	Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ ACRE	20,000 SQ FT/ACRE ⁽⁶⁾	
Village Center	Residential, Office, Commercial up to 50,000 SQ FT, maximum business size. Centers shall not be located closer than ¼ mile to another village center or commercial development including more than 20,000 SQ FT of floor area.	8 to 16 UNITS/ ACRE	12,500 SQ FT/ACRE per parcel for center 20 acres or less (7)	
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Notes:

- (1) 8 units/acre minimum for exclusively residential;
- (2) Hospitals up 176,000 sq ft/acre;
- (3) 20 units/acre and 40,000 sq ft/acre for multiple use development; Combined residential and non-residential development may have up to 40,000 SF and up to a six story building. Residential use, office use and commercial use is allowed.
- (4) Low Density Residential and Residential Office development patterns can have a minimum of 1 unit per acre if water and sewer are not available.
- (5) The maximum square footage is increased to 12,500 SF if the project is a mixed-use development.

- (6) The maximum square footage increases to 40,000 SF per acre and maximum height increases to six stories if 50% of parking is structured. This provision only applies to areas previously designated as Mixed Use C
- (7) 250,000 SF of total development permitted on 20 to 30 acre centers.
- (8) Storage areas may be 50,000 SF per acre. Office and Retail is allowed.
- (9) Storage areas may be 50,000 SF per acre.

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, retail and light industrial development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.



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Attachment #3

Zoning Districts Charts referenced in the report:

- Medium Density Residential (MR-1) (Section 10-250)
- General Commercial (C-2) (Section 10-256)

Section 10-250. MR-1 Medium Density Residential District.

The following applies to the MR-1 Medium Density Residential District:

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The MR-1 district is intended to be located in areas designated Urban Residential 2 or Suburban on the Future Land Use Map of the Comprehensive Plan, in close proximity to more intensive non-residential uses, including commercial and office uses; and to residentially compatible public facilities such as schools, parks, and transit facilities. The MR-1 district is intended to achieve densities consistent with urban development, use of public transit, and efficient use of public infrastructure. Off-street parking facilities in the MR-1 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities. The MR-1 district shall provide for a wide range of residential housing types. The maximum gross density allowed for new residential development in the MR-1 district is 20 dwelling units per acre, while the minimum gross density allowed is 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities. Certain community and recreational facilities related to residential uses and day care centers are also permitted.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<ul style="list-style-type: none"> (1) Community facilities related to residential uses, including religious facilities, police/fire stations, and elementary, middle, and high schools. Libraries or vocational schools are prohibited. Other community facilities may be allowed in accordance with Section 10-413 of these regulations. (2) Day care centers. (3) Golf courses. (4) Multiple-family dwellings. (5) Nursing homes and other residential care facilities. (6) Passive and active recreational facilities. (7) Rooming Houses. (8) Single-family attached dwellings. (9) Single-family detached dwellings. (10) Two-family dwellings. (11) Zero-lot line single-family detached dwellings. 	<ul style="list-style-type: none"> (1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.

DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
Two-Family Dwellings	7,000 square feet	70 feet	100 feet	15 feet	Same as single-family dwellings above	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	1,600 square feet minimum; average of 2,000 square feet	16 feet	none	20 feet	none	15 feet	25 feet	maximum length: 8 units	3 stories
Rooming Houses	5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	15 feet	25 feet	20,000 square feet of gross building floor area per acre	3 stories

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to chapter 5, environmental management for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, concurrency management ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to Section 10-426.

Section 10-256. C-2 General Commercial District

The following applies to the C-2 General Commercial District:

	PERMITTED USES		
1. District Intent	2. Principal Uses		3. Accessory Uses
<p>The C-2 district is intended to be located in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan and shall apply to areas with direct access to major collectors or arterial roadways located within convenient traveling distance to several neighborhoods, wherein small groups of retail commercial, professional, office, community and recreational facilities and other convenience commercial activities are permitted in order to provide goods and services that people frequently use in close proximity to their homes. The C-2 district is not intended to accommodate large scale commercial or service activities or other types of more intensive commercial activity. The maximum gross density allowed for new residential development in the C-2 district is 16 dwelling units per acre, with a minimum gross density of 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum density. The residential uses are required to be located on the second floor or above a building containing commercial or office uses on the first floor. Mixed use projects in the C-2 district are encouraged, but are not required. In order to maintain compact and non-linear characteristics, C-2 districts shall not be located closer than ¼ mile to other C-1 or C-2 districts or to parcels containing commercial developments including more than 20,000 gross square feet of floor area and shall not exceed 30 acres in size.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<p>(1) Antique shops. (2) Automotive service and repair, including car wash. (3) Bait and tackle shops. (4) Banks and other financial institutions. (5) Camera and photographic stores. (6) Cocktail lounges and bars. (7) Community facilities related to the permitted principal uses, including libraries, religious facilities, police/fire stations. Elementary, middle, and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-413. (8) Day care centers. (9) Gift, novelty, and souvenir shops. (10) Indoor amusements (bowling, billiards, skating, etc.). (11) Indoor theaters (including amphitheaters). (12) Laundromats, laundry and dry cleaning pick-up stations. (13) Mailing services. (14) Medical and dental offices, services, laboratories, and clinics. (15) Motor vehicle fuel sales. (16) Non-medical offices and services, including business and government offices and services. (17) Non-store retailers. (18) Passive and active recreational facilities. (19) Personal services (barber shops, fitness clubs etc.). (20) Pet day care centers (21) Photocopying and duplicating services. (22) Rental and sales of dvds, video tapes and games. (23) Rental of tools, small equipment, or party supplies.</p>	<p>(27) Retail bakeries. (28) Retail computer, video, record, and other electronics. (29) Retail department, apparel, and accessory stores. (30) Retail drug store. (31) Retail florist. (32) Retail food and grocery. (33) Retail furniture, home appliances, accessories. (34) Retail home/garden supply, hardware and nurseries. (35) Retail jewelry store. (36) Retail needlework shops and instruction. (37) Retail newsstand, books, greeting cards. (38) Retail office supplies. (39) Retail optical and medical supplies. (40) Retail package liquors. (41) Retail pet stores. (42) Retail picture framing. (43) Retail sporting goods, toys. (44) Retail trophy store. (45) Shoes, luggage, and leather goods. (46) Social, fraternal and recreational clubs and lodges, including assembly halls. (47) Studios for photography, music, art, dance, and voice. (48) Tailoring. (49) Veterinary services, including veterinary hospitals. (50) Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district.</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p>

1. District Intent	PERMITTED USES		
	2. Principal Uses	3. Accessory Uses	
	(24) Repair services, non-automotive. (25) Residential (any type), provided that it is located on the second floor or above a building containing commercial or office uses on the first floor. (26) Restaurants, with or without drive-in facilities.		

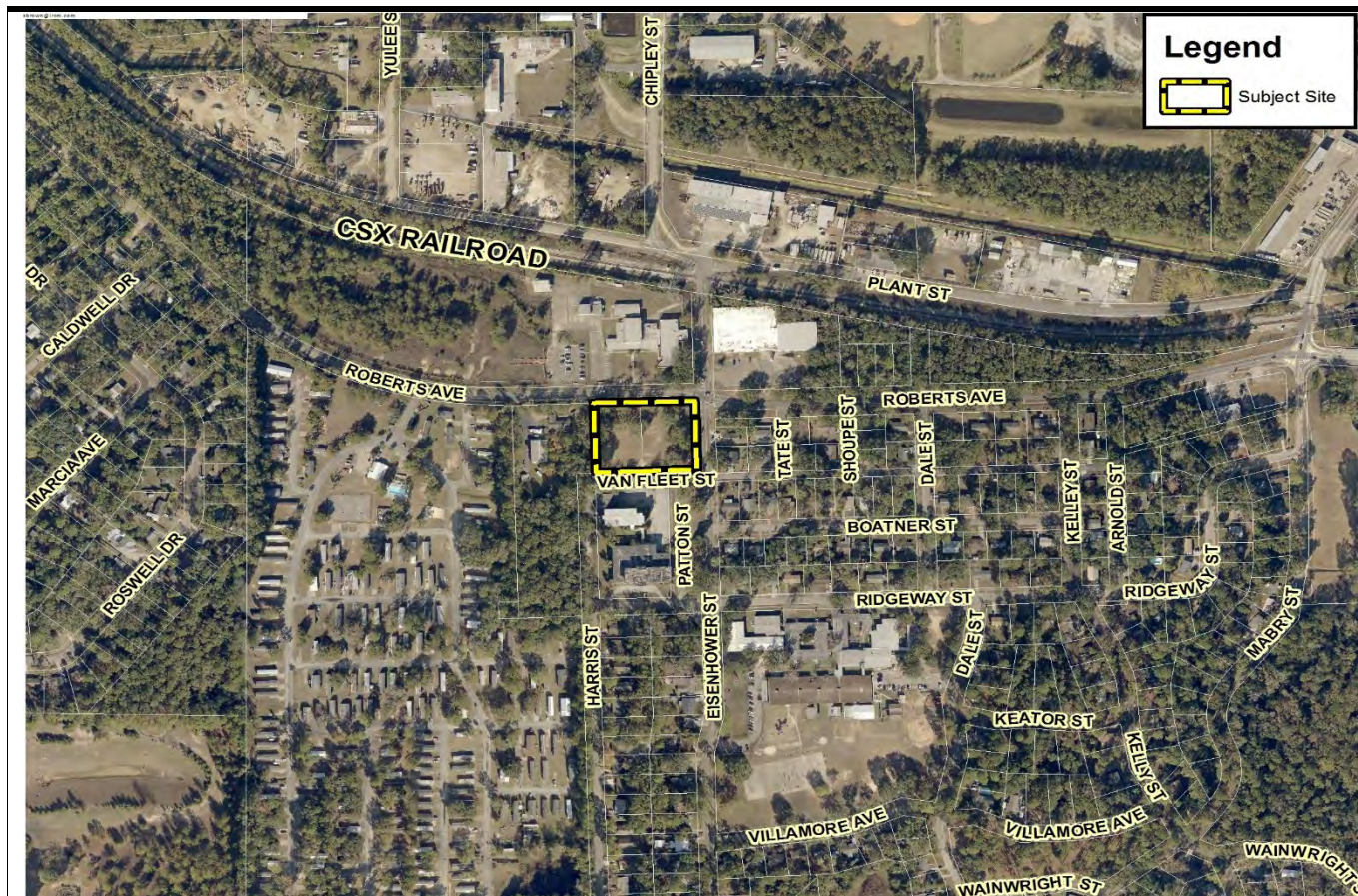
DEVELOPMENT STANDARDS									
Use Category	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Any Permitted Principal Use	none	none	none	25 feet	15 feet on each side	25 feet	10 feet	12,500 square feet of non-residential gross building floor area per acre and commercial and/or office uses not to exceed 200,000 square feet of gross building floor area for districts less than 20 acres and commercial and/or office uses not to exceed 250,000 square feet of gross building floor area for districts 20 to 30 acres in size. Individual buildings may not exceed 50,000 gross square feet.	3 stories
7. Street Vehicular Access Restrictions: Properties in the C-2 zoning district shall be located on a major collector or arterial street, but may have additional vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, RP-1, RP-2, RP-MH, RP-UF, and RP-R.									
8. Additional Criteria and Restrictions for Pet Day Centers: Outside boarding and unsupervised outside activity are prohibited. In the event that a pet day care center abuts a residential property, the center shall not exceed an L10 noise level of 60 dBA in the daytime (6:00 A.M. to 9:00 P.M.) as measured on the property line abutting the center. Hours of operation for Pet Day Care Centers shall be 6:00 A.M. to 9:00 P.M.									
9. Additional Criteria for Charitable Donation Stations: Such station shall have indoor storage for all donations, and shall have an attendant available during normal business hours responsible for the collection and/or storage of said donations. A "charitable donation station" is considered a community service/facility regulated by section 10-413 of this Code.									

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to chapter 5, pertaining to environmental management, for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to chapter 4, pertaining to concurrency management, for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
4. For cluster development standards, refer to Section 10-426.



2018 Comprehensive Plan Amendment Cycle
PCM201803
FSU Health Clinic/Roberts Avenue



SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
City of Tallahassee & State of Florida	At the intersection of Roberts Avenue and Eisenhower Street	Approve
Applicant:		
Tallahassee-Leon County Planning Department		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Debra Thomas	Future Land Use: Recreation/Open Space & Educational Facilities Zoning: Residential Preservation - 2	Approve
Contact Information:	Proposed Future Land Use & Zoning:	
debra.thomas@talgov.com 850-891-6418	Future Land Use: Government Operational Zoning: Government Operational - 1	
Date: October 23, 2017	Updated: January 3, 2018	

A. REASON FOR REQUESTED CHANGE

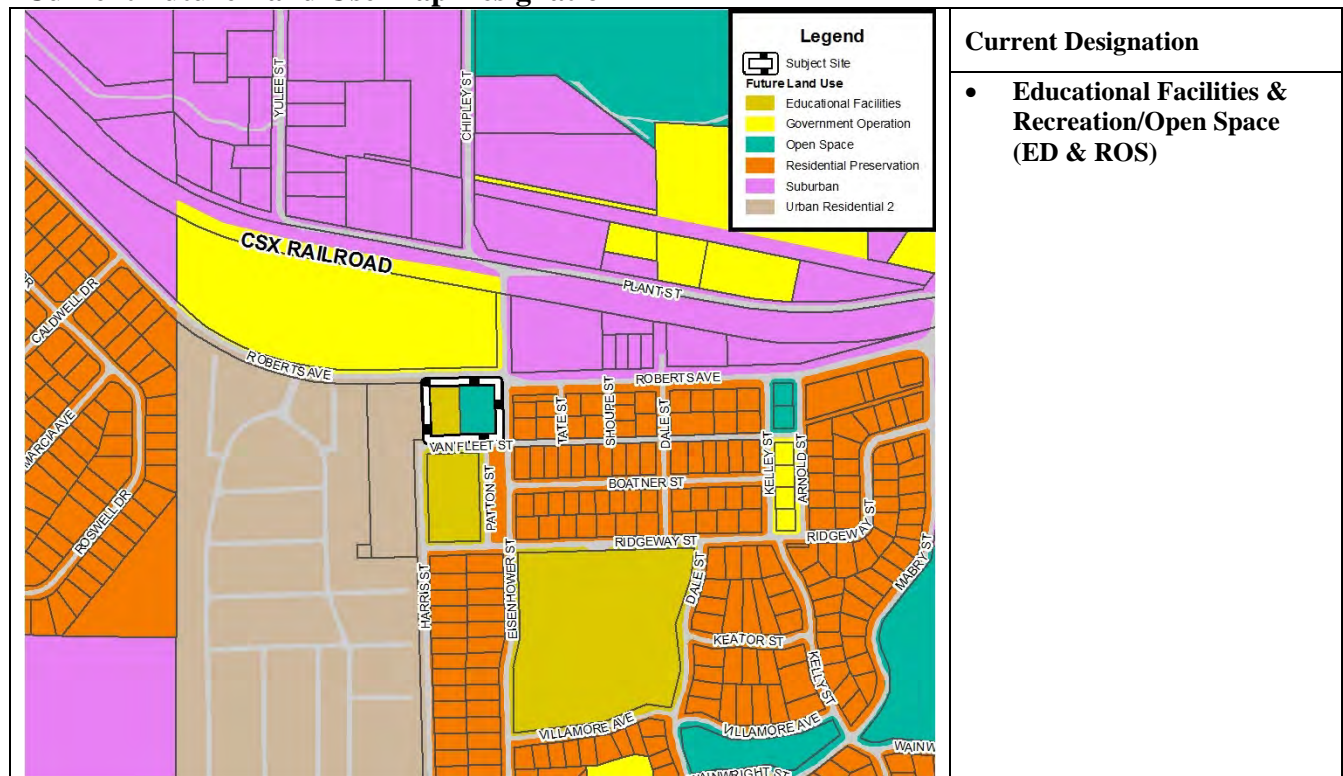
Florida State University intends to purchase the subject site to construct a medical teaching facility/community medical clinic. The site's current zoning district, Residential Preservation-2 (RP-2), does not allow the proposed use of the site. This map amendment would provide the appropriate land use category and implementing zoning to facilitate the proposed development.

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

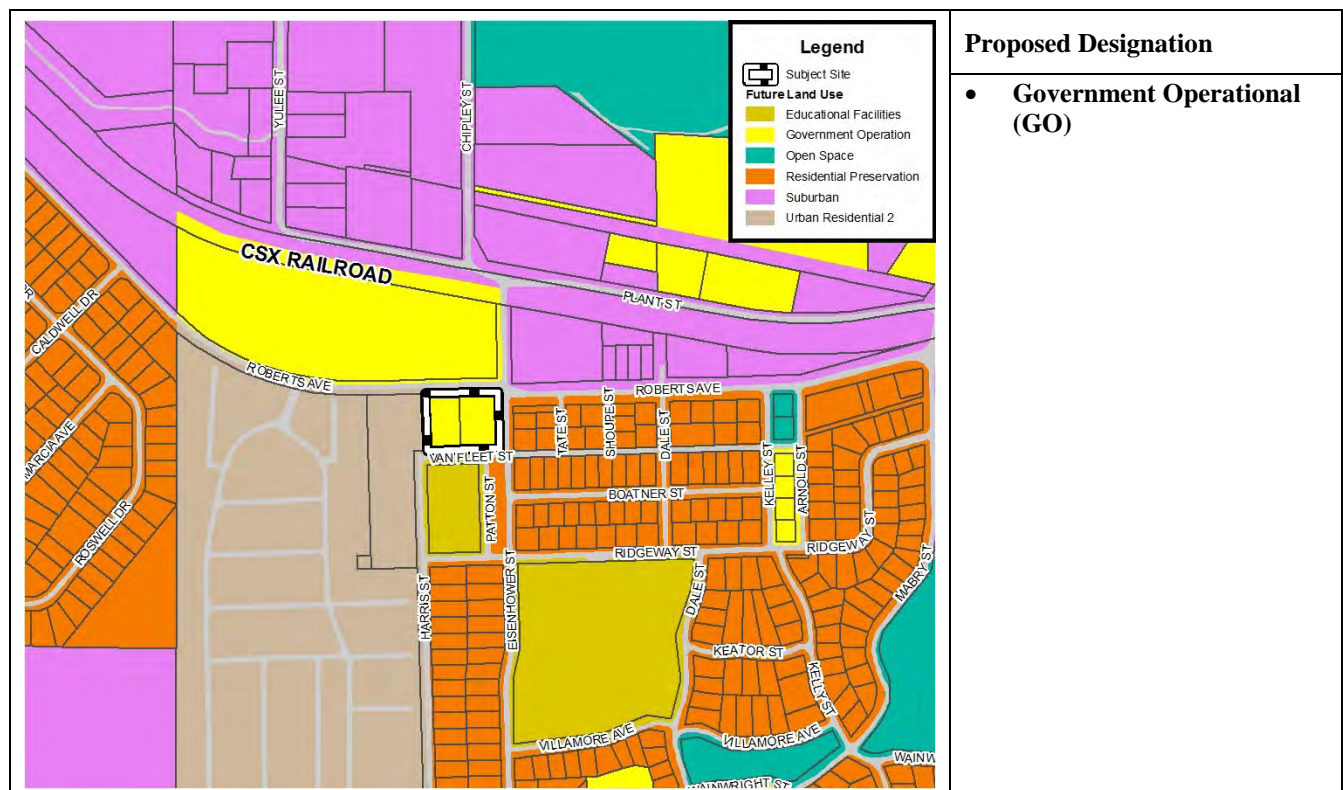
The subject area is currently designated Educational Facilities and Recreation/Open Space on the Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of the site to Government Operational.

The following maps illustrate the current and proposed FLUM designations for the subject site.

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



C. STAFF RECOMMENDATION

Find that the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL of the proposed rezoning.

D. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

Find that the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL of the proposed rezoning.

E. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. The proposed amendment furthers the intent of Land Use Policy 2.2.16 which establishes the Government Operational land use category. It is the intent of the Government Operational FLUM to contain the land uses and services provided by government for the community. The proposed Florida State University College of Medicine medical teaching facility/clinic will provide medical services to the general community.
2. The proposed amendment is consistent with Land Use Objective 5.1, which requires the coordination of future plans of state government, school board, the institutions of higher learning, and other applicable entities with the Comprehensive Plan.
3. The proposed amendment furthers one of the intents of the “Vision Statement” of the Comprehensive Plan, which is to direct quality development and redevelopment into the area designated as the “Southern Strategy Area”. The subject site is in the Southern Strategy Area.
4. The proposed amendment is consistent with and furthers the intent of Land Use Policies 11.5.2 and 11.5.3, which speak to opportunities in the Southern Strategy Area, including encouraging healthcare facilities to locate in this target area.
5. The proposed development of medical facility would be consistent with the proposed zoning district of Government Operational-1. Under this zoning district health clinics are classified as a principal use.

F. STAFF ANALYSIS

History and Background

The subject area is comprised of two parcels totaling 1.79 acres. One of the parcels is under the City of Tallahassee ownership and the other under State of Florida ownership. The parcels are located immediately south of Roberts Avenue and immediately west of Eisenhower Street. Florida State University (FSU) has expressed an interest in purchasing the subject site for a medical teaching facility and community medical clinic. The teaching facility is one of the factors that influence the accreditation of the Florida State University College of Medicine.

The site's current zoning district, Residential Preservation-2 (RP-2), does not allow the proposed use of the site. This map amendment would provide the appropriate land use category and implementing zoning district to facilitate the proposed development.

Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for existing FLUM categories, Recreation/Open Space (Land Use Policy 2.2.14) and Educational Facilities (Land Use Policy 2.2.13), and proposed FLUM category, Government Operational (Land Use Policy 2.2.16), are included as Attachment #1.

Recreation/Open Space and Educational Facilities (Current)

The existing Educational Facilities future land use category includes public schools, public lands for which educational facilities are proposed or planned, and private facilities with capacity for over three hundred students. Under this land use category, permitted uses are limited to educational facilities and ancillary community services to serve the student population or the community in general. The parcel currently under State of Florida ownership is designated Educational Facilities. While this land use category would allow for a medical teaching facility, presently there is not an accompanying educational facilities zoning district to implement the FLUM designation.

The existing Recreation/Open Space land use category allows for government owned lands that have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife management areas. Privately owned lands which have golf courses, cemeteries, or wildlife management areas are also allowed. Other permitted use includes silviculture. The parcel currently owned by the City of Tallahassee is designated Recreation/Open Space on the Future Land Use Map (FLUM).

Government Operational (Proposed)

The proposed Government Operational land use category contains facilities such as community services, light infrastructure, heavy infrastructure, and post-secondary, that provide for the operation of and provision of services on property owned or operated by local, state or federal government. The government facilities may also include services and uses provided by private entities operating on property owned by government.

Consistency with Comprehensive Plan

Policy 1.4.5 of the Land Use Element identifies several criteria against which future land use map and zoning changes must be evaluated. Such changes must be evaluated for consistency with the adopted goals, objective and policies of the Comprehensive Plan as well as consistency with and

the furtherance of the intent of the requested future land use category.

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan. The complete text of these policies is included as Attachment #2.

The proposed amendment further the intent of Land Use Policy 2.2.16, which establishes the Government Operational future land use category. It is the intent of the Government Operational FLUM to contain the land uses and services provided by government for the community. The proposed medical teaching facility/clinic will provide medical services to the general community.

The proposed amendment is consistent with Land Use Objective 5.1, which requires the coordination of future plans of state government, school board, the institutions of higher learning, and other applicable entities with the Comprehensive Plan.

The proposed amendment further one of the intents of the “Vision Statement” of the Comprehensive Plan which is to direct quality development and redevelopment into the area designated as the “Southern Strategy Area”. The subject site is in the Southern Strategy Area.

Lastly, the proposed amendment is consistent with and furthered the intent of Land Use Policies 11.5.2 and 11.5.3, which speak to opportunities in the Southern Strategy Area, including encouraging healthcare facilities to locate in this target area.

Zoning

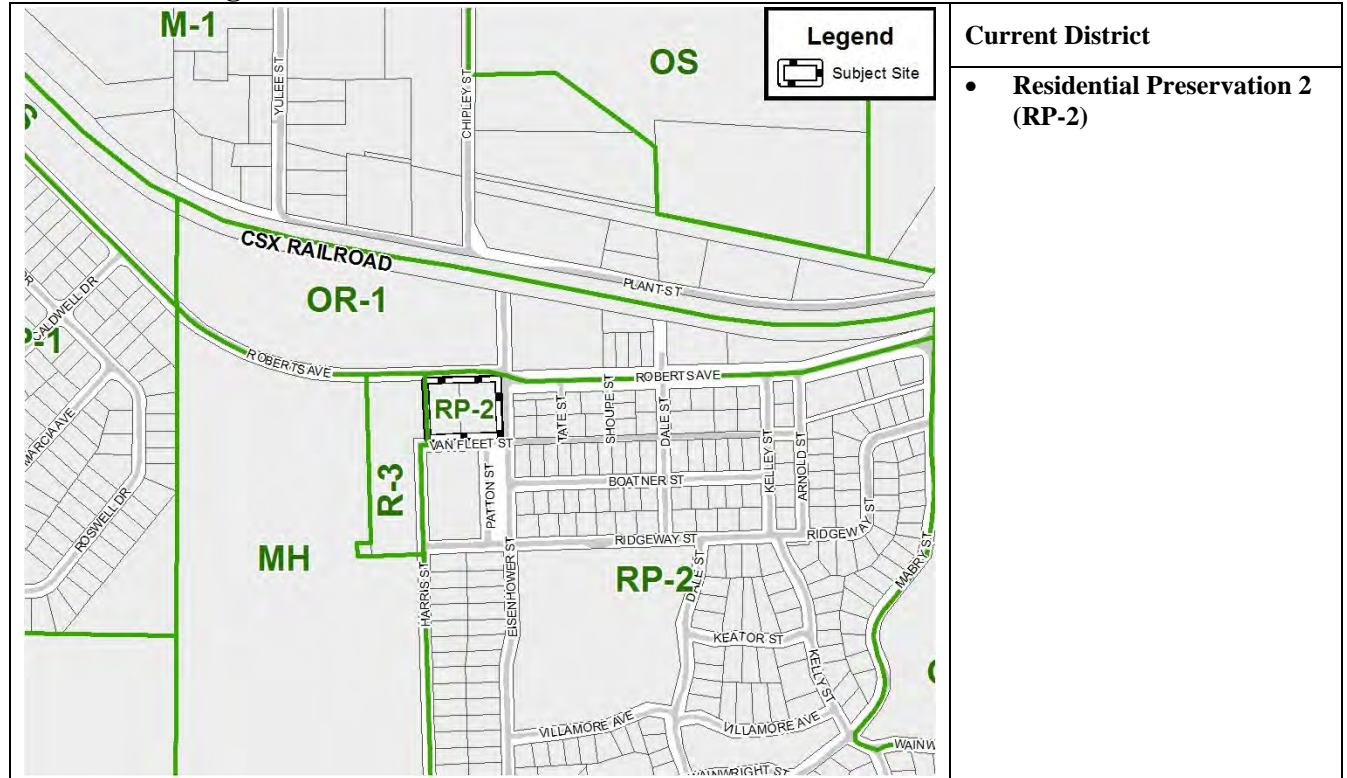
A rezoning application will be processed concurrently with this map amendment, if approved. A zoning change from Residential Preservation-2 to Government Operational-1 is being requested to implement the proposed amendment to the Future Land Use Map. The Land Development Code sections for the current zoning district of Residential Preservation-2 (Section 10-241) and the proposed zoning district of Government Operational-1(Section 10-270) are included as Attachment #3.

The current Residential Preservation–2 zoning district is one of the zoning districts that implements the Residential Preservation future land use category. The subject site is zoned Residential Preservation-2; however, the future land use category for the subject site is not Residential Preservation. Under this residential zoning district, single family and two-family housing are allowed up to six dwelling units per acre. Also allowed is passive and active recreation, light infrastructure, and community services in a comparable scale.

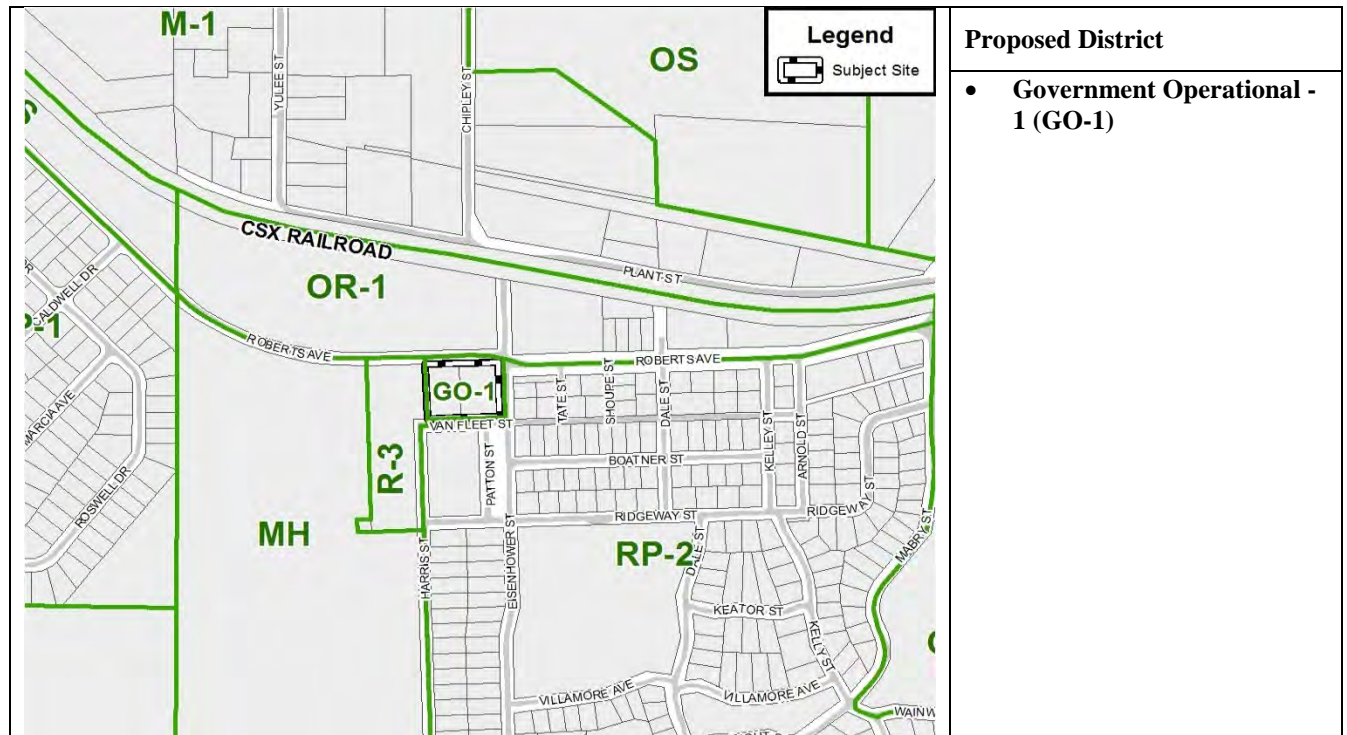
The proposed Government Operational zoning district is one of the zoning districts intended to implement the Government Operational land use category. The primary function of this district is to provide for the operation of and provision of services by local, state, and federal government. The provisions of this district are intended to allow facilities that are defined within the Land Development Code as Community Services, Light Infrastructure, and Post-Secondary uses. Under this zoning district, health clinics are a principal use. Thus, the proposed development of medical facility would be consistent with this zoning district.

The following maps illustrate the current and proposed zoning for the subject site.

Current Zoning



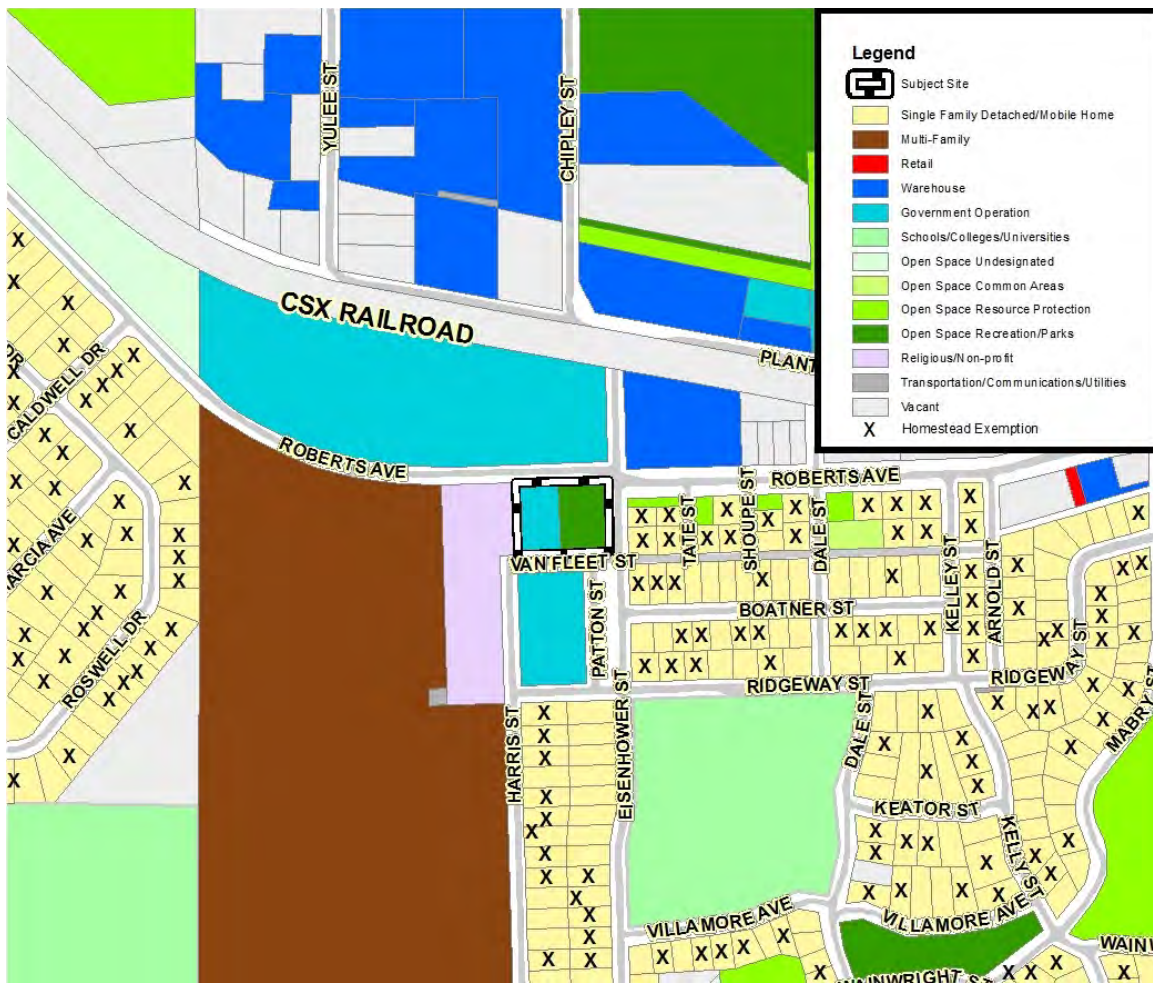
Proposed Zoning



Existing Land Uses

The subject site consists of two parcels. One parcel contains vacant government land and the other contains passive open space. The existing land uses surrounding the subject site include a low density residential subdivision to the east (Mabry Manor), government operations to the north and south in the forms of a navy support facility and a state facility, and to the west a non-profit facility (Habitat for Humanity Office), multi-family, and a low density residential subdivision (Seminole Manor). The proposed change would be consistent with the immediate development pattern near the site near to the south and north.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

City of Tallahassee potable water and sewer services are available to the subject site. Adequate potable water and sewer capacity exists to accommodate development of the site under the proposed land use and zoning.

Schools

No impacts based on non-residential uses onsite. The subject area is zoned for Sabal Palm Elementary School, Nims Middle School, and Rickards High School.

Roadway Network

The subject site is bound by minor collector roads, Roberts Road and Eisenhower Street. Since the subject site is not in the Multi-Modal Transportation District, concurrency requirements will be determined during the site plan review process as future development occurs on the site.

Pedestrian and Bicycle Network

The subject site is accessible via sidewalks on both Roberts Avenue and Eisenhower Road.

Transit Network

StarMetro provides transit services along Robert Avenue via the Live Oak Route.

Environmental Analysis

The subject site is within the Lake Munson drainage basin. County environmental data indicate no known protected environmental features on the site.

F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to approximately 85 property owners within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	October 23, 2017	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	November 8, 2017	Two signs providing details of proposed land use and zoning changes posted on subject site
X	Public Open House	November 16, 2017	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	December 20, 2017	Email Subscription Notice sent to all users of service

Public Open House - November 16, 2017: 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, none were present to discuss this amendment. There were no questions or comments on this proposed amendment.

G. STAFF REPORT UPDATE

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

Cycle 2018 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	November 7, 2017	3:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	January 2, 2018	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	January 23, 2018	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Hearing	February 27, 2018	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Public Hearing - December 5, 2017: Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

Local Planning Agency Public Hearing – January 2, 2018: The Local Planning Agency supported staff's recommendation of approval based upon consistency with the Comprehensive Plan and findings

of fact outlined in this staff report. The Local Planning Agency also voted to recommend that the City include a stipulation with the sale of the City-owned property requiring the property to be used for the development of a health clinic.

H. ATTACHMENTS

- Attachment #1: Current and Proposed Future Land Use Categories:
Land Use Policy 2.214 Recreation/Open Space
Land Use Policy 2.2.13 Educational Facilities
Land Use Policy 2.216 Government Operational
- Attachment #2: Comprehensive Plan Goals, Objective, and Policies referenced in the report:
Land Use Policy 1.4.5 Criteria against which future land use map amendments must be evaluated
Land Use Policy 2.2.16 Government Operational
Land Use Objective 5.1 Coordination of Future Plans
Land Use Vision Statement Provides Intent of the Southern Strategy Area
Land Use Policies 11.5.2 and 11.5.3 Encourages Healthcare Facilities in the Southern Strategy Area
- Attachment #3: Zoning Districts Charts referenced in the report:
Residential Preservation – 2 (Section 10-241)
Government Operational – 2 (Section 10-270)



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FSU Health Clinic/Roberts Avenue

Attachment #1

Current and Proposed Future Land Use Categories:

- Land Use Policy 2.214 Recreation/Open Space
- Land Use Policy 2.2.13 Educational Facilities
- Land Use Policy 2.216 Government Operational

POLICY 2.2.14

RECREATION/OPEN SPACE (*Effective 8/17/92; Rev. Effective 7/26/06; Renumbered 3/14/07*)

This category contains:

- (1) Government owned lands which have active or passive recreational facilities, historic sites, forests, cemeteries, or wildlife management areas,
- (2) Privately owned lands which have golf courses, cemeteries, or wildlife management areas.

Permitted uses include passive recreation and silviculture. Active recreation facilities are included if the site is within the USA or a rural community.

Policy 2.2.13: [L]

EDUCATIONAL FACILITIES *(Effective 8/17/92; Rev. Effective 7/26/06; Renumbered 3/14/07)*

This category contains:

- (1) All public schools including elementary, middle school, high school, and post-secondary.
- (2) All public lands for which educational facilities are proposed or planned.
- (3) Private facilities with capacities for over three hundred students are also included in this category.

Permitted uses in this land use category are limited to educational facilities and ancillary community services to serve the student population, or the community in general. Allowed land uses within the Educational Facilities future land use category shall be regulated by zoning districts which implement the intent of this category.

Policy 2.2.16: [L]

GOVERNMENT OPERATIONAL *(Effective 8/17/92; Revision Effective 7/26/06; Renumbered 3/14/07; Revision Effective 12/24/2010)*

Contains facilities, which include those defined on the Land Use Development Matrix as Community Services, Light Infrastructure, Heavy Infrastructure, and Post Secondary, that provide for the operation of and provision of services on property owned or operated by local, state and federal government. The government facilities may include services and uses provided by private entities operating on property owned by the local, state, or federal government. These facilities shall include, but are not limited to:

Airports*	Offices
Correctional Facilities	Outdoor Storage Facilities
Courts	Police/Fire Stations
Electric Generating Facilities	Sanitary Sewer Percolation Ponds
Electric Sub-Stations	Sanitary Sewer Pump Stations
Health Clinics	Sanitary Sewer Sprayfields
Libraries	Vehicle Maintenance Facilities
Incinerators	Waste to Energy
Materials Recovery Facilities	Water Tanks
Museums	Water Treatment Plants
Postal Facilities	Water Wells

*Includes services and uses provided by private entities that are commonly located at commercial service airports.



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Attachment #2

Comprehensive Plan Goals, Objective, and Policies referenced in the report:

- Land Use Policy 1.4.5 Criteria against which future land use map amendments must be evaluated
- Land Use Policy 2.2.16 Government Operational
- Land Use Objective 5.1 Coordination of Future Plans
- Land Use Vision Statement Provides Intent of the Southern Strategy Area Land Use Policies 11.5.2 and 11.5.3 Encourages Healthcare Facilities in the Southern Strategy Area

Policy 1.4.5: [L] *(Revision Effective 3/14/07)*

The Tallahassee-Leon County Comprehensive Plan, its future land use map and future land use categories as defined within the Plan, the land use summary charts which are intended to be a pictorial representation of existing policies in the comprehensive plan, and land development regulations adopted by local government as provided in the Plan shall in combination provide a unified system for the regulation of land use. Land use regulations shall be consistent with the intended functions, land uses and intensity of the land use category designated on the future land use map.

- a) Any requested text amendment to the Comprehensive Plan shall be evaluated for consistency with the overall intent of the adopted Goals, Objectives, and Policies of the Plan;
- b) Any requested amendment to the Future Land Use Map shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the requested future land use category;
- c) Any request for a change in zoning use classification and specific zoning district mapping within a future land use category shall be evaluated for consistency with the adopted Goals, Objectives, and Policies of the Plan as well as consistency with and the furtherance of the intent of the future land use category in which it is located;
- d) The determination that a land use is permitted within a zoning district shall be made based upon a listing of allowable land uses within a zoning district or that an unlisted land use is substantially similar to allowable uses within the same district.

Policy 2.2.16: [L]

GOVERNMENT OPERATIONAL *(Effective 8/17/92; Revision Effective 7/26/06; Renumbered 3/14/07; Revision Effective 12/24/2010)*

Contains facilities, which include those defined on the Land Use Development Matrix as Community Services, Light Infrastructure, Heavy Infrastructure, and Post Secondary, that provide for the operation of and provision of services on property owned or operated by local, state and federal government. The government facilities may include services and uses provided by private entities operating on property owned by the local, state, or federal government. These facilities shall include, but are not limited to:

Airports*	Offices
Correctional Facilities	Outdoor Storage Facilities
Courts	Police/Fire Stations
Electric Generating Facilities	Sanitary Sewer Percolation Ponds
Electric Sub-Stations	Sanitary Sewer Pump Stations
Health Clinics	Sanitary Sewer Sprayfields
Libraries	Vehicle Maintenance Facilities
Incinerators	Waste to Energy
Materials Recovery Facilities	Water Tanks
Museums	Water Treatment Plants
Postal Facilities	Water Wells

*Includes services and uses provided by private entities that are commonly located at commercial service airports.

PUBLIC FACILITIES LAND USE

Objective 5.1: [L] *(Effective 7/16/90)*

Coordinate the future plans of State government, School Board, the institutions of higher learning, and other applicable entities with this Comprehensive Plan.

VISION STATEMENT AND IMPLEMENTATION

(Rev. Effective 7/26/06; Revision Effective 1/7/10)

In the early 1820s, Florida government alternated business between St. Augustine and Pensacola. At that time, travel between the cities was hazardous and the journey long. In 1823, the site of Tallahassee was chosen as the seat of government for the Territory of Florida because of its central location and abundance of natural resources. It was noted then, "A more beautiful country can scarcely be imagined; it is high, rolling, and well watered." In the new capital, commerce expanded and a new school of higher learning was founded. From these historic roots, Tallahassee and Leon County is now the center of Florida's government and respected worldwide for its schools of higher education.

We are fortunate to have retained the natural beauty that inspired the sitting of Florida's state capital. The community relies upon the comprehensive plan to protect the natural resources and scenic beauty while encouraging the responsible, healthy growth of Tallahassee and Leon County. The comprehensive plan seeks to balance the management of growth with environmental protection but gives precedence to environmental protection.

Evolving land use patterns within the County have exhibited sprawl characteristics. Sprawl is, perhaps, the most inefficient pattern of land use. Costs associated with the provision of both capital and social infrastructure are higher than more compact patterns. This must be taken into consideration when local government is faced with limited fiscal resources and increasing demand for services.

Sprawl encourages degradation of the County's natural resources by prematurely committing vast areas to the impact of urbanization. Phased, orderly growth mitigates this situation by comprehensively addressing development impacts to our natural systems. Leap frog development associated with sprawl is piecemeal in nature and is detrimental to any type of comprehensive framework.

Another aspect of urban sprawl is the tendency toward strip commercial development, i.e., the commercialization along major streets which occurs as infill between sprawled developments. This strip development negatively affects traffic safety and flow, as well as creating aesthetic problems associated with advertising signs. While many of the negative effects of strip development can be controlled to some extent by regulatory means, a more positive approach is to prevent its spread by means of land use policies.

The purpose of the comprehensive plan is to preserve, protect and enhance the quality of life for all citizens. The plan encourages and supports economically sound residential, educational, employment, cultural, recreational, commercial and industrial opportunities for the citizens. This is facilitated by systematically planning for growth, development and redevelopment.

The natural environment is one of the many criteria which, when combined, form the community's perceived quality of life. The natural environment is a major component in the quality of life equation for Leon County. As such, it must be protected. Development and the ancillary activities associated with it must be channeled into locations that protect the natural and aesthetic environment. Unwise land use decisions which ultimately require expensive environmental retrofitting, paid for by the general populace, must be eliminated. In order to achieve this, it is the intent of this Plan to include strong environmental objectives and policies within the Land Use Element and other applicable portions of the Plan.

The residential environment is also one of many criteria which form the community's perceived quality of life and must be protected. An economic base of stable public employment has fostered development of stable residential neighborhoods. Citizens identify with and value their neighborhoods in all parts of the community and at all income levels. Containing sprawl will necessarily increase density and intensity in the existing urban area. Unwise land use decisions and premature non-residential development in established residential areas can seriously and permanently alter the character of a neighborhood. Not only actual changes, but also the perception of a constant assault on a neighborhood undermine an otherwise desirable residential environment. Development and its ancillary activities should be channeled into locations that offer the greater opportunity for the higher density and mixture of uses that a policy of urban containment encourages. It is the intent of the plan to maintain the integrity of existing neighborhoods while encouraging new residential developments to incorporate a wider range of non-residential uses.

Essential for planning are objectives and policies that protect and enhance the natural environment, water resources, the canopy roads, and residential neighborhoods. To this end, regulatory tools such as concurrency management, urban service area designation, planned unit developments and special protection zones are used to foster the community's vision. An underlying premise is the linkage between land use and infrastructure. The plan is based on the principle that development should pay for itself and this vision is implemented, in part, through the accomplishment of several strategies described below.

Traditional values within Leon County prohibit the strict implementation of an urban containment strategy. Urban service area demarcations must be located to allow for some degree of large lot, single family subdivisions. In addition, some urban areas located away from the core, such as Chaires, Fort Braden, and Miccosukee, must be provided for. Overall, however, it is the intent of this comprehensive plan to concentrate development in the Tallahassee urban area plus provide for a minimum number of designated areas of urban development.

It is the responsibility of every citizen of Leon County to pay his or her fair share first to achieve and then to maintain the community wide adopted levels of service (LOS) for capital infrastructure and urban services. However, it is not a current resident's responsibility to pay for new developments' fair share costs through subsidization. Thus, in a sense, future development must be self-sufficient.

Existing and new residents should not be bound by minimum level of service standards adopted community wide. The ability to enhance these minimums should be provided for as long as the end user pays for the incurred costs. User fees, special assessments or MSTUs are instruments, which can be used to accomplish this. Furthermore, it should be recognized that congestion can actually be a sign of a healthy urban area, and that automobile congestion can lead to individuals making a modal switch to transit, provided the transit system provides access to common destinations with convenient frequency.

The plan encourages projects and activities that provide significant additional value to the community. This includes supporting development in strategic areas such as the Downtown Overlay, Multimodal Transportation District and Southern Strategy Areas.

The intent of the Southern Strategy is to direct quality development and redevelopment into the area designated as the Southern Strategy area. Success of the Southern Strategy will benefit the entire community in terms of an increased tax base, greater choices for residential and employment opportunities, and other general quality of life factors such as greater availability of

shopping, recreation and educational opportunities throughout the community. The focus of this strategy is to make this area of the community a desirable residential location for people of all incomes. This area contains many assets we strive for in other parts of the community such as close proximity to jobs and downtown, walk-to commercial, neighborhood schools and parks, and affordable housing. Similarly, the Lake Bradford Chain of Lakes, the St. Marks Bike Trail and its extensions, and the proximity of the National Forest make this area important for environmental and recreational reasons. It also contains historic neighborhoods and is in proximity to cultural activities in the community, with museums and nearby concert facilities; educational activities, with two nearby universities and the community college. It contains a great diversity of neighborhoods, housing, and employment close to the urban core. These are the assets that make a true city.

The Downtown Overlay consists primarily of the urban core of the City of Tallahassee and is intended to clearly distinguish the City's Downtown Boundary. This overlay district primarily comprises the Capital Center area, Gaines Street Corridor, and parts of the Southern Strategy Area. The intent of this overlay district is to encourage high density and quality redevelopment as well as remove barriers to achieving the allowable densities within this area.

In order to ensure the long-term viability of our entire community as well as the efficiency of our public and private investments, it is important to protect the housing resources, neighborhoods, and business and commercial districts that make up the Multimodal Transportation District and the Downtown Overlay by adopting strategies which promote neighborhood revitalization, urban infill, homeownership, and redevelopment.

The plan also supports diversification of our local economy, utilizing our highly educated workforce, our two local universities, community college and various technical schools and state government. With approximately 38% of all employment in Tallahassee-Leon County based in the government sector, this community is a reflection of its role as the State Capital and as a center for higher education. This employment structure has long provided a stable and predictable economic base.

This plan recognizes the likely continuation of growth in the State government and university segments of the local economy. A major strength of this aspect of our community is the opportunity that it provides for selective diversification. With a strong economic base, the focus for the future can be to actively seek desirable industries that will have a synergy with existing economic resources, such as job training and research and development activities associated with the universities and other educational entities.

This Plan is based on maintaining the historical growth rate of Leon County. Specifically, Tallahassee-Leon County should continue to grow with an emphasis on selected growth that pays for itself through the provision of well paid jobs and economic leverage factors which enhance the quality of life of the community. The universities and state government, which have been our traditional economic strengths, should be built upon and encouraged to expand. Thus, selected recruitment and continued expansion of the universities and state government should form the nucleus for the continued growth of Leon County.

Our comprehensive plan is a living document, used every day in decisions made by local governments. It is regularly reviewed and amended to ensure that it remains current and consistent with our community vision.

Policy 11.5.2: [L] *(Effective 1/7/10)*

The economic revitalization of the Southern Strategy Area shall focus on business opportunities from the following industries: Aerospace, Defense/Security, Materials and Healthcare.

Policy 11.5.3: [L] *(Effective 1/7/10)*

Healthcare facilities shall be encouraged to locate in the Southern Strategy Area. Non-financial incentives shall be provided to facilitate the location of such facilities within the Southern Strategy Area and/or within the southern section of Tallahassee-Leon County.



2018 Comprehensive Plan Amendment Cycle
PCM201803
FSU Health Clinic/Roberts Avenue

Attachment #3

Zoning Districts Charts referenced in the report:

- Residential Preservation – 2 (Section 10-241)
- Government Operational – 2 (Section 10-270)

SECTION 10-241 RESIDENTIAL PRESERVATION

ALLOWABLE USES: APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL STANDARDS

P PERMITTED USE

S SPECIAL EXCEPTION

R RESTRICTED USE

SIC CODE	RESIDENTIAL PRESERVATION - 2 NAME OF USE	LAND USE TYPE				
		LR	PR	AR	CS	LI
	RESIDENTIAL					
	Dwelling, One-Family	P				
	Dwelling, Two-Family	P				
	(Rooming Houses are prohibited)					
	Dwelling, 2-Unit Townhouses	P				
	SERVICES					
821	Elementary and secondary schools				S	
866	Religious Organizations				S	
	RECREATION					
	Hiking and Nature Trails		P			
	Picnicking		P			
	Canoe Trails		P			
	Bicycle Trails		P			
	Horseback Riding Trails		P			
	Tot Lots			P		
	Court Sports			R		
	Field Sports			R		
	PUBLIC ADMINISTRATION					
	Police Protection				S	
	Fire Protection				S	
	Public Order and Safety				S	

LEGEND
LR = LOW DENSITY RESIDENTIAL
PR = PASSIVE RECREATION
AR = ACTIVE RECREATION
CS = COMMUNITY SERVICES
LI = LIGHT INFRASTRUCTURE

DEVELOPMENT TYPE				
RESIDENTIAL PRESERVATION-2	SINGLE FAMILY & 2 UNIT-TOWNHOUSE RESIDENTIAL UNITS NON-CLUSTERED	SINGLE FAMILY RESIDENTIAL UNITS CLUSTERED	DUPLEX RESIDENTIAL UNIT NON-CLUSTERED	COMM. SERVICES, ACTIVE REC. PUBLIC, PRIMARY & SECONDARY SCHOOLS
MINIMUM SETBACKS (FT)				
Front Yard		Perimeter Setback		
Building	15	25	20	25
Parking	—	—	—	20
Corner Yard		Perimeter Setback		
Building	15	25	20	25
Parking	—	—	—	20
Interior Side Yard		Perimeter Setback		
Building*	7.5	15	7.5	20
Parking	—	—	—	20
Rear Yard		Perimeter Setback		
Building	25	25	25	25
Parking	—	—	—	10
MAXIMUM % OF IMPERVIOUS SURFACE AREA	40	40 (of net area)	40	40
MAX. HEIGHT FEET	35	35	35	35
MIN. LOT AREA (ACRES)	7,260 SQ. FT. AVG OF ALL LOTS CREATED WITH A MINIMUM LOT SIZE OF NO LESS THAN 5,000 SQ. FT.	THE NET DENSITY OF THE PROJECT SITE (CLUSTERED) DEVELOPMENT AND REQUIRED OPEN SPACE) MAY BE NO GREATER THAN 3.6 UNITS PER ACRE	14,520 SQ. FT. AVG OF ALL LOTS CREATED WITH A MINIMUM LOT SIZE OF NO LESS THAN 7,500 SQ. FT.	1/2 ACRE
MINIMUM LOT FRONTAGE (FEET)	15	15	15	—

* Zero-lot line construction permitted along common wall of townhouse dwelling units.

Section 10-270. GO-1 Government Operational Office / Light Industrial District.

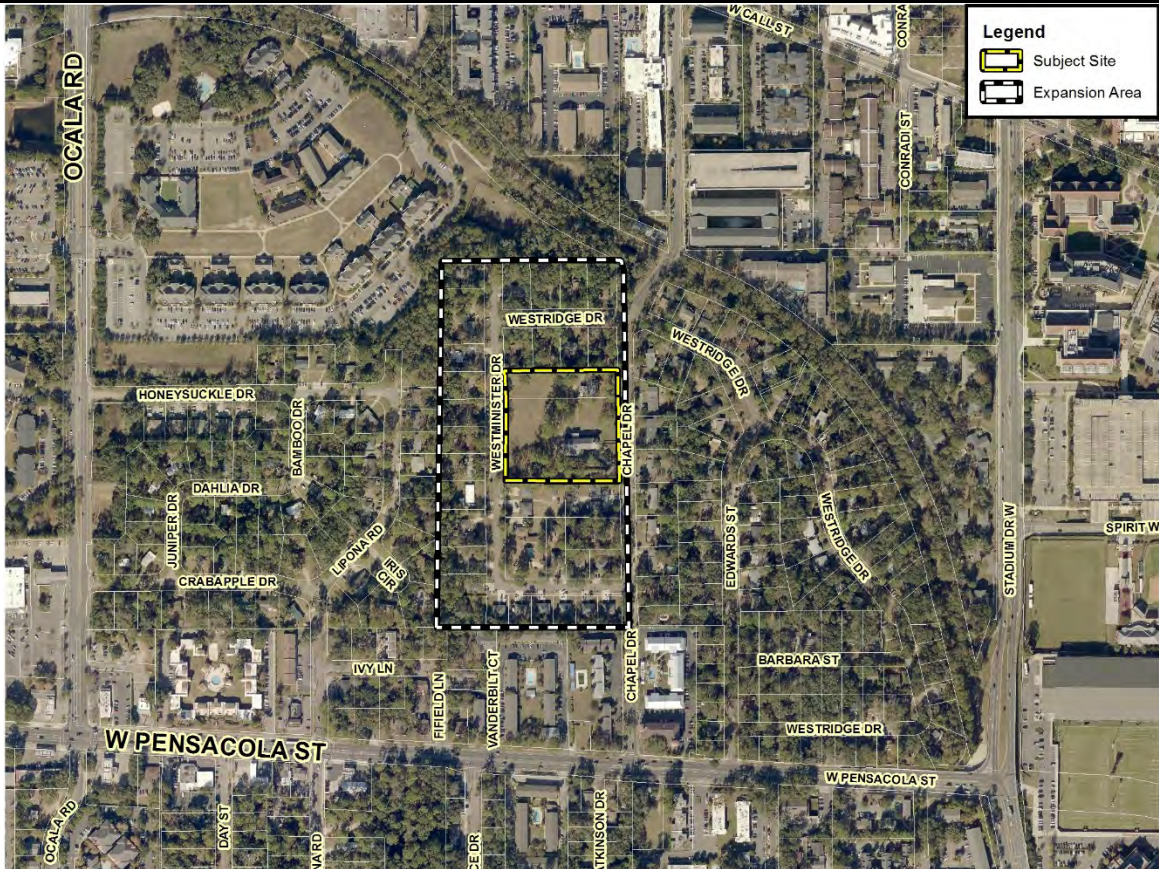
The following applies to the GO-1 Government Operational Office / Light Industrial District:

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The Government Operational (GO-1) district is intended to be located in areas designated as Government Operational on the Future Land Use Map of the Comprehensive Plan; however, this zoning district shall not be applied within the Downtown Overlay area. The primary function of this district is to provide for the operation of and provision of services by local, state and federal government. The provisions of this district are intended to allow facilities that are defined within the Land Development Code as Community Services, Light Infrastructure and Post-Secondary uses.</p> <p>Development standards for properties located within the MMTD are established within Division 4 of this Code.</p>	<ol style="list-style-type: none"> 1. Courts 2. Police/ Fire Stations 3. Government Offices 4. Sanitary Sewer Pump Stations 5. Postal Facilities 6. Health Clinics 7. Water Wells 8. Electric Sub Stations 9. Water Tanks 10. Libraries 11. Museums 12. Post Secondary 13. Other uses, which in the opinion of the Land Use Administrator, are of a similar and compatible nature to the uses described in this district. 	<ol style="list-style-type: none"> 1. A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principle use or structure, as determined by the Land Use Administrator.

DEVELOPMENT STANDARDS									
	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side – Interior Lot	c. Side – Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (Including stories used for parking)
Permitted Principal Use	None	None	None	25 feet	15 feet on each side	25 feet	10 feet	None	3 stories
7. Buffering and Screening Requirements: <ol style="list-style-type: none"> Buffering shall be provided if adjacent to a residential zoning district of a type D standard (see Section 10-177). Any existing trees and vegetation are required to remain used to either fully or partially satisfy the buffering requirements. The off-site visual impacts associated with outdoor service functions or areas such as loading areas, trash collections, outdoor storage, or mechanical equipment shall be mitigated by the use of screening material consistent with the materials and design treatments of the primary façade of the primary building and/or evergreen landscape plant material. On site parking adjoining roadways shall be screened from view from public roadways by landscape buffers with a minimum height of three feet. Approved height of screening shall take into consideration the elevation of the site in relation to the public roadway. 									

General Notes:

1. If central sanitary sewer is not available, non-residential development is limited to a maximum of 2,500 square feet of building area. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to Chapter 5 pertaining to environmental management, for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements,
3. Refer to Chapter 4, pertaining to concurrency management, for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.)
4. Refer to Chapter 10, Section 413. Community services and facilities/institutional uses.



SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
Rabbi Schneur Z. Oirechman	Two parcels located between Chapel Drive and Westminster Drive.	Approve and expand amendment as recommended by staff.
Applicant:		
Urban Catalyst Consultants, Inc. 2851 Remington Green Circle, Ste. D.		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Sean Reiss	<u>Future Land Use</u> : Residential Preservation (RP) <u>Zoning</u> : Planned Unit Development (PUD) and Residential Preservation-1 (RP-1)	Approve and expand amendment as recommended by staff.
Contact Information:	Proposed Future Land Use & Zoning:	
Sean.Reiss@talgov.com (850) 891-6438	<u>Future Land Use</u> : University Transition <u>Zoning</u> : University Transition	
Date: October 27, 2017	Updated: January 3, 2018	

A. REASON FOR REQUESTED CHANGE

The applicant, Urban Catalyst Consultants, Inc., has requested an amendment to the Future Land Use Map (FLUM) which would change the designation of multiple parcels within the Westminster Hill Subdivision from Residential Preservation (RP) to University Transition (UT). The applicant is representing the Chabad Lubavitch of the Panhandle – Tallahassee (Chabad @ FSU).

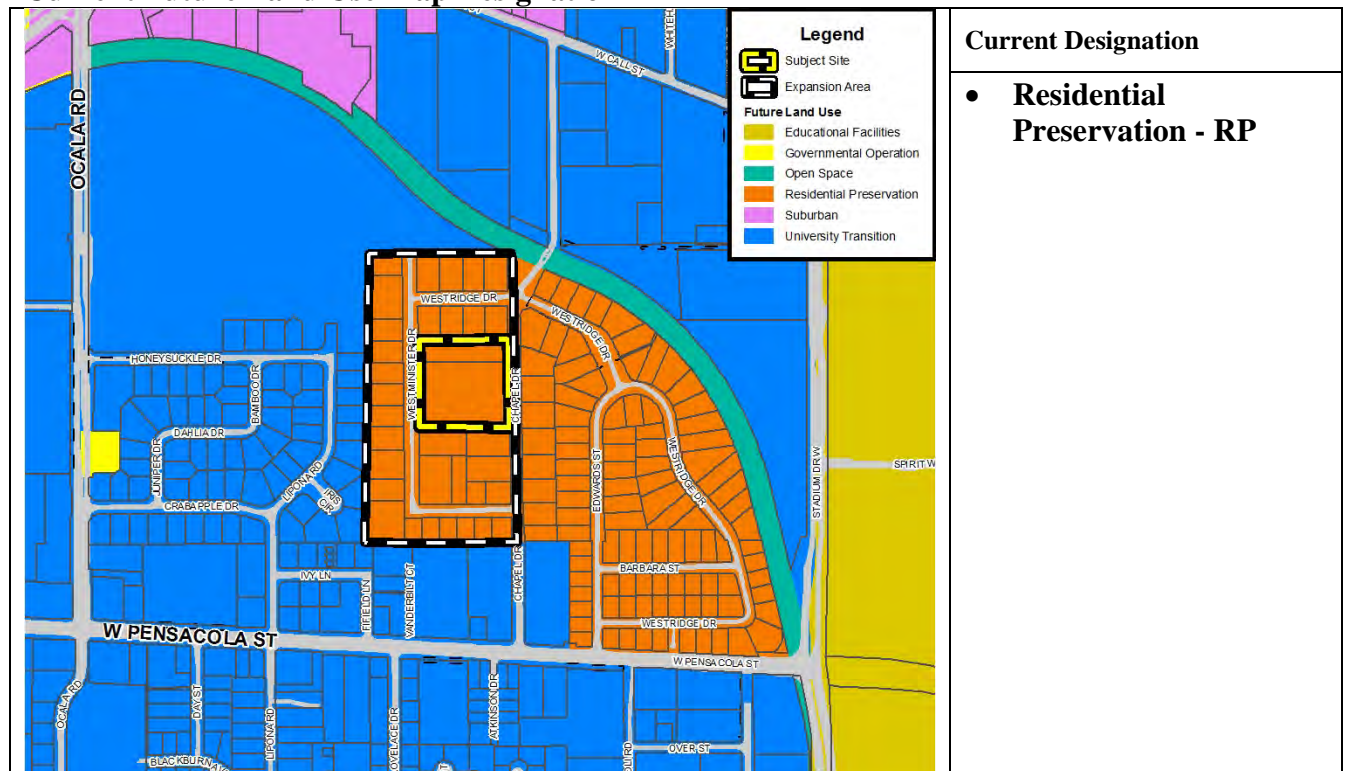
The parcels comprising the subject site are owned by Chabad @ FSU and contain a synagogue and a student center that serves meals and provides services to students, as well as a Rabbi residence. Currently, permanent student housing is not allowed on the subject site. The applicant asserts that the residential units within the Westminster Hills Subdivision are transitioning from single family residences to rentals housing for students and young professionals. The proposed amendment is intended to recognize this transition.

Upon analyzing the proposed amendment, staff determined that the requested FLUM change should be applied to the entirety of the Westminster Hill Subdivision and the portion of the White Subdivision located on Westminster Drive (“expansion area”).

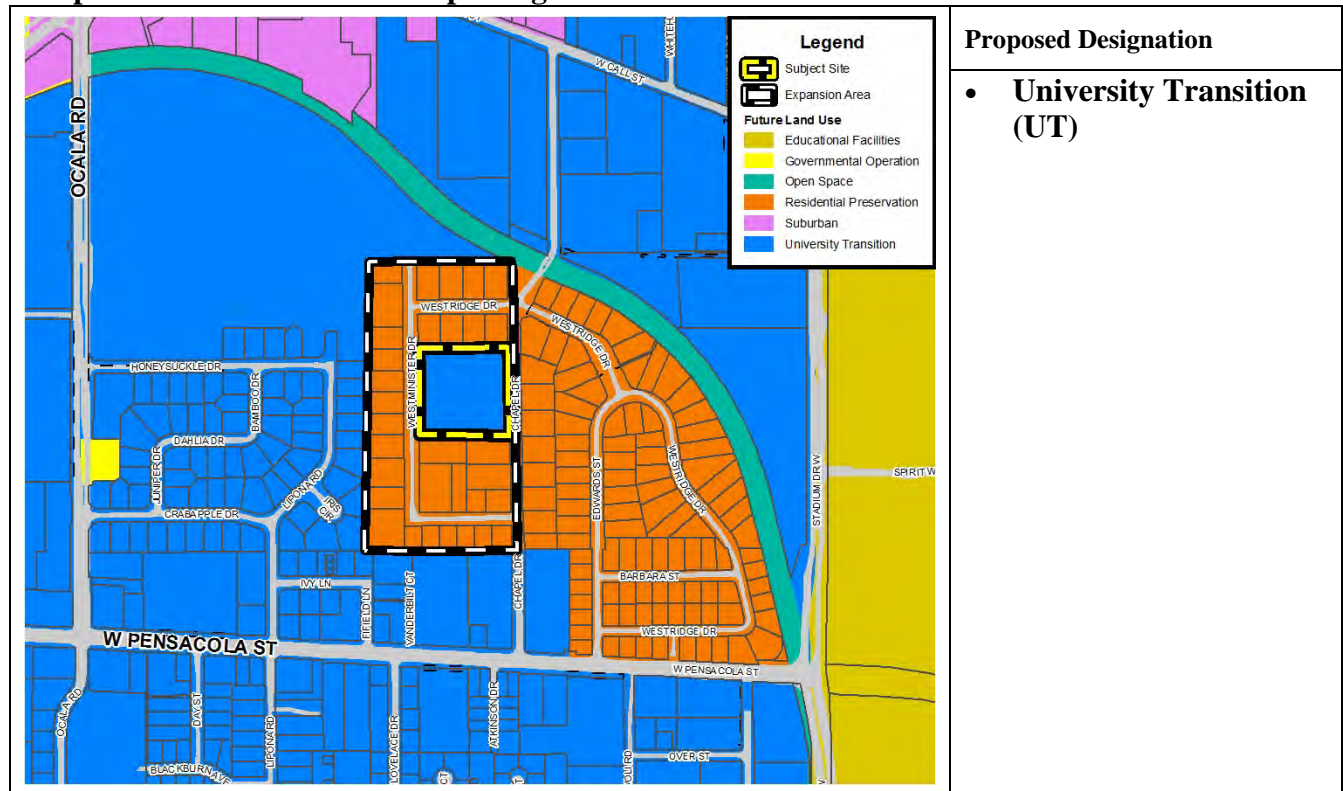
B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

The Subject Area is currently designated Residential Preservation on the FLUM. The proposed amendment would change the FLUM designation of the area to University Transition.

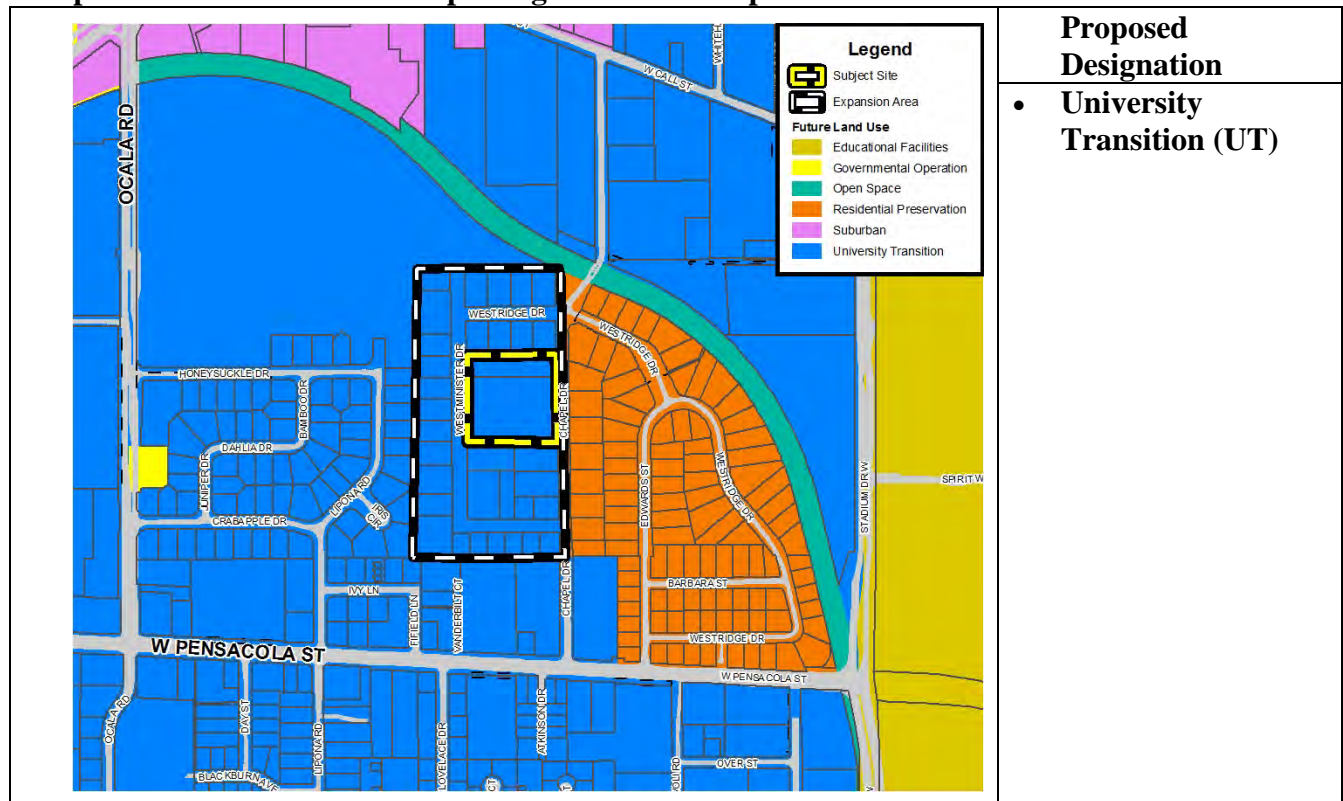
The following maps illustrate the current and proposed FLUM designations for the Subject Area.

Current Future Land Use Map Designation

Proposed Future Land Use Map Designation



Proposed Future Land Use Map Designation with Expansion Area



C. STAFF RECOMMENDATION

Find that the proposed Future Land Use Map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment with the proposed expansion area.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL of the proposed rezoning with the proposed expansion area.

D. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

Find that the proposed Future Land Use Map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment with the proposed expansion area.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL of the proposed rezoning with the proposed expansion area.

E. SUMMARY OF FINDINGS

1. Based on the Residential Preservation Analysis, the subject site no longer matches the description of the Residential Preservation land use category. The subject site more closely resembles the description of the University Transition land use category.
2. The subject site no longer matches the description of the Residential Preservation 1 (RP-1) or Planned Unit Development (PUD) zoning district. The subject site more closely resembles the description of the University Transition (UT) zoning district.
3. The amendment is consistent with the options outlined in the West Pensacola Sector Plan for the area if the rate of owner occupancy continued to decline, which it has.
4. The subject site is centrally located between Tallahassee Community College and Florida State University, within the geographic boundary identified in the Comprehensive Plan as being appropriate for the University Transition future land use, and is predominantly surrounded by University Transition future land use.
5. The subject site is primarily comprised of rental units; only four of the 34 parcels (11.76%) in the proposed expansion area claim homestead exemption. Seven of the 34 parcels (20.59%) in the proposed expansion area are registered rooming houses. In the remaining Residential Preservation portion of the Chapel Drive Neighborhood, consisting of the Lambert Heights and Merrivale Subdivisions (directly east of the subject site), 16 parcels out of 102 (15.69%) claim homestead exemption and 20 parcels out of 102 (19.61%) are registered rooming houses.

F. STAFF ANALYSIS

History and Background

The parcels initially proposed for the land use amendment, are located at 224 and 232 Chapel Drive in the Westminster Hills Subdivision. The homes in the Westminster Hills Subdivision were built primarily between the 1950's and the 1970's. Overtime, the Westminster Hills Subdivision and surrounding area has been impacted by the growth of Tallahassee Community College, Florida State University, and Florida A&M University. In the portion of the White Subdivision along Westminster Drive, several homes were constructed in 2004, all of which appear to be rental units owned by Chapel Hills Partners, LLC.

The two parcels proposed by the applicant for amendment are 0.93 acres to 2.78 acres and total approximately 3.71 acres. As a whole, the Westminster Hills Subdivision, including the seventeen parcels in the White subdivision along Westminster Drive, total approximately 16.54 acres.

In 2015, Chabad @ FSU rezoned the subject site from Residential Preservation-1 (RP-1) to Planned Unit Development (PUD) to allow for the development of a religious facility with an associated residence for the religious leader and overnight facilities for visiting clergy and students.

The West Pensacola Sector Plan, adopted by the City Commission in January 2006, identified strategies for the different neighborhoods in the West Pensacola Sector area. Per the plan:

The West Pensacola Sector is a highly urbanized area, comprised of a mixture of university properties, university-related retail and services, student rental housing, large apartment units, stable older neighborhoods, and several government owned properties. Tallahassee Community College and Florida State University bookend the sector.
(Page 3)

The Westminster Hills and White Subdivisions are considered part of the Chapel Ridge Neighborhood in the West Pensacola Sector Plan. Regarding ownership of the properties in the sector, the plan notes:

The analyzed data and calculations suggest a trend of increasing rental use. Those neighborhoods closest Florida State are the three with the lowest percentage of owner-occupied homes. Prince Murat and the adjacent parcels (16.76%), Chapel Ridge (22.7%), and the eastern portion of Palmer-Monroe (23.34%) have very low percentages of homeownership despite the low density, single-family house development patterns. The proximity of these areas to the Florida State campus makes each desirable for renters in search of short commutes.
(Page 10)

Compared to 22.7% of homes in the entire Chapel Ridge Neighborhood being owner-occupied in 2006, only 11.76% of the homes in the subject site are owner-occupied today. In the remaining Residential Preservation portion of the Chapel Drive Neighborhood, consisting of the Lambert Heights and Merrivale Subdivisions, 15.69% of homes are owner-occupied.

Specifically regarding the Chapel Ridge neighborhood, which includes both the Westminster Hills and White Subdivisions, the West Pensacola Sector Plan states:

For the remaining neighborhoods, preserving some or all of these areas may not be the best option. Some of these single-family areas aren't zoned exclusively for single family housing. In addition, for some of these neighborhoods that are, the homeownership has reduced significantly in just the past 5 years. The surrounding zoning has impacted these neighborhoods with traffic streaming through neighborhoods and apartments along the edge of the neighborhood. If these neighborhoods are to remain viable long-term, careful thought will be needed to make the areas attractive for single-family residents. (Page 26)

The West Pensacola Sector Plan identified three scenarios for the area in which the subject site is located (pages 24 -25).

The three options were:

Option 1 - Return to a neighborhood of majority homeowners – A major shift will be needed to move these neighborhoods back to majority homeownership. In the meetings, resident-owners have recommended incentives for the private sector to rebuild existing single-family neighborhoods and homeowners to purchase in the sector.

Option 2 - Become rental neighborhoods – The trend (both short-term and long-term) for all of the neighborhoods is an increase in rentals. With the exception of Cactus Street all neighborhoods are majority rental neighborhoods. This is the status quo choice.

Option 3 – Create an Urban Community - Some of the residential areas may be better utilized as higher density development. Through the application of design standards similar to areas in the Downtown, the western edge of campus could redevelop with a combination of housing types while improving the condition of the area. However, simply rezoning the property does not ensure the assembly of properties and quality redevelopment.

The proposed amendment to the subject site is consistent with both Option 2 and Option 3. In the time since the West Pensacola Sector Plan was adopted, home ownership has continued to decrease in the Chapel Ridge neighborhood, suggesting that it is unlikely that the subject site can remain a viable owner-occupied neighborhood long-term. Based on the continued trend toward fewer owner-occupied units and increased rentals, Option 1 is an unlikely outcome, regardless of the proposed land use amendment.

Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for Residential Preservation (Policy 2.2.3 [L]) and University Transition (Policy 2.2.17 [LU]) are included as Attachment #1.

Residential Preservation (Current)

The Comprehensive Plan addresses the Residential Preservation future land use category in Policy 2.2.3, which states, “the primary function [of the Residential Land Use category] is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions.”

University Transition (Proposed)

The Comprehensive Plan addresses the University Transition future land use category in Policy 2.2.17, which states the University Transition land use category “is intended to be a compact land use category that provides higher density residential opportunities near the campuses, serving both to provide opportunities for student housing near the universities and to protect existing residential neighborhoods located away from the campuses from student housing encroachment.”

Consistency with Comprehensive Plan

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan:

Policy 2.2.17 [L] identifies the geographic area “lying west of South Adams Street, South of West Tennessee Street, north of Orange Avenue and adjoining Innovation Park and Tallahassee Community College to the east” as the area where University Transition can be applied. The subject site is located in this geographic area.

Policy 2.2.17 [L] also notes that the University Transition land use should serve to “provide opportunities for student housing near the universities.” The subject site is located approximately a quarter mile from Florida State University, one and three quarter miles from Tallahassee Community College, and one and a half miles from Florida A&M University. Based on these general distances and the fact that the majority of the area is currently rented by students, the proposed amendment is consistent with this characterization of the University Transition land use category.

Policy 2.2.17 [L] states that University Transition is not intended to “encourage or facilitate the premature conversion of existing viable single-family residential neighborhoods.” In a review of the Leon County Property Appraiser’s data, only three (3) parcels of the total 17 parcels in the Westminster Hills subdivision claim homestead exemption. Additionally, five (5) units in the Westminster Hills Subdivision are registered rooming houses. Based on this analysis, the majority of properties are rentals. Of the 17 parcels in the adjacent White subdivision (the portion of the White Subdivision located on Westminster Drive only), only one qualifies for homestead exemption, and two units are registered rooming houses. The location of the properties qualifying for homestead exemption, as well as those listed as rooming houses, are shown in the Current Uses map below. Based on the neighborhood’s dearth of single-family residences, lack of a neighborhood association, and prevalence of rental housing, the proposed amendments would not likely be considered “the premature conversion of existing viable single-family residential neighborhoods.”

Policy 1.1.2 [M] provides direction to “Designate energy efficiency districts in areas that are intended for greater densities and intensities to support frequent transit service and where primary

priority is to be placed on providing a safe, comfortable and attractive environment for pedestrians and cyclists.” The subject site is located within the Multimodal Transportation District. The goal of the MMTD is to facilitate the use of multiple modes of transportation, leading to a reduction in automobile use and vehicle miles traveled. Policy 1.1.2 [M] also provides direction to “evaluate and modify, if necessary, the zoning and land development regulations to ensure standards that will support compact, walkable, mixed-use development.” The proposed amendment would support compact, walkable, mixed-use development.

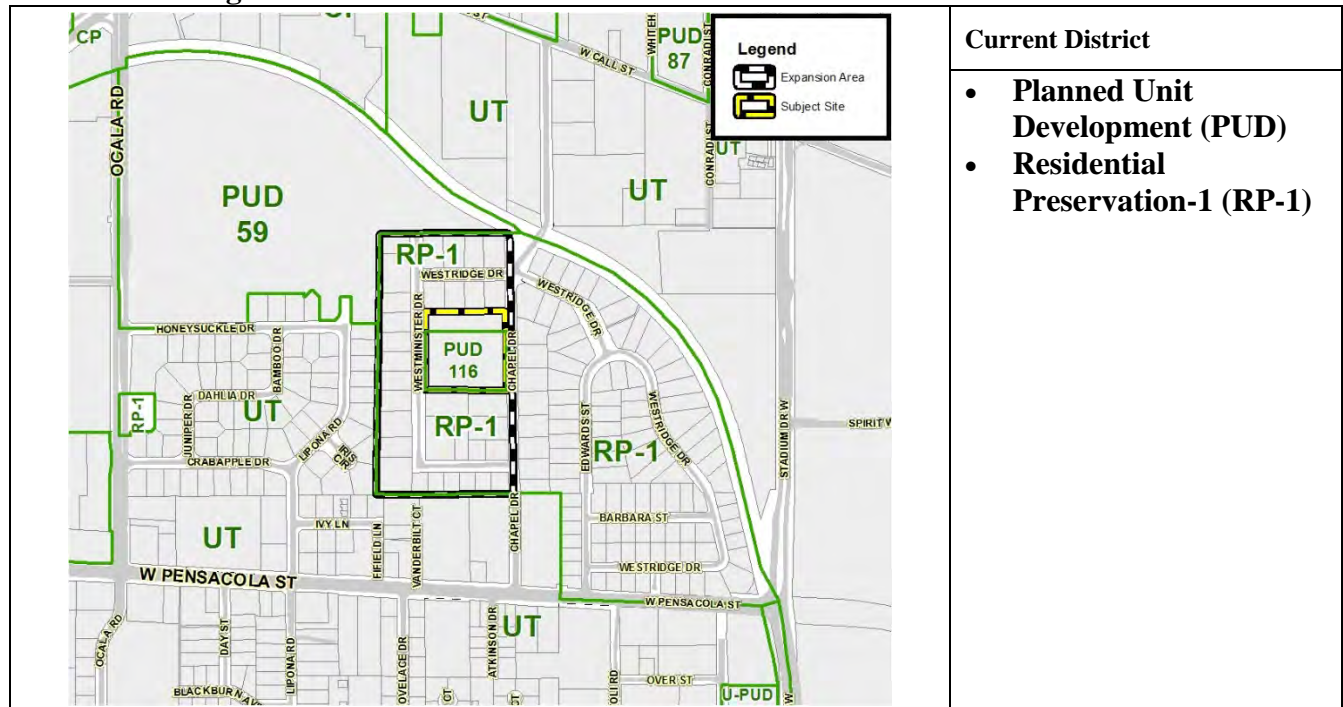
Policy 1.5.5 [M] established level of service standards and performance targets “to create community design that supports mobility.” These performance targets include “50% of students at Florida State University (FSU), Florida A&M University (FAMU), and Tallahassee Community College (TCC) commute to campus via non-auto modes.” The proposed amendment would provide for student housing options in a location where non-auto modes of transportation are viable.

Zoning

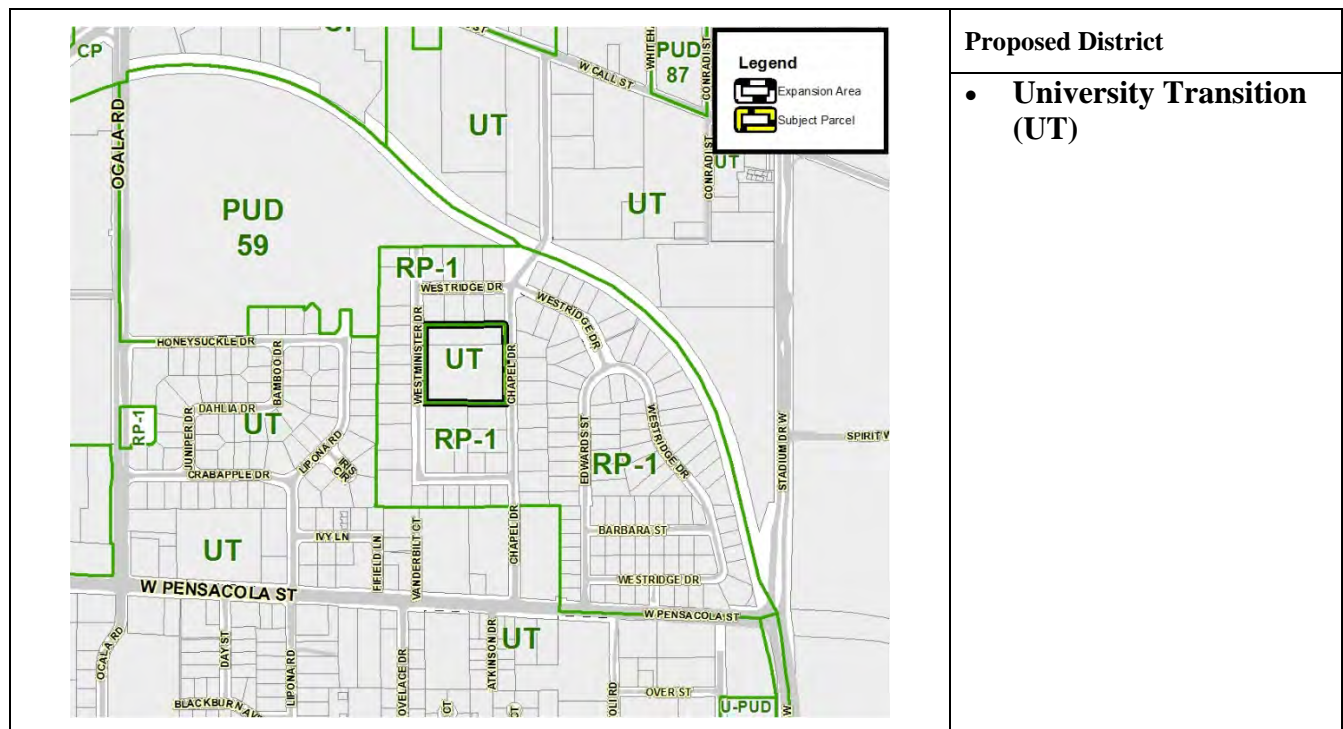
The Land Development Code sections for Chabad @ FSU Planned Unit Development (PUD) and University Transition (UT) zoning is included as Attachment #2. The PUD for Chabad @ FSU allows for the development of a religious facility with an associated residence for the religious leader and overnight facilities for visiting clergy and students.

The following maps illustrate the current and proposed zoning for the Subject Site.

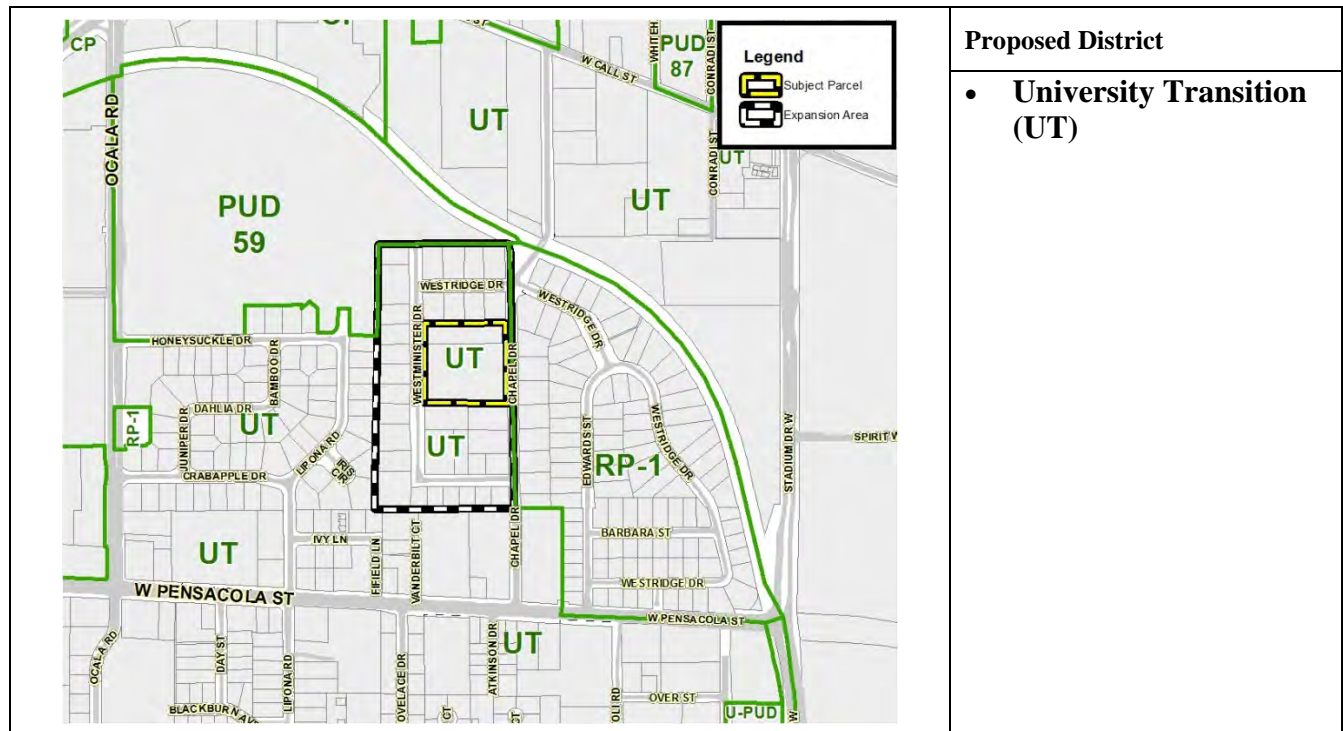
Current Zoning



Proposed Zoning



Proposed Zoning with Expansion Area

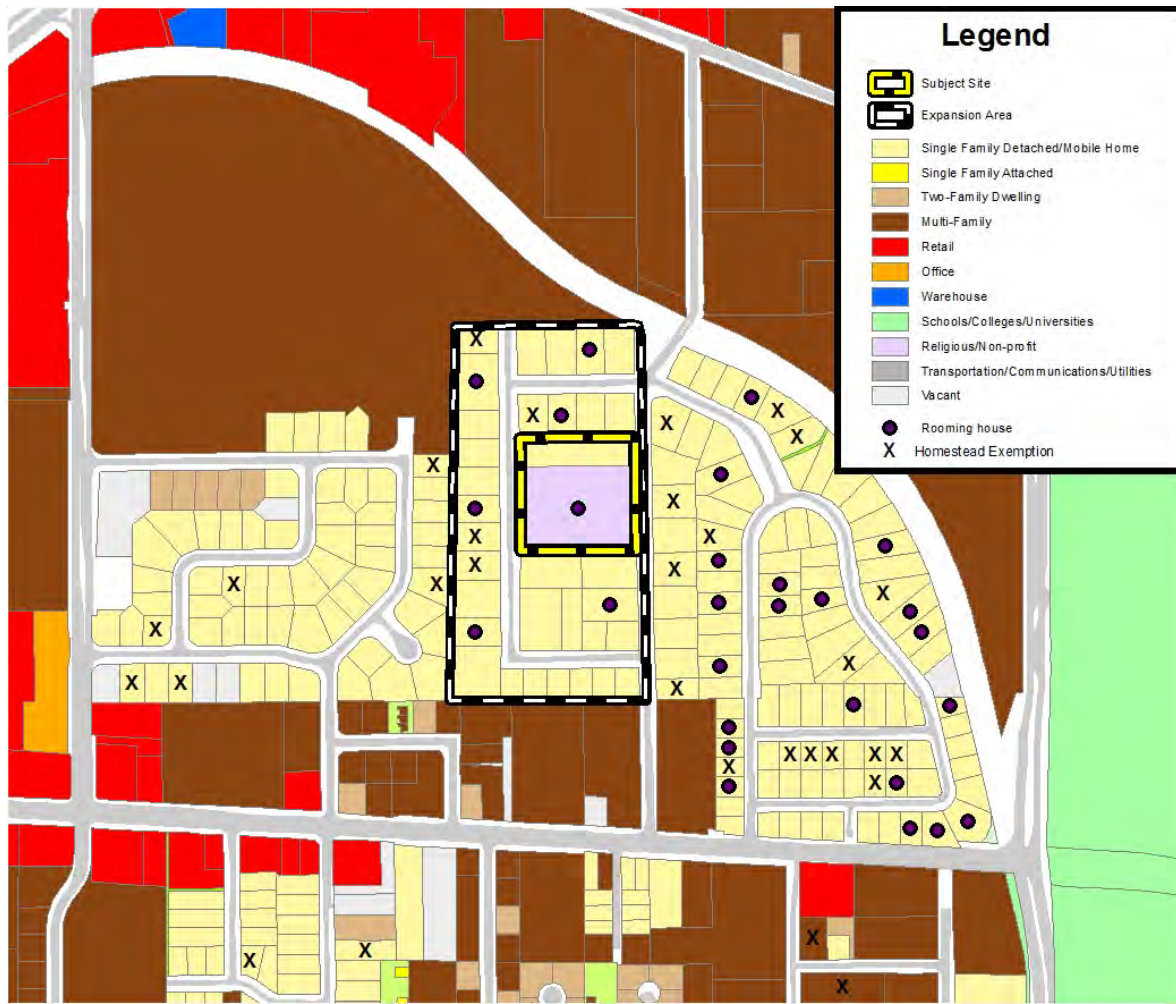


Existing Land Uses

The applicant's parcels have single-family detached houses in use as a residence for the Rabbi, as well as a religious facility. To avoid spot zoning, it is recommended that the applicant's proposed amendment be expanded to include the entire Westminister Hills Subdivision and the parcels in the White Subdivision located along Westminister Drive. This subject site is comprised of single-family detached houses and bounded by University Transition on three sides (north, west, and south), including Heritage Grove (a multi-family, student apartment development), other apartment complexes, and mixed-use commercial development.

The Lambert Heights and Merrivale Subdivisions, located to the east of the subject site are currently designated Residential Preservation. Although the majority of single family homes in the Lambert Heights and Merrivale Subdivisions are rental units, there are a slightly higher number of owner-occupied homes in this subdivision than in the subject site area (16 owner occupied parcels out of 102, 15.69%), but there are also more registered rooming houses too (20 parcels with registered rooming houses out of 102, 19.61%).

Existing Land Use Map



Residential Preservation Analysis

The following analysis evaluates whether the subject site is consistent with the characteristics of the Residential Preservation land use category. While there are some characteristics of the subject site that are consistent with Residential Preservation, there are multiple characteristics where the subject site is not consistent with the description of Residential Preservation included in Policy 2.2.3.

- A) Existing land use within the area is predominantly residential.

Analysis: Existing land use within the subject site is residential, but the majority of residences currently function as rental housing for university students.

- B) Majority of traffic is local in nature.

- i) Predominance of residential uses front on local streets.

Analysis: Local streets within the subject site are fronted by residential uses, except Chapel Drive, which is fronted by the Chabad House @ FSU in addition to residences. Chapel Drive is a minor collector that connects West Call Street and West Pensacola Street, both of which serve a variety of uses, including single-family residential, multi-family residential, retail, and office.

- ii) Relatively safe internal mobility.

Analysis: The subject has relatively safe internal mobility; however, the internal mobility is limited. Westminster Drive has very limited pedestrian facilities, with sidewalks present only on the southernmost portion of the street. As noted above, Chapel Drive is a minor collector that connects West Call Street and West Pensacola Street. Chapel Drive also has a sidewalk that runs from West Call Street and West Pensacola Street. Additionally, the St. Marks Trail is adjacent to the northern portion of the subject site and crosses Chapel Drive, which makes the street an important connection to the St. Marks Trail for bicyclists and pedestrians in the neighborhood and surrounding area.

- B) Densities within the area generally are six (6) units per acre or less.

Analysis: Within the subject site, densities are generally six units per acre or less. However, this is not the case with the areas surrounding the subject site. On northwest side of the subject site is the Heritage Grove PUD, which is a high-density student housing development, and directly north is more high density student housing complexes. Directly south of the subject site are other higher-density multi-family apartment complexes that are generally marketed to college students. Shopping centers and other commercial/retail uses are also in the general area. The uses in the Lambert Heights and Merrivale Subdivisions (directly east of the subject site) are primarily residential and less than six dwelling units per acre, though higher-density multi-family apartment complexes on Pensacola Street and on Chapel Drive surround that subdivision also.

- C) Existing residential type and density exhibits relatively homogeneous patterns.

Analysis: Westminster Drive is mostly single-family detached houses with a few accessory dwelling units present. Chapel Drive provides access to apartment complexes and Chabad @ FSU, as well as single-family detached houses. The majority of the subject site is detached single-family houses used as rental properties.

E) Assessment of stability of the residential area, including but not limited to:

i) Degree of home ownership.

Analysis: The degree of home ownership in the subject site declined rapidly over the past decade. This rapid decline was noted in the West Pensacola Sector Plan, adopted in 2006. Ownership in the subject site continued to decline in the time since the adoption of the West Pensacola Sector Plan.

In the subject site, four out of 34 parcels (11.76%) are homestead exempt and seven are registered rooming houses (20.58%). In the remaining Residential Preservation portion of the Chapel Drive Neighborhood, consisting of the Lambert Heights and Merrivale Subdivisions (directly east of the subject site), 16 parcels out of 102 (15.69%) claim homestead exemption and 20 parcels (19.61%) are registered rooming houses.

ii) Existence of neighborhood organizations.

Analysis: The subject site does not have a homeowners association or neighborhood organization.

Infrastructure Analysis*Water/Sewer*

The subject site is currently served by City of Tallahassee potable water and sewer services.

Schools

School capacity is available at Nims Middle School and Godby High School to serve the proposed amendment. Riley Elementary School currently has no available capacity. While maximum theoretical buildout of the subject site could result capacity issues at the elementary school level, the nature of the area and potential for student renters is expected to result in a lower than normal student generation rate.

Roadway Network

The subject site is served by a local road and a minor collector that connect directly to West Call Street, a major collector, and West Pensacola Street, a minor arterial. The subject site is located within the Multimodal Transportation District (MMTD). The goal of the MMTD is to facilitate the use of multiple modes of transportation, leading to a reduction in automobile use and vehicle miles traveled.

Pedestrian and Bicycle Network

Sidewalks, bicycle lanes, and the St. Marks Trail provide connectivity between the subject site and both Florida State University and Tallahassee Community College. The Collegiate Tour Bike Route, part of the Leon County Bike Route Network, provides options that connect the subject site to Florida A&M University, as well as Florida State University and Tallahassee Community College. West Call Street and West Pensacola Street have both bicycle lanes and sidewalks on both sides of the streets. The local road within the subject site do not have sidewalks or bicycle facilities, but

Chapel Drive, a minor collector, does have a sidewalk. The St. Marks Trail is accessible from Chapel Drive and is directly adjacent to the northern portion of the subject site.

Transit Network

The subject site is served by StarMetro's Tall Timbers route. The Tall Timbers Route has 40 minute headways and provides connections to Tallahassee Community College, Florida State University, Gaines Street, the Koger Center, and the Village Square shopping center. A transfer to the Moss Route or the Dogwood Route is necessary to take transit to Florida A&M University.

The subject site is also served by Florida State University's Seminole Express Bus on the Garnet, Gold, Heritage, Night Nole, and Osceola routes. The closest bus stops are located at the intersection of Pensacola Street and Chapel Drive and at the intersection of Call Street and Chapel Drive.

Environmental Analysis

The subject site is located in the Urban Services Area and in the Multimodal Transportation District on currently developed properties. There are no significant environmental features on the subject site, although a conservation easement is located on a portion the parcel located at 1851 Westminster Drive.

F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to 174 property owners within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	October 23, 2017	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	October 23, 2017	Two signs providing details of proposed land use and zoning changes posted on subject site
X	First Public Open House	November 16, 2017	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	December 20, 2017	Email Subscription Notice sent to all users of service

Public Comments: Prior to Public Open House, the staff received several responses from property owners in the form of phone calls, faxes, emails, and written responses. Nine responses received were in support of the amendment and included requests to expand the amendment expansion area to include all of the remaining areas in the Chapel Drive neighborhood that are currently designated Residential Preservation. Another response was received in support of the amendment and included a request to increase the amendment expansion area to include both sides of Chapel Drive, but keep the rest of the area in Residential Preservation. Another response was in support of the amendment and the staff recommended expansion area. One response was in opposition to the amendment and the expansion area. Another property owner responded in support and provided pictures of

surrounding properties in the neighborhood, citing the lack of code enforcement and the amount of rental properties in the neighborhood.

Public Open House - November 16, 2017: 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, two were present to discuss this amendment. The attendees had previously provided written comment to staff prior to the open house. No attendees were opposed to the amendment and there were variations for requests to expand the expansion area to the entire neighborhood or to include the right side of Chapel Drive in the expansion area. There was a sentiment expressed that if the remaining portion of the Chapel Drive neighborhood remained Residential Preservation, the City needs to ensure that properties in those areas are properly maintained and that there is enforcement of code. Additionally, there was concern with the intersection of Call Street and Chapel Drive. Due to the increased development and traffic in the adjacent neighborhoods, it is difficult for residents in the neighborhood to make a left turn onto Call Street. Given the proposed increase in intensity, residents felt that now is a good time to evaluate the intersection to consider signalization or a four way stop to ensure the health, safety, and welfare of the intersection's users.

G. STAFF REPORT UPDATE

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

Cycle 2018 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	November 7, 2017	3:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	January 2, 2018	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	January 23, 2018	PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	February 27, 2018	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	April 10, 2018	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Public Hearing - December 5, 2017: Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

Local Planning Agency Public Hearing – January 2, 2018: The Local Planning Agency supported staff's recommendation of approval based upon consistency with the Comprehensive Plan and findings of fact outlined in this staff report.

H. ATTACHMENTS

- Attachment #1: Comprehensive Plan policies
- Attachment #2: Land Development Code sections



2018 Comprehensive Plan Amendment Cycle
PCM201804
Chapel Drive Amendment

Attachment #1

Policy 2.2.3: [L] Residential Preservation

(EFF. 7/16/90; REV. EFF. 7/26/06; RENUMBERED 4/10/09)

Characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Future development primarily will consist of infill due to the built out nature of the areas. Commercial, including office as well as any industrial land uses, are prohibited. Future arterial and/or expressways should be planned to minimize impacts within this category. Single family, townhouse and cluster housing may be permitted within a range of up to six units per acre. Consistency with surrounding residential type and density shall be a major determinant in granting development approval.

For Residential Preservation areas outside the Urban Service area the density of the residential preservation area shall be consistent with the underlying land use category.

The Residential Preservation category shall be based on the following general criteria. For inclusion, a residential area should meet most, but not necessarily all of these criteria.

- 1) Existing land use within the area is predominantly residential
- 2) Majority of traffic is local in nature
 - a) Predominance of residential uses front on local street
 - b) Relatively safe internal pedestrian mobility
- 3) Densities within the area generally of six units per acre or less
- 4) Existing residential type and density exhibits relatively homogeneous patterns
- 5) Assessment of stability of the residential area, including but not limited to:
 - a) Degree of home ownership
 - b) Existence of neighborhood organizations

In order to preserve existing stable and viable residential neighborhoods within the Residential Preservation land use category, development and redevelopment activities in and adjoining Residential Preservation areas shall be guided by the following principles:

- a) The creation of transitional development area (TDA) for low density residential developments.

Higher density residential developments proposed for areas adjoining an established neighborhood within the residential preservation land use category shall provide a transitional development area along the shared property line in the higher density residential development. The development density in the transitional development area shall be the maximum density allowed in the Residential Preservation land use category. Development within the transitional development area shall be designed, sized and scaled to be compatible with the adjoining residential preservation area.

Transitional development areas shall be non-mapped areas and shall be approved at the time of site plan approval. The factors cited in paragraph (e) below shall be considered when determining the size of transitional development areas. The land development regulations shall specify development thresholds for the implementation of transitional development areas.

- b) Limitation on future commercial intensities adjoining low density residential preservation neighborhoods.

New or redeveloped commercial uses adjoining residential preservation designated areas shall mitigate potential impacts by providing a transitional development area between the commercial uses and residential preservation uses and only those commercial activities which are compatible with low density residential development in terms of size and appearance shall be allowed. The factors cited in paragraph (e) below shall be used when determining the compatibility, design techniques and the size of transitional development areas. The design and layout of adjoining commercial uses shall be oriented to place the section of the development with the least potential negative impacts next to the residential preservation area.

- c) Limitations on existing light industry adjoining residential preservation neighborhoods.

New, expanding or redeveloped light industrial uses adjoining low density residential areas within the residential preservation land use category shall mitigate potential negative impacts by providing a transitional development area between the light industrial uses and the low and medium density residential uses. The factors cited in paragraph (e) below shall be considered when determining compatibility, design techniques and the size of the transitional development area.

The design and layout of adjoining light industrial uses shall be oriented to place the section of the development with the least potential negative impacts in the area next to the existing and/or future low density residential area in the residential preservation land use category. New light industrial land uses shall not be designated next to a residential preservation area.

- d) Additional development requirements for allowed community facilities when adjoining low density residential areas, except for cemeteries or religious facilities to be used solely for religious functions. Such development requirements will also apply to ancillary facilities when proposed in conjunction with religious facilities, and are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the community facilities and the adjoining residential preservation area.

- e) Land use compatibility with low density residential preservation neighborhoods

A number of factors shall be considered when determining a land use compatible with the residential preservation land use category. At a minimum, the following factors shall be considered to determine whether a proposed development is compatible with existing or proposed low density residential uses and with the intensity, density, and scale of surrounding development within residential preservation areas: proposed use(s); intensity; density; scale; building size, mass, bulk, height and orientation; lot coverage; lot size/ configuration; architecture; screening; buffers, including vegetative buffers; setbacks; signage; lighting; traffic circulation patterns; loading area

locations; operating hours; noise; and odor. These factors shall also be used to determine the size of transitional development areas.

f) Limitations on Planned Unit Developments in the Residential Preservation land use category.

Planned Unit Developments proposed within the interior of a Residential Preservation designated recorded or unrecorded subdivisions shall be generally consistent with the density of the existing residential development in the recorded or unrecorded subdivision. Parcels abutting arterial roadways and/or major collectors may be permitted to achieve six dwelling units per acre.

The existing predominant development density patterns in Residential Preservation are listed in paragraph (g) below. Within 18 months of adoption, the PUD regulations shall be amended to include provisions addressing the preservation of established residential preservation designated areas. Said provisions shall address any proposed increase in density and the factors cited in paragraph (e) above.

g) Limitations on resubdivision of lots within established Residential Preservation designated areas.

To protect established single family neighborhoods from density intrusions, consistency within the recorded or unrecorded subdivision shall be the primary factor in granting approval for development applications. Consistency for the purposes of this paragraph shall mean that parcels proposed for residential development shall develop consistent with the lot size and density of the recorded or unrecorded subdivision.

1. Guidance on the resubdivision of lots in recorded and unrecorded single family subdivisions shall be provided in the Land Development Code.
2. Parcels proposed for residential development shall develop at densities generally consistent with the density of existing residential development in the recorded or unrecorded subdivision with the exception of parcels abutting arterial and/or major collector roadways which may be permitted up to six dwelling units per acre.

There may be two distinct density patterns in the Residential Preservation land use category as shown below:

<u>Existing land use character of the subdivision</u>	<u>Gross Residential Density</u>
Homogenous, very low density single family detached units (City Only)	0-3.6 dwelling units per acre (generally consistent with density of the subdivision)
Low density single family detached and/or non-single family detached units (including but not limited to <u>townhomes and duplexes</u>)	0-6.0 dwelling units per acre (generally consistent with density of the subdivision)

This section shall not be construed as to restrict the development of building types allowed by the applicable zoning district.

Policy 2.2.17: [L] University Transition

(REV. EFF. 12/14/04; REV. EFF. 7/26/06; RENUMBERED 3/14/07; REV. EFF. 1/7/10)

The University Transition land use category may only be applied through amendment to the Future Land Use Map to lands located generally within the rectangle created by the Florida State University main campus and Florida A & M University, Tallahassee Community College/Lively Technical Institute campuses and Innovation Park. Specifically, lands lying west of South Adams Street, South of West Tennessee Street, north of Orange Avenue and adjoining Innovation Park and Tallahassee Community College to the east. It is intended to be a compact land use category that provides higher density residential opportunities near the campuses, serving both to provide opportunities for student housing near the universities and to protect existing residential neighborhoods located away from the campuses from student housing encroachment. However, it is not intended that this category be applied in a manner that would encourage or facilitate the premature conversion of existing viable single-family residential neighborhoods. The category is intended to transition from present industrial and lower density residential uses to those more compatible with vibrant urban areas and shall remain within a compact area located in close proximity land owned by the universities and existing areas designated as University Transition.

Higher density residential redevelopment of up to 50 DU/AC is allowed to provide housing for students and close in housing opportunities to the downtown for professionals. Retail commercial limited to a smaller scale classification to provide essential services to immediate residents and ancillary needs of universities such as book stores and photo copying establishments may be permitted. State and private offices properly designed and scaled to surrounding uses may be permitted as well as central parking facilities, artistic studios and workshops. Restaurants, movie theaters, lounges and other entertainment commercial uses shall be permitted as commercial. Development regulations which allow flexibility in their design and operation to permit such uses as outdoor cafe and gardens shall be incorporated into zoning code. Pedestrian pathways and access systems shall be designed to connect universities, downtown, civic/arts center, and residential and commercial areas to cut down on dependence of automobile travel. Design controls shall be employed to provide land use compatibility by offsetting potential negative impacts.

The areas within the Gaines Street Revitalization Plan Study Area will have up to 100 DU/AC.



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Attachment #2

Zoning Districts Charts referenced in the report:

- University Transition (Section 10-242)
- Residential Preservation (Section 10-170)

Section 10-242 UT University Transition District.

PERMITTED USES			
1. District Intent	2. Principal Uses		3. Accessory Uses
<p>University Transition is intended to;</p> <ul style="list-style-type: none"> be a compact land use category that provides higher density residential opportunities and student oriented services near the campuses; protect existing residential neighborhoods located away from the campuses from student housing encroachment; and transition industrial and lower density residential uses to vibrant urban areas. <p>Higher density residential development of up to 50 du/ac to provide housing opportunities for students and downtown professionals. Smaller scale retail commercial shall provide essential services to immediate residents and ancillary needs of universities. Pedestrian pathways, trails, and transit facilities shall be designed to connect universities, downtown, civic/arts center, and residential and commercial areas to reduce automobile dependence. Pedestrian oriented design controls shall be employed to provide land use compatibility. The University Transition zoning district is allowed in the UT Future Land Use Map area, located generally within the rectangle created by the Florida State Univ. main campus, Florida A&M Univ., Tallahassee Community College/ Lively Technical Institute campuses, and Innovation Park. The Gaines Street Revitalization Plan study area is excluded from this area.</p> <p>To encourage pedestrian-oriented redevelopment, innovative parking strategies, mixed use development, and other urban design features within the Central Core (defined in Comprehensive Plan), a 25% density bonus is available subject to the provisions of Sec. 10-289 of this code.</p> <p>Development standards for this zoning district are established within Division 4 applicable to the MMTD.</p>	<ol style="list-style-type: none"> Advertising agencies. Antique shops Beauty & barber shops. Book & stationary stores. Banks, credit unions, financial institutions without drive through facilities. Banks, credit unions, financial institutions with drive-through facilities (only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). Camera & photographic supply stores. Civic & social associations. Colleges & universities – educational facilities, administrative offices, athletic & intramural fields and stadiums. Commercial art & graphic design. Community facilities related to residential uses, including religious facilities, police/fire stations, elementary and secondary schools, and, libraries. Other community facilities may be allowed in accordance with Section 10-413 of these regulations. Computer & data processing services. Dance studio, schools, halls. Day care centers. Employment agencies. Gift, novelty, souvenir shops. Hobby, toy, game stores. Hotels, motels, bed & breakfasts. Indoor amusements (bowling, billiards, arcades). Laundromats, laundry, & dry cleaning services without drive through facilities. Laundromats, laundry, & dry cleaning services with drive-through facilities (Only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). Live-work units. Mailing and postal services. Medical & dental offices, clinics, laboratories. Mortgage brokers. Movie theaters and amphitheaters. Museums & art galleries. Musical instrument stores. News dealers and newsstands. Non-medical offices & services, including business, insurance, real estate, and governmental. Non-store retail. Optical goods stores. Passive and active recreation. Personal services (barber, spa, etc.) Photocopying & duplicating services. 	<ol style="list-style-type: none"> Photographic studios, portrait. Physical fitness, gyms. Public community center/meeting building (non-commercial use only). Radio and Television broadcasting. Rental and sales of home movies & games. Repair services, non-automotive. Residential – any type. Restaurants and drinking establishments without drive through facilities Restaurants with drive-through facilities (Only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). Retail establishments – bakeries, computer, clothing & accessories, video, records/ compact discs, electronics, drug store without drive-through facilities, drug store with drive-through facilities, (Only allowed on parcels fronting West Pensacola St. between Cactus Drive and Lipona Road). florist, food & grocery, furniture, home appliances, home/garden supply, hardware, jewelry, needlework/knitting, newsstands, books, greeting cards, package liquor, picture framing, trophy stores, shoes, luggage, leather goods, used goods. Security & commodity brokers. Sewing & needlework goods. Shoe repair, shoe shine parlors. Sporting goods and bicycle shops. Social, fraternal, recreational clubs/assemblies. Structured parking, with active uses located along a minimum of 75 percent of all walls adjacent to public streets and pedestrian areas. Studios: photography, music, art, drama, voice. Tailoring. Travel agencies. Veterinary services. Vocational schools. Watch, clock, jewelry repair. Existing drive-through uses and existing motor vehicle fuel sales which were legally established and in existence on 11-20-2007. Other uses, which in the opinion of the Land Use Administrator, are of a similar or compatible nature to the uses and intent described in this district. 	<ol style="list-style-type: none"> A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator. Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.
			<p>4. Special Exception Uses</p> <ol style="list-style-type: none"> Automotive rentals, parking, repairs, & service. Commercial sports. Taxicab operations. Off-street parking facilities (applicable to properties in the Downtown Overlay). <p>(Section 10-422 applies)</p>

Tallahassee Land Development Code

Sec. 10-170. Residential Preservation District

- (a) *Purpose and Intent.*
- (1) The district is characterized by existing homogeneous residential areas within the community which are predominantly accessible predominantly by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land uses and density intrusions. Commercial, retail, office and industrial activities are prohibited (Certain non-residential activities may be permitted as home occupations--See article VII of this chapter, Supplementary Regulations). Single-family, duplex residences, mobile home and cluster housing may be permitted within a range of zero (0) to six (6) units per acre. Compatibility with surrounding residential type and density shall be a major factor in the authorization of development approval and in the determination of the permissible density. No development in the residential preservation district shall be permitted which violates the provisions of Policy 2.1.1 of the Future Land Use Element of the 2010 Comprehensive Plan.
- (2) For Residential Preservation areas outside the Urban Service Area the density of the non-vested development in residential preservation area shall be consistent with the underlying land use category: no more than one (1) unit per ten (10) acres in the Rural category; no more than one (1) dwelling unit per acre (clustered) or one (1) dwelling unit per three (3) acres (not clustered) in the Urban Fringe category. The Residential Preservation land use category is divided into five (5) zoning districts based upon existing development patterns and service provision:
 - a. RP-1;
 - b. RP-2;
 - c. RP-MH;
 - d. RP-UF; and
 - e. RPR.
- (3) The intent of the districts listed in subsections (2) a. through e. of this section are as follows:
 - a. The RP-1 District is intended to apply to residential development in areas designated "Residential Preservation" on the Future Land Use Map, preserving single-family residential character, protecting from incompatible land uses, and prohibiting densities in excess of three and six-tenths (3.6) dwelling units per acre.
 - b. The RP-2 District is intended to apply to residential development in areas designated "Residential Preservation" on the Future Land Use Map, preserving the low density residential character of single-family, two-unit townhouse, and

duplex residential development, protecting from incompatible land uses, and prohibiting densities in excess of six (6.0) dwelling units per acre.

- c. The RP-MH District is intended to apply to residential development in areas designated "Residential Preservation" on the Future Land Use Map, preserving the low density residential character of manufactured home, mobile home, and conventional single-family and duplex residential development, providing protection from incompatible land uses and intensities, and prohibiting densities in excess of six (6.0) dwelling units per acre.
 - d. The RP-UF District is intended to apply to residential development in areas designated as both "Urban Fringe" and "Residential Preservation" on the Future Land Use Map, preserving the low intensity residential character of conventional single-family residential and manufactured home, mobile home, development, protecting from incompatible land uses and intensities, preventing the premature development of land at intensities not supportable by existing infrastructure or services, and prohibiting densities in excess of three and six-tenths (3.6) dwelling units per acre in platted subdivisions, one (1.0) dwelling unit per acre (net) for clustered developments on unplatted lots, or one (1.0) unit per three (3) acres, for all other developments.
 - e. The RP-R District is intended to apply to residential development in areas designated as both "Rural" and "Residential Preservation" on the Future Land Use Map, preserving the very low density rural residential character of conventional single-family residential and manufactured home, mobile home, development, protecting from incompatible land uses and intensities, preventing inefficient development patterns, and prohibiting densities in excess of three and six-tenths (3.6) dwelling units per acre in platted subdivisions, or one (1.0) dwelling unit per ten (10) acres on unplatted lots.
- (4) Applications for rezoning to any and all of the residential preservation districts shall include review to ensure compatibility with existing and surrounding residential type and density.
- (b) *Allowable Uses.* For the purpose of this chapter, the following land use types are allowable in the RP-1, RP-2, RP-MH, RP-UF and RP-R zoning districts and are controlled by the Land Use Development Standards of this chapter, the Comprehensive Plan and Schedules of Permitted Uses.
- (1) Low Density Residential
 - (2) Passive Recreation
 - (3) Active Recreation
 - (4) Community Services
 - (5) Light Infrastructure
- (c) *List of Permitted Uses.* See Schedules of Permitted Uses, subsections 10-241(a) and (b). Some of the uses on these schedules are itemized according to the Standard Industrial

Code (SIC). Proposed activities and uses are indicated in the schedules. The activity or use may be classified as permitted, restricted or permitted through special exception, or not allowed. Restricted and Special Exception Uses must meet the criteria in article VII of this chapter. Chapter 9, article III of this Code sets forth the development approval process required for allowable uses.

- (d) *Development Standards.* All proposed development shall meet the Land Use Development Criteria specified in subsection 10-241(b); commercial site location standards (section 10-174); buffer zone standards (section 10-177); criteria of the Land Development Standards Schedule (article IV, division 4 of this chapter); and parking and loading requirements (article VI of this chapter).

SECTION 10-241 RESIDENTIAL PRESERVATION

ALLOWABLE USES: APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL STANDARDS

P PERMITTED USE
S SPECIAL EXCEPTION
R RESTRICTED USE

SIC CODE	RESIDENTIAL PRESERVATION - 1 NAME OF USE	LAND USE TYPE				
		LR	PR	AR	CS	LI
	RESIDENTIAL					
	Dwelling, One-Family	P				
	(Rooming Houses are prohibited)					
	SERVICES					
821	Elementary and secondary schools				S	
866	Religious Organizations				S	
	RECREATION					
	Hiking and Nature Trails		P			
	Picnicking		P			
	Canoe Trails		P			
	Bicycle Trails		P			
	Horseback Riding Trails		P			
	Tot Lots					
	Court Sports					
	Field Sports					
	PUBLIC ADMINISTRATION					
	Police Protection					
	Fire Protection					
	Public Order and Safety					

LEGEND
LR = LOW DENSITY RESIDENTIAL
PR = PASSIVE RECREATION
AR = ACTIVE RECREATION
CS = COMMUNITY SERVICES
LI = LIGHT INFRASTRUCTURE

DEVELOPMENT TYPE				
RESIDENTIAL PRESERVATION-1	SINGLE FAMILY RESIDENTIAL UNITS	SINGLE FAMILY RESIDENTIAL UNITS CLUSTERED	ACTIVE RECREATION	COMM. SERVICES; ACTIVE REC.; PUBLIC, PRIMARY & SECONDARY SCHOOLS
MINIMUM SETBACKS (FT)				
Front Yard		Perimeter Setback		
Building	25	25	25	25
Parking	—	—	20	40
Corner Yard		Perimeter Setback		
Building	20	25	25	25
Parking	—	—	20	40
Interior Side Yard		Perimeter Setback		
Building*	10	15	20	20
Parking	—	—	20	20
Rear Yard		Perimeter Setback		
Building	25	25	25	30
Parking	—	—	20	10
MAXIMUM % OF IMPERVIOUS SURFACE AREA	40	40 (of net area)	10	40
MAX. HEIGHT FEET	35	35	15	35
MIN. LOT AREA (ACRES)	12,100 SQ. FT. AVG OF ALL LOTS CREATED WITH A MINIMUM LOT SIZE OF NO LESS THAN 6,000 SQ. FT.	THE NET DENSITY OF THE PROJECT SITE (CLUSTERED) DEVELOPMENT AND REQUIRED OPEN SPACE) MAY BE NO GREATER THAN 3.6 UNITS PER ACRE		1/2 ACRE
MINIMUM LOT FRONTAGE (FEET)	15	15	15	—

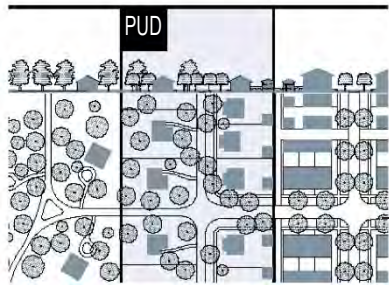
Chabad @ FSU PUD

1. District Intent	PERMITTED USES	
	2. Principal Uses	3. Accessory Uses
<p>The Chabad @ FSU is proposed to address the requirement for the implementing a religious activity with ancillary uses. The PUD is to be consistent with the underlying Residential Preservation - 1 zoning district providing protection and minimizing incompatibilities with the adjacent single family uses.</p> <p>All development standards of this PUD shall be consistent with the MMTD unless the PUD indicates a different standard.</p>	<p>(1) Community Services including religious activities and ancillary uses</p> <p>(2) The proposed Chabad House will provide for ancillary uses such as multi-use areas, small synagogue, offices, library, offices, overnight stay bedrooms, fitness, laundry, Kosher kitchen, Kosher café, Mikvah, Sukah, add passive recreation areas.</p> <p>(3) Residential, One Single family detached housing.</p>	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the Land Use Administrator</p> <p>(2) The PUD does not authorize this property to be utilized as a school or day care as a principal use. These uses can be only provided as an accessory use to the principle use of the religious facility.</p>
4. Development Standards –Lot Occupation, Minimum Building Setbacks, and Maximum Building Restrictions are provided in the PUD Development Standards and are consistent with the MMTD. Transparency and sidewalks shall also be consistent with MMTD standards.		
5. Parking Standards – On-site parking shall be consistent w/ Table 8A. General Parking ratios of the MMTD, T3 Neighborhood, 1 space per 4 seats within the main multi-use area. Parking shall be allowed between the building and Westminster Dr		
6. Access Management Criteria -Access will be provided along Chapel Drive, There will be an access provided for the Chabad House and the Rabbi’s residence. There will be another access planned for the Chabad House off Westminster Drive consistent with the proposed concept plan		
7. Pedestrian Access – Pedestrian access will be provided by sidewalks along Chapel Drive. There will be a side connection from Westminster to Chapel Drive, access will be restricted by a gate.		
8. Final Development Review -The final development review of site specific site improvements will be provided through a Type “A” Site Plan Review process administered through the City Growth Management Department.		
9. Solid Waste Collection – Solid waste collection will be provided by residential containers.		
10. Buffers – Buffers are provided on the Concept Plan. There will be an Urban Type 2 Buffer for the single family residences on the north and south properties. There will be a fence around the entire parcel and emergency access will be provided.		
11. Noise - The owner understands the residential nature of the surrounding properties and will conduct its outdoor activities, including religious and community activities, in a manner consistent with a religious activity in a neighborhood setting. No permanent outdoor public address system or sound amplification system shall be installed on the property.		
12. Hours of Operation: The owner shall conclude all regular scheduled outdoor activities by 10:00 pm. On holidays and special occasions outdoor activities may conclude at 11:00 pm.		
13. Signage – All signage shall be consistent with the MMTD		
14. Lighting – All lighting shall be consistent with the MMTD		
15. Transparency – Shall be consistent with the MMTD Sec. 10-284.2(8).		
16. Temporary Facilities – The owner intends to use the construction trailer after standard work hours and during holidays and special occasions as a temporary meeting place. The construction trailer shall be temporary and shall be used only until final building acceptance or 2 years after the first foundation/building permits have been approved, whichever comes first. Once the temporary time period has expired, the construction trailers shall be removed from the site. The trailers must be permitted and must be connected to the central water and sewer system. Temporary facilities shall not be used for overnight stays.		

GENERALNOTES:

1. Central sewer and water are required and available to the site.
2. Final Development plans will be subject to the requirements of the City of Tallahassee Land Development Code.
3. Transparency is consistent with MMTD standards Section 10-284.2(8)
4. Overnight Stay – Rooms are provided for guests of the religious facility. Standardized rents shall not be charged for overnight stay guests. Guests shall not stay longer than 14 days. Overnight stay rooms are not intended for commercial purposes and will be ancillary to the religious function.
5. Kosher Café – Café is provided for the members and guests of the religious facility. Café is designed for special food preparation techniques as by the religious institution. Café is not intended for commercial purposes and will be ancillary to the religious function.

Development standards for Chabad @ FSU Planned Unit Development



a. BUILDING CONFIGURATION

Principal Building	3 stories max.
Accessory Building	2 stories max.

b. LOT OCCUPATION

Lot Width	15 ft min 300 ft max
Lot Depth	70 ft. min.
Lot Coverage	60% max +

c. BUILDING DISPOSITION

Edgeyard	permitted
Sidyard	not permitted
Rearyard	permitted
Courtyard	not permitted

d. SETBACKS - PRINCIPAL BUILDING

(d.1) Front Setback Principal	15 ft. min.**
(d.2) Side Corner Setback	10 ft. min.
(d.3) Side Setback	5 ft. min.
(d.4) Rear Setback	15 ft. min.*

e. SETBACKS - ACCESSORY BUILDING

(e.1) Front Setback	20 ft. min. + bldg. setback
(e.2) Side Setback	5 ft or 10 ft at corner
(e.3) Rear Setback	10 ft. min.*

f. PRIVATE FRONTAGES

Porch & Lawn	permitted
Terrace	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Arcade	permitted
Gallery & Arcade	not permitted

g. PARKING

See Parking Ratios Table

h. INTENSITY / DENSITY

Intensity: 27,900 SF Max	Density: ***
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i. FOOTPRINT

Maximum 25,000 SF

* or 15 ft. from centerline of alley

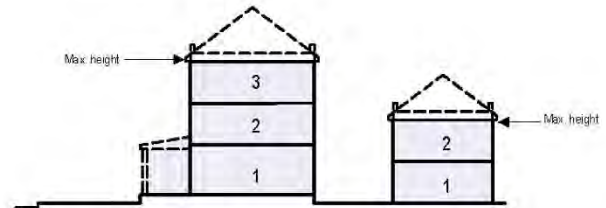
+ See TLDC Sec. 10-281 Environmental Standards and Sec. 5-83 and 5-85 Environmental Management

** Residential uses shall be setback no more than 50 ft and non-residential uses shall be setback no more than 25 feet.

*** Only one permanent residential unit, in support of the religious facility, is allowed on the site.

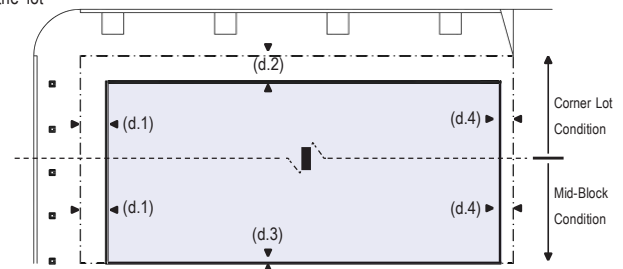
BUILDING CONFIGURATION

1. Building height shall be measured in number of stories excluding attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling except for a first floor commercial function which must be a minimum of 12 ft with a maximum of 20 ft.
3. Height shall be measured to the eave or roof deck.



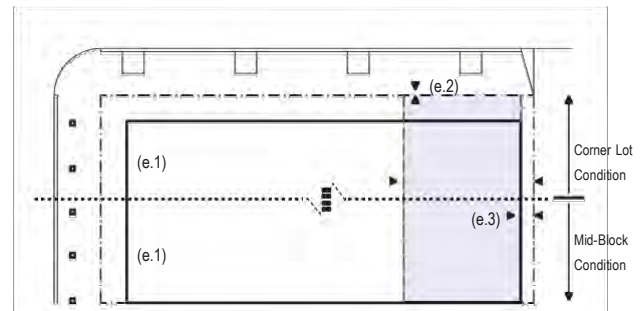
SETBACKS - PRINCIPAL BLDG

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.



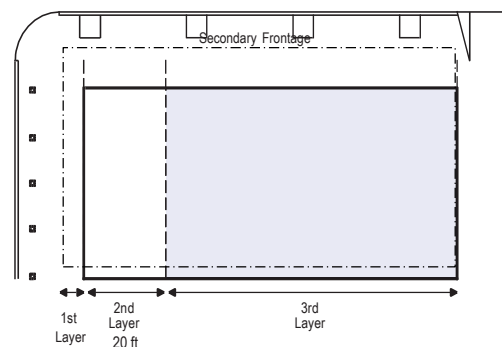
SETBACKS - ACCESSORY BUILDING

1. The elevations of the accessory building shall be located in the 2nd and 3rd layers.
2. Not permitted in the 1st layer.

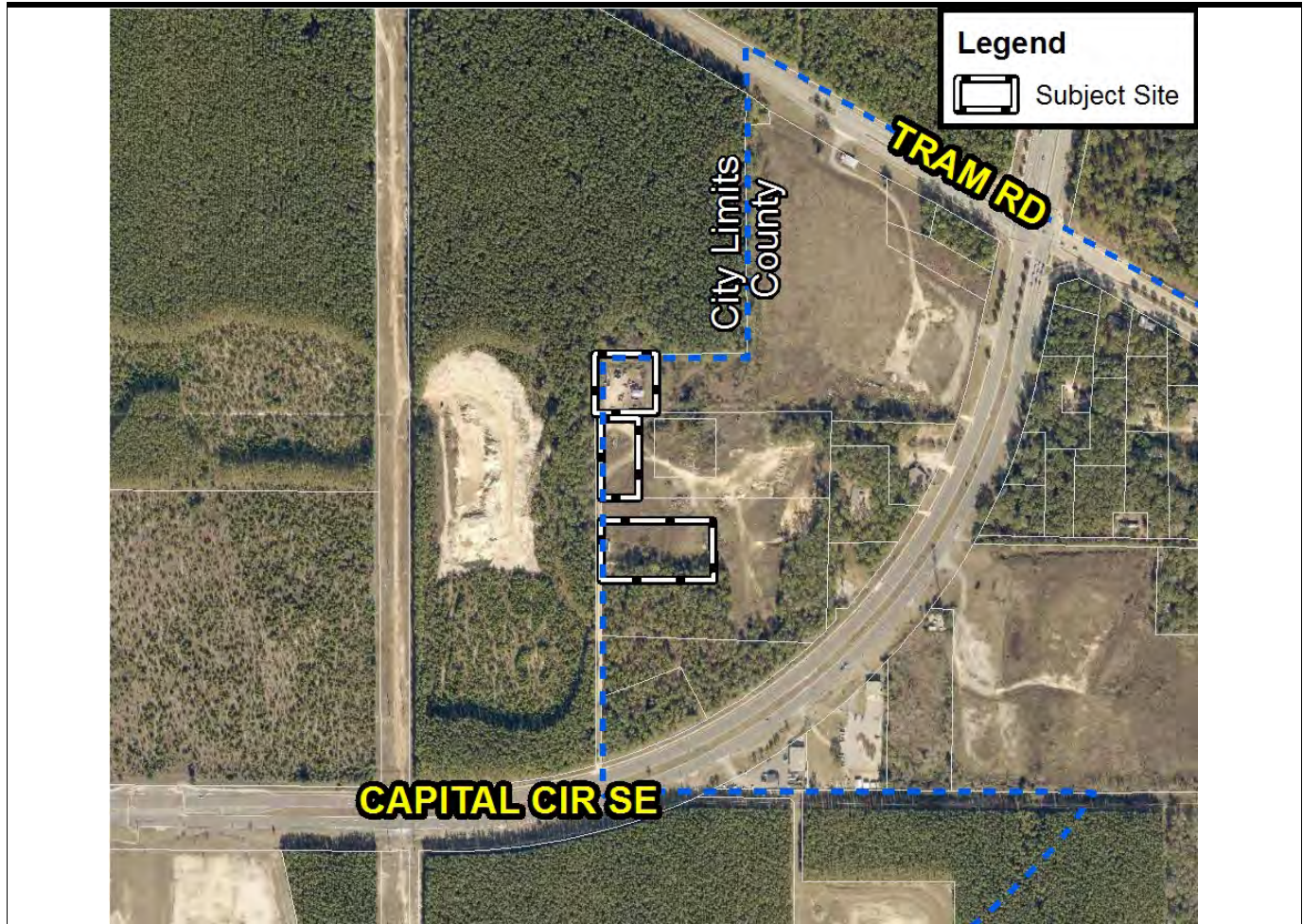


PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third layer as shown in the diagram.
2. Covered parking shall be provided within the third layer as shown in the diagram. Side or rear entry garages may be allowed in the first or second layer.
3. Trash containers should be stored within the third layer.
4. A single parking space may be located in the 1st layer of single family and duplex residences.



2018 Comprehensive Plan Amendment Cycle
LMA 201802
Capital Circle and Tram Road



SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
Frank Williams	SW of the intersection of Capital Circle SE and Tram Road	Approve with expansion area
Applicant:		
Charles Hubbard		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Stephen M. Hodges	<u>Future Land Use:</u> Urban Fringe (UF) <u>Zoning:</u> UF	Approve with expansion area
Contact Information:	Proposed Future Land Use & Zoning:	
Stephen.Hodges@talgov.com (850) 891-6408	<u>Future Land Use:</u> Suburban <u>Zoning:</u> M-1 Light Industrial	
Date: November 8, 2017	Updated: January 3, 2018	

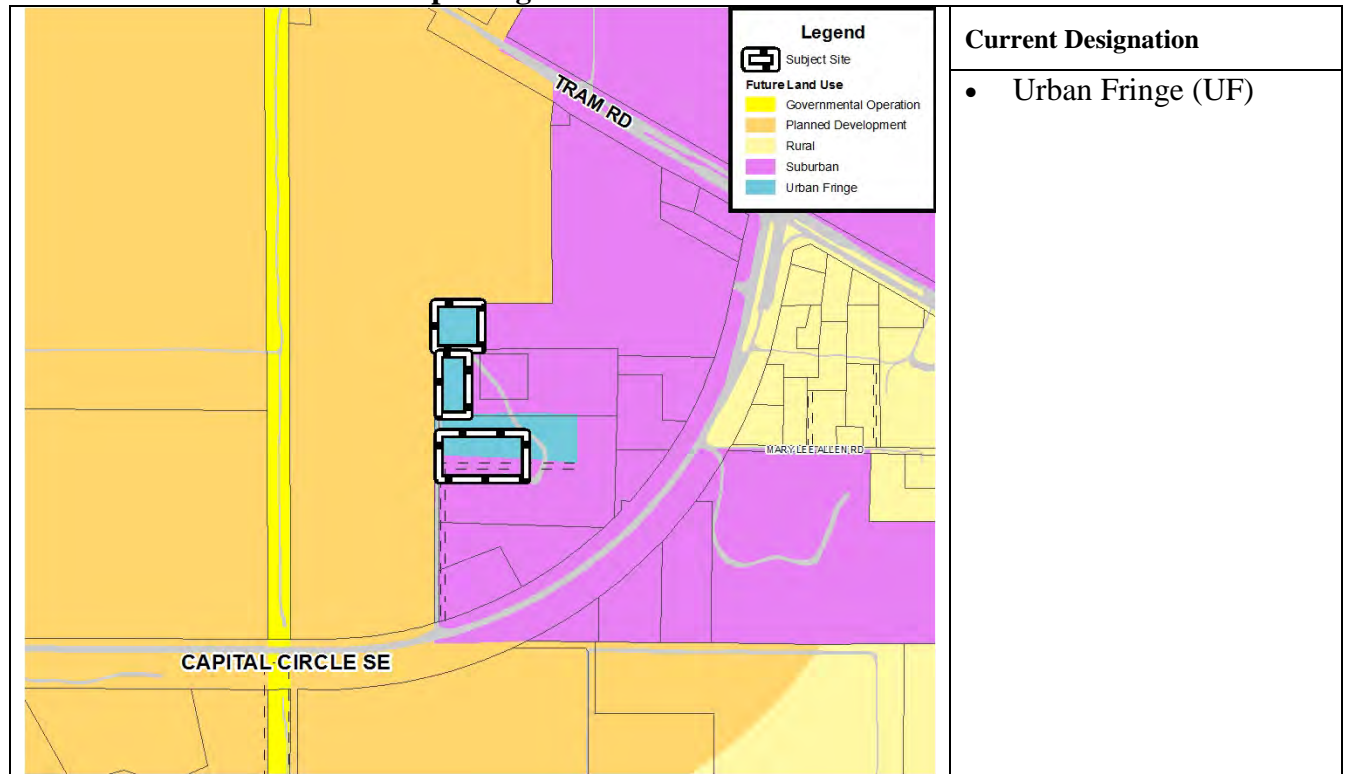
A. REASON FOR REQUESTED CHANGE

The applicant has requested this proposed land use amendment to change a small area that is currently designated Urban Fringe (UF) on the Future Land Use Map (FLUM) to Suburban. The intent of this proposed change is to make this area consistent with other adjacent and nearby properties owned by the applicant so that these properties can be sold for light industrial development at a later date.

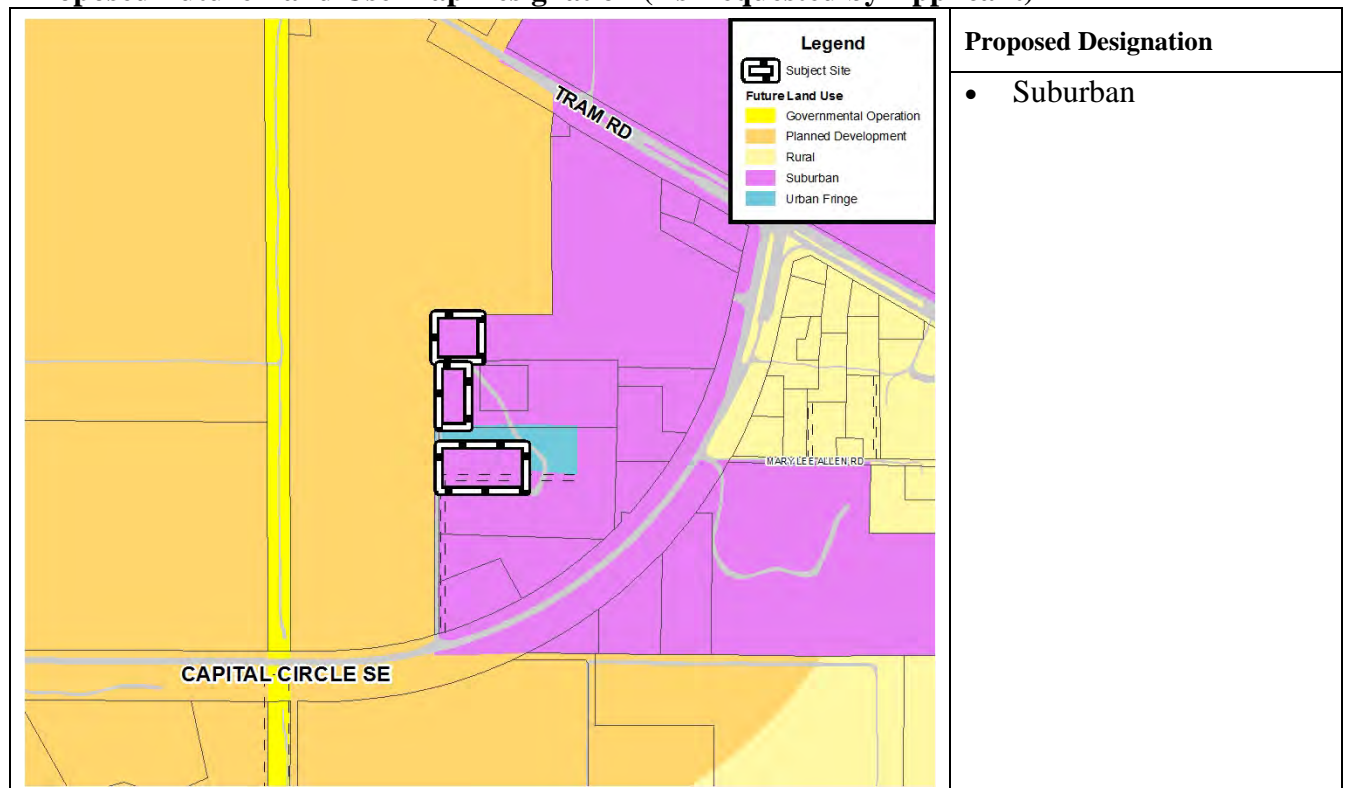
B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

The subject area currently designated Urban Fringe on the FLUM is surrounded by Planned Development and Suburban land uses. The following maps illustrate the current and proposed FLUM designations for the subject area.

Current Future Land Use Map Designation

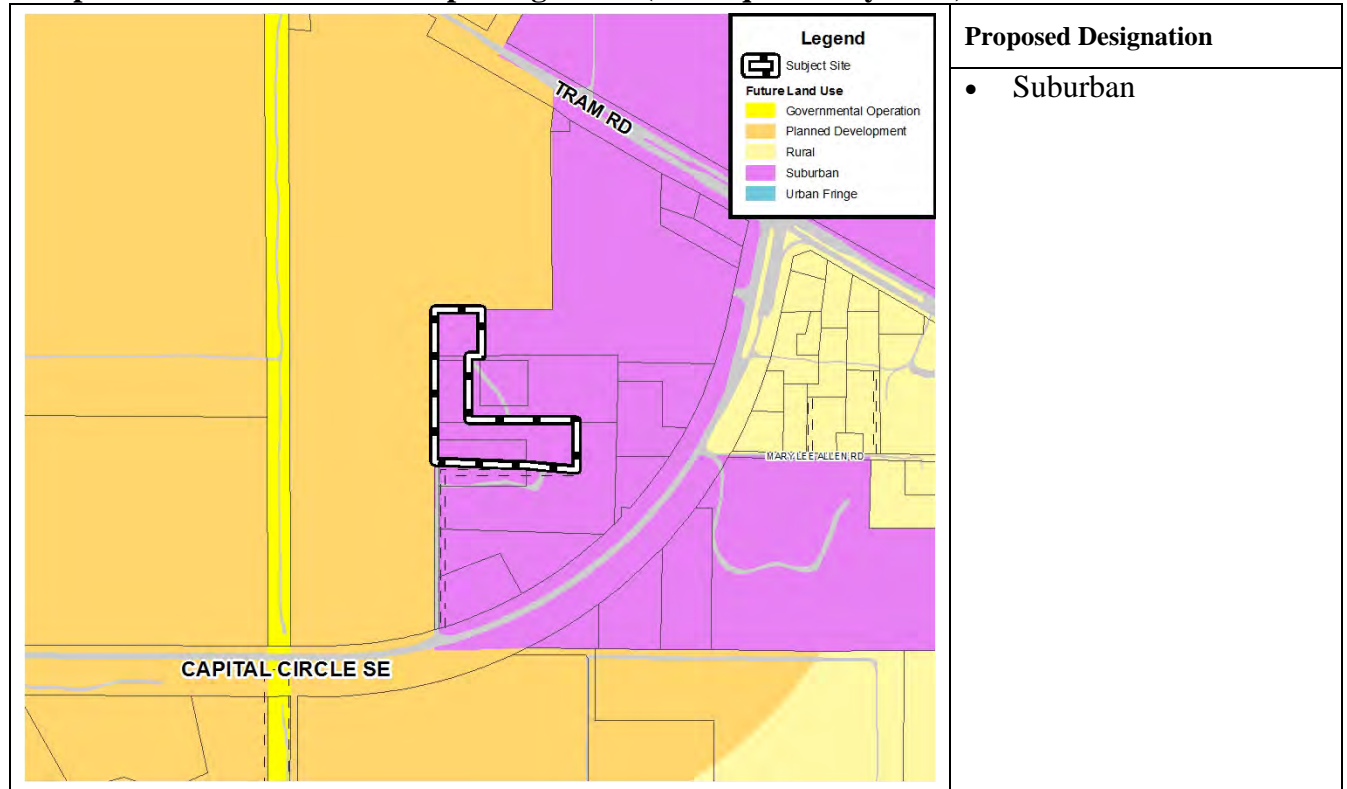


Proposed Future Land Use Map Designation (As Requested by Applicant)



Because changing the land use designation as requested would still leave a small area of UF as indicated in the preceding map, staff recommends that the entire area currently designated as UF be changed to Suburban for consistency. The below map indicates this recommended land use change.

Proposed Future Land Use Map Designation (As Requested by Staff)



C. STAFF RECOMMENDATION

Find that the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment.

Staff further recommends that an additional area contiguous to the subject area that is currently designated as Urban Fringe on the future land use map also be changed to Suburban.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL of the proposed rezoning.

Staff further recommends that an additional area contiguous to the subject area that is currently designated as Urban Fringe on the zoning maps also be changed to Light Industrial.

D. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

- E. Find that the proposed Future Land Use Map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment with the proposed expansion area.
- F. Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL of the proposed rezoning with the proposed expansion area.

G. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. The existing land use and zoning designations for the subject area (and a small area immediately outside of the subject area) are inconsistent with the surrounding area.
2. The subject area is within the Urban Services Area, and centralized water and sewer infrastructure are available to the subject area.
3. The proposed land use and zoning designations are consistent with the surrounding area to the north, south, and east, and with the Southwood Planned Unit Development.

H. STAFF ANALYSIS

History and Background

The subject area in the original application consists of three parcels, Parcel ID# 3121206100000, 3121206520000, and 3121206530000. They are closely located to each other, but are not contiguous. The total acreage of the subject area is approximately 3.8 acres, according to records maintained by the Leon County Property Appraiser.

The subject area is located inside the Urban Service area and is south of Tram Road and west of Capital Circle. This area has been subject to sand mining since at least 1990, based on aerial photographs, and the pits have likely been filled with construction debris and capped with topsoil. The subject site is currently being used for the storage and processing of construction materials, including the stockpiling of soils and other construction debris and the recycling of concrete rubble. There are no known active mining permits at this time.

The subject area and the properties to its north, east, and south, including a similarly-sized area on the east side of Capital Circle SE, are within the unincorporated area of Leon County, but are mostly surrounded by the City of Tallahassee. This general area could be developed or redeveloped in the coming years, given its location near Southwood and along Capital Circle SW.

Land Use and Zoning History

The land use designation of the two northernmost parcels in the subject area (Parcel ID# 3121206100000 and 3121206530000) was changed from Mixed Use – B to Urban Fringe via Map Amendment 1997-1-M-014 in Cycle 1997-1. The remaining area that is currently Urban Fringe was unaffected by this change, presumably because it was already Urban Fringe. This area does not conform to the existing property lines because of changes in property ownership that have occurred since the inception of the future land use map in the Comprehensive Plan.

An additional map amendment in the 2006 Cycle (2006-2-M-010) changed a large number of parcels from Mixed Use to various other land use designations, including Residential Preservation, Urban Residential 2, University Transition, Activity Center, Suburban, and Planned Development. The surrounding area that is currently designated as Suburban was changed from Mixed Use as part of this amendment. However, this amendment did not address Urban Fringe areas, including the subject area.

The zoning designation of the two northernmost parcels in the subject area (Parcel ID# 3121206100000 and 3121206530000) was changed from Light Industrial (M-1) to Urban Fringe via Ordinance 97-25 on December 9, 1997.

Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for Urban Fringe (Policy 2.2.2 [L]) and Suburban (Policy 2.2.5 [L]) are included as Attachment #1.

Urban Fringe Land Use Category (Current)

The Urban Fringe category is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. To protect Rural areas from premature development, facilitate infill and redevelopment inside the Urban Service Area, and in recognition of the significant area already mapped as Urban Fringe, no additional lands designated Rural or Urban Fringe as of August 26, 2006 shall be converted to a more dense or intense land use category unless adjoining lands are also within the designated Urban Service Area boundary or the designated Woodville Rural Community.

Conventional subdivision of land in Urban Fringe (UF) may be permitted at a density of up to one unit per three acres. To promote a mix of residential areas and perpetually protected open space and agricultural lands, Conservation Subdivision developments are allowed at a density of up to one unit per three gross acres with units clustered on no more than 50% of the site. The minimum lot size shall be one-half-acre in UF areas. Conservation Subdivisions must also permanently set aside at least 50% of the total site as open space and restrict development to the least environmentally sensitive and otherwise significant portions of the land.

Suburban (Proposed)

The Suburban land use category is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. A mix of residential types is permitted. The density range is up to a maximum of 20 dwelling units per acre. Other permitted uses include commercial, office, community services, passive and active recreation, light industrial and light infrastructure. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

Consistency with Comprehensive Plan

This section discusses the consistency of the proposed amendment with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

Land Use Element Policy 1.1.1 states that in order to discourage urban sprawl, development shall be concentrated in the Urban Service Area (USA) plus the rural communities of Woodville, Capitola, Chaires, Ft. Braden and Miccosukee. The subject area's location within the USA and its proposed change to Suburban is consistent with this policy.

Land Use Element Policy 1.1.3 prohibits capital infrastructure designed to support urban density outside the Urban Service Area. The subject area's location inside the USA and its proposed change to Suburban is consistent with this policy.

Land Use Element Policy 1.1.5 states that Future Land Use Map densities and intensities are intended to reflect the availability of capital infrastructure. The subject area's location inside the USA and its proposed change to Suburban is consistent with this policy.

Land Use Element Policy 1.1.7 states that higher density and mixed use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use and readily available sewer. At this time, central sewer and water infrastructure is readily available to the subject area, which is in a lightly developed area with minimal environmental constraints close to the intersection of two principle and minor arterial roadways. Given these parameters and its location inside the USA, the proposed amendment is consistent with this policy.

Policy 2.2.5 [L], which establishes the Suburban land use category, specifies that “*While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, retail and light industrial development.*” The mining and quarrying of nonmetallic minerals and construction material storage and construction vehicle storage is not allowed use in the M-1 Light Industrial zoning district within Leon County. The cessation of this activity and the conversion of these uses to more urban uses, which are located on both sides of Capital Circle north of Tram Road, are consistent with this policy.

Zoning

The Land Development Code sections for the Urban Fringe zoning district (Sec. 10-6.613) and the Suburban zoning district (Sec. 10-6.612) are included as Attachment #2.

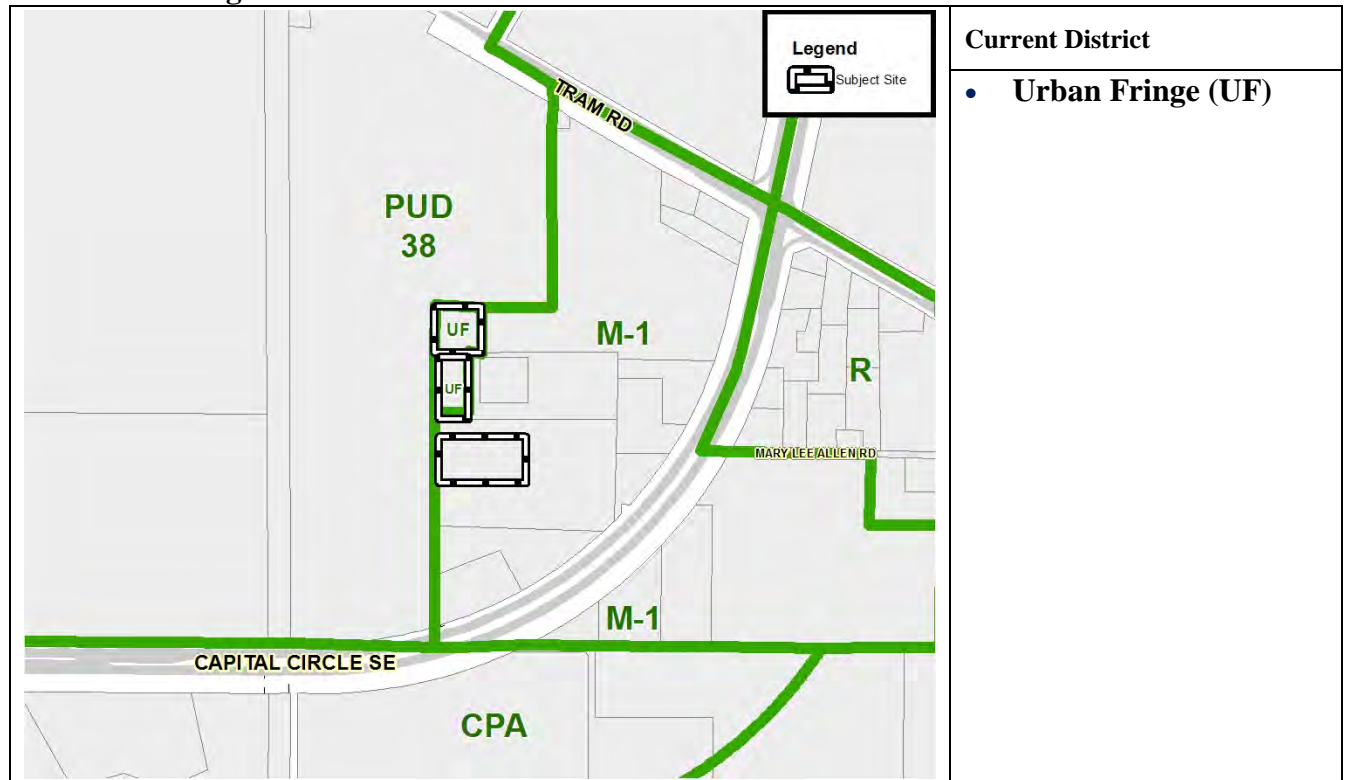
The Urban Fringe zoning district is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. The district allows for very low density residential development of no greater than one unit on three acres of land, agricultural, and silvicultural activities. Residential development will also be allowed a gross density of one unit per three acres if developed as a conservation subdivision.

Section 10-260 of the City’s land development code establishes the M-1 Light Industrial Zoning District. The intent of this district is “*to be located in areas designated Suburban on the Future Land Use Map of the Comprehensive Plan and shall apply to urban areas with convenient access to transportation facilities, where light manufacturing, processing, storage, community and recreational facilities and other activities compatible with light industrial operations are permitted.*”

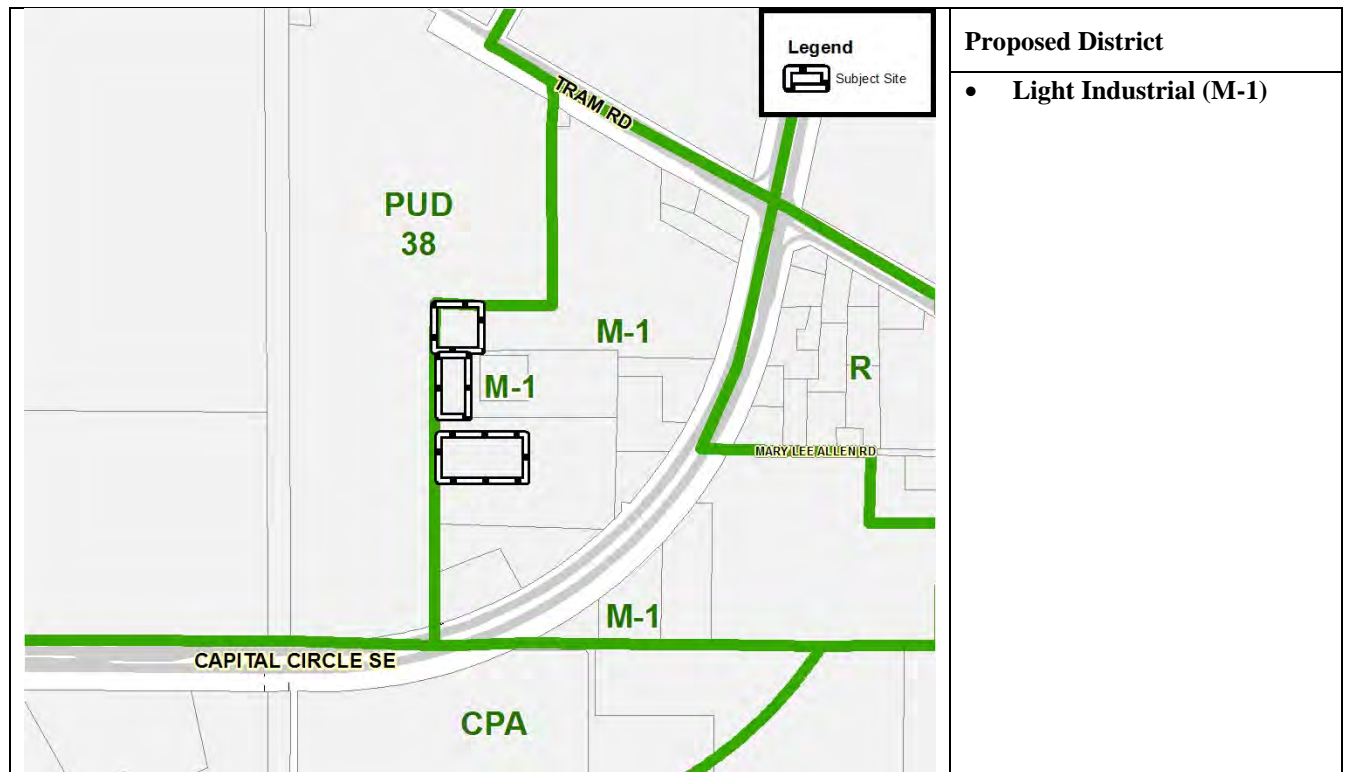
The subject area is included in a 57-acre area identified as “Mixed Use Industrial” (MUI) in the Planned Unit Development (PUD-38 - Attachment #3) that was prepared for the Southwood development. An additional 136 acres immediately west of the subject area is also identified in PUD-38 as MUI.

The following maps illustrate the current and proposed zoning for the Subject Site.

Current Zoning



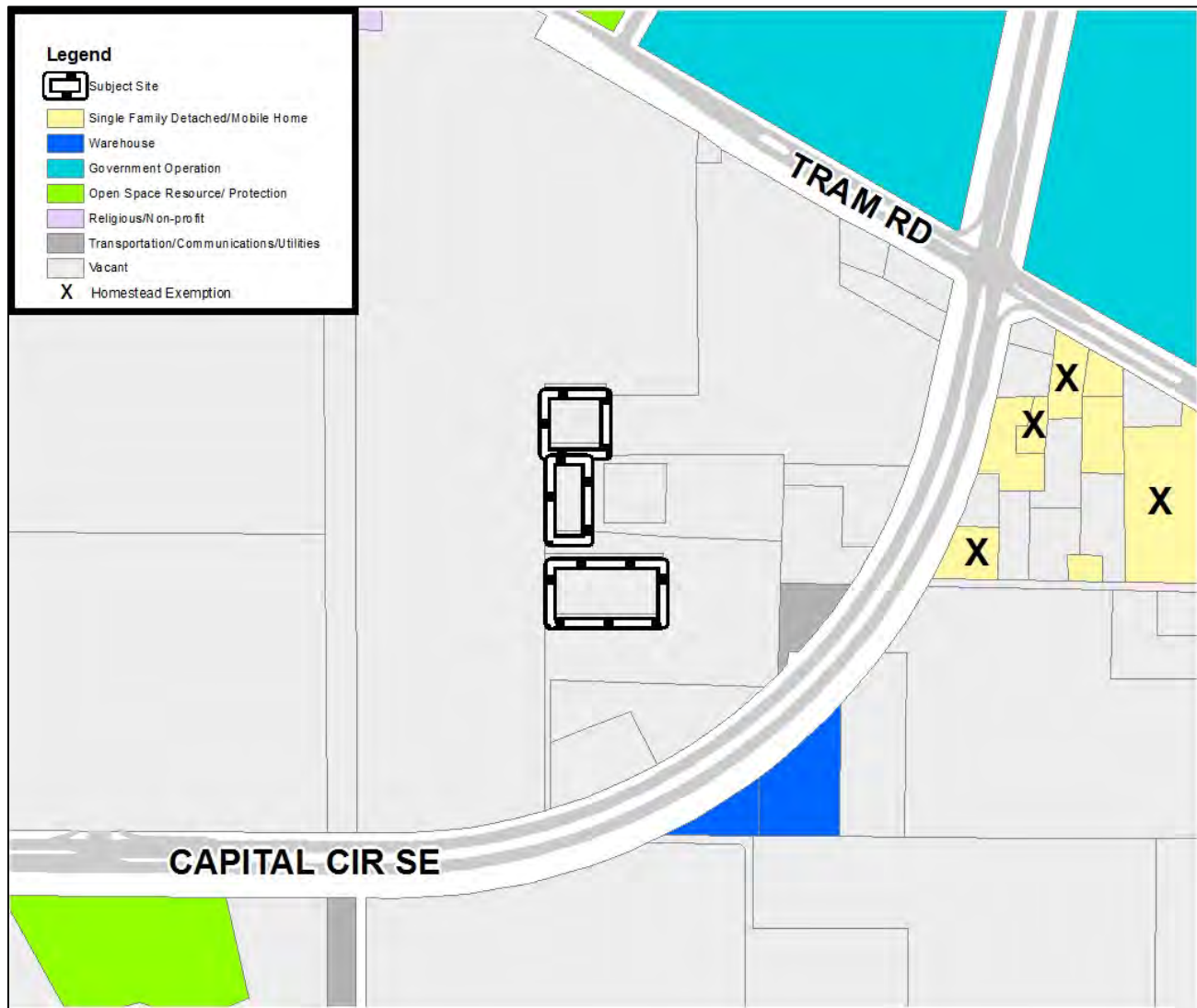
Proposed Zoning



Existing Land Uses

The existing land uses immediately surrounding the subject site are vacant. A cell phone tower is located adjacent on the west of Capital Circle east/southeast of the subject site, and a small church (Imitators of God Ministries) is located immediately north of this tower at 4750 Capital Circle. There are several single-family residences on the other side of Capital Circle east of the subject site, and an electrical contractor and a septic tank service company south of this small residential area.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

Central water and sewer are currently available to the subject area. The nearest water and sewer connections are along Capital Circle SE, which is approximately 300' east of the subject area at its closest point.

Schools

Since the proposed zoning category does not allow residential use, there are no anticipated impacts to the public school system.

Roadway Network

The two existing roadways currently serving the subject area are Tram Road, which is a two-lane minor artery, and Capital Circle SE, which is a six-lane principle artery.

Pedestrian and Bicycle Network

A sidewalk is currently located along the west side of Capital Circle SE. There are bike lanes along this roadway, and a shared-use paved trail along the east side. Approximately 850' of existing sidewalks are located on both sides of Tram Road westward from its intersection with Capital Circle SE.

Transit Network

Starmetro's Southwood bus route serves the Florida Department of Revenue north of the subject area along Shumard Oak Boulevard. This closest this route is to the subject area is approximately 3,800' (0.7 mile).

Environmental Analysis

The subject area and its surrounding parcels are in the Woodville Recharge Basin, more specifically the Leena #2 Closed Basin, an area characterized by sandy soils and pockets of loamy clay located over limestone. The subject area is disturbed by past sand mining and filling, and the existing storage and processing of building materials and debris. The following map indicates existing environmental features. There are no other known environmentally sensitive features onsite.



F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to **13** property owners within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	October 23, 2017	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	November 8, 2017	Two signs providing details of proposed land use and zoning changes posted on subject site
X	First Public Open House	November 16, 2017	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	December 20, 2017	Email Subscription Notice sent to all users of service

Public Open House - November 16, 2017: 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, none were present to discuss this amendment. There were no questions or comments on this proposed amendment.

Water Resources Committee – December 4, 2017: Staff presented the proposed amendment to the Water Resources Committee. The Committee did not provide any comments on this proposed amendment.

Local Planning Agency Public Hearing - December 5, 2017: Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

G. STAFF REPORT UPDATE

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

Cycle 2018 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	November 7, 2017	3:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	January 2, 2018	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	January 23, 2018	PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	February 27, 2018	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Public Hearing - December 5, 2017: Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

Local Planning Agency Public Hearing – January 2, 2018: The Local Planning Agency supported staff's recommendation of approval based upon consistency with the Comprehensive Plan and findings of fact outlined in this staff report.

H. ATTACHMENTS

Attachment #1: Comprehensive Plan Land Use Category Policies

Attachment #2: Referenced Land Development Regulations

Attachment #3: Southwood Planned Unit Development



2018 Comprehensive Plan Amendment Cycle
LMA201802
Capital Circle SE

Attachment #1

Policy 2.2.2: [L] URBAN FRINGE

(REV. EFF. 8/17/92; REV. EFF. 7/26/06; REV. EFF. 4/10/09; REV. EFF. 12/24/10; REV. EFF. 12/15/11)

The Urban Fringe category is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. To protect Rural areas from premature development, facilitate infill and redevelopment inside the Urban Service Area, and in recognition of the significant area already mapped as Urban Fringe, no additional lands designated Rural or Urban Fringe as of August 26, 2006 shall be converted to a more dense or intense land use category unless adjoining lands are also within the designated Urban Service Area boundary or the designated Woodville Rural Community. Conversions to the Woodville Rural Community designation shall be consistent with the Transfer of Development Units provision in Policy 4.2.5: [C].

Conventional subdivision of land in the Urban Fringe may be permitted at a density of up to one unit per three acres. To promote a mix of residential areas and perpetually protected open space and agricultural lands, Conservation Subdivision developments are allowed and encouraged. Conservation Subdivision design in Urban Fringe may be permitted at a density of up to one unit per three gross acres with units clustered on no more than 50% of the site. Conservation Subdivisions must also permanently set aside at least 50% of the total site as open space and restrict development to the least environmentally sensitive and otherwise significant portions of the land.

Appropriately sized minor commercial activities and minor offices are permitted. Industrial, office and more intensive commercial land uses are prohibited due to lack of present infrastructure services or potential negative environmental impacts. Present or future agricultural, silviculture and forestry activities may be allowed.

Policy 2.2.5 [L] SUBURBAN

(EFF. 3/14/07)

To create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. This category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern.

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at large commercial centers and appropriate street and pedestrian connections established between commercial and residential areas. Except within mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods.

Development shall comply with the Suburban Intensity Guidelines. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

Suburban Intensity Guidelines (EFF. 3/14/07; REV. EFF. 7/14/14)

Table 4: Suburban Intensity Guidelines

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ACRE ⁽⁴⁾	10,000 SQ FT/ACRE	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ACRE ⁽⁴⁾	10,000 SQ FT/ACRE ⁽⁵⁾	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 UNITS/ACRE	20,000 SQ FT/ACRE	
Medium Density Residential Office	Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ACRE	20,000 SQ FT/ACRE ⁽⁶⁾	

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Village Center	Residential, Office, Commercial up to 50,000 sq ft, maximum business size. Centers shall not be located closer than ¼ mile to another village center or commercial development including more than 20,000 sq ft of floor area.	8 to 16 UNITS/ACRE	12,500 SQ FT/ACRE per parcel for center 20 acres or less ⁽⁷⁾	35-50%
Urban Pedestrian Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 16 UNITS/ACRE ⁽³⁾	Up to 20,000 SQ FT/ACRE ⁽³⁾	
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 UNITS/ACRE	Up to 25,000 SQ FT/ACRE ⁽⁸⁾	
Medical Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 20 UNITS/ACRE ⁽³⁾	80,000 SQ FT/ACRE ⁽²⁾	
Business Park	Office, Residential and Commercial	Up to 16 UNITS/ACRE	20,000 SQ FT/ACRE	5-10%
Light Industrial	Office, Commercial up to 10,000 sq ft per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post-Secondary Schools and ancillary residential	1 UNIT/DEVELOPMENT	20,000 SQ FT/ACRE ⁽⁹⁾	

Notes: (1) 8 units/acre minimum for exclusively residential; (2) Hospitals up 176,000 sq ft/acre; (3) 20 units/acre and 40,000 sq ft/acre for multiple use development; Combined residential and non-residential development may have up to 40,000 SF and up to a six story building. Residential use, office use and commercial use is allowed. (4) Low Density Residential and Residential Office development patterns can have a minimum of 1 unit per acre if water and sewer are not available. (5) The maximum square footage is increased to 12,500 SF if the project is a mixed use development. (6) The maximum square footage increases to 40,000 SF per acre and maximum height increases to six stories if 50% of parking is structured. This provision only applies to areas previously designated as Mixed Use C (7) 250,000 SF of total development permitted on 20 to 30 acre centers. (8) Storage areas may be 50,000 SF per acre. Office and Retail is allowed. (9) Storage areas may be 50,000 SF per acre.

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, retail and light industrial development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.



2018 Comprehensive Plan Amendment Cycle
LMA201802
Capital Circle SE

Attachment #2

Referenced Land Development Regulations

Sec. 10-6.613. Urban fringe zoning district.

(a) *Purpose and intent.* The urban fringe zoning district is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. The district allows for very low-density residential development of no greater than one unit on three acres of land, agricultural, and silvicultural activities. Residential development will also be allowed a gross density of one unit per three acres if developed as a Conservation Subdivision as described in Section 10-7.204.

For sites developed under the previously available “25-75” clustering option, the remaining undeveloped portion (75 percent) may continue to be preserved as undisturbed open (green) space until such time as these sites are included in the urban service area and become eligible for development at urban densities . As an alternative, sites developed under the previously available “25-75” clustering option may seek to develop the undeveloped portion (75 percent) at the urban fringe densities described above prior to the sites inclusion in the urban service area. For either development option, review by the Board of County Commissioners shall be requested to authorize development of these undisturbed open (green) spaces.

To conveniently serve area residents, smaller scale, low intensity commercial development is permitted in this district. To maximize efficiency in the development of agricultural and silvicultural resources located within this zoning district and surrounding areas, agriculturally and silviculturally related industrial activities such as milling, are permitted. Community facilities are also permitted in this district.

(b) *Allowable uses.* For the purpose of this chapter, the following land use types are allowable in the urban fringe zoning district and are controlled by the land use development standards of this chapter, the comprehensive plan and schedules of permitted uses.

- (1) Low density residential.
- (2) Agricultural.
- (3) Silvicultural.
- (4) Light industry--Agriculturally and silviculturally related only.
- (5) Passive recreation.
- (6) Active recreation.
- (7) Minor commercial.
- (8) Neighborhood commercial.
- (9) Community services.
- (10) Light infrastructure.

(11) Heavy infrastructure.

- (c) *List of permitted uses.* Some of the uses on these schedules are itemized according to the Standard Industrial Code (SIC). Allowable uses, appropriate permit level and applicable development and locational standards in the urban fringe district are as follows:

P= Permitted use

R = Restricted use

S = Special exception

Legend	
Ag = Agricultural	PR = Passive recreation
MC = Minor commercial	AR = Active recreation
NC = Neighborhood Commercial	CS = Community services
LR = Low-density residential	

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	NC	LR	PR	AR	CS	PS
	RESIDENTIAL								
	Dwelling, one-family	P			P				
	Dwelling, two-family	P			P				
	Dwelling, mobile home	P			P				
	Mobile home park				R				
	AGRICULTURE, FORESTRY, AND FISHING								
01	Agricultural production--Crops	P							
0181	Ornamental nursery products	P							
02	Agricultural production--Livestock	P							
074	Veterinary services	P	P	P					
0781	Landscape counseling and planning	R							
092	Fish hatcheries and preserves	P							
	MINING								
144	Sand and gravel	S							
145	Clay, ceramic, and refractory minerals	S							
	MANUFACTURING								
201	Meat products	R							
202	Dairy products	R							

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	NC	LR	PR	AR	CS	PS
204	Grain mill products	R							
21	Tobacco products	R							
24	Lumber and wood products	R							
	TRANSPORTATION AND PUBLIC UTILITIES								
401	Railroads		P	P				S	
43	Postal service		P	P					
483	Radio and television broadcasting							R	
	RETAIL TRADE								
521	Lumber and other building materials		P	P					
523	Paint, glass, and wallpaper stores		P	P					
525	Hardware stores		P	P					
526	Retail nurseries and garden stores		P	P					
533	Variety stores		P	P					
539	Misc. general merchandise stores		P	P					
541	Grocery stores		P	P					
542	Meat and fish markets		P	P					
543	Fruit and vegetable markets		P	P					
544	Candy, nut and confectionery stores		P	P					
545	Dairy products stores		P	P					
546	Retail bakeries		P	P					
553	Auto and home supply stores		P	P					
554	Gasoline service stations		P	P					
	Convenience store		P	P					
581	Eating and drinking places		R	P					
591	Drugstores and proprietary stores		P	P					
592	Liquor stores		P	P					
593	Used merchandise stores		P	P					
5941	Sporting goods and bicycle shops		P	P					
5943	Stationery stores		P	P					

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	NC	LR	PR	AR	CS	PS
5961	Catalog and mail-order houses		P	P					
5983	Fuel oil dealers		S						
5984	Liquefied petroleum gas dealers		S						
5992	Florists		P	P					
5993	Tobacco stores and stands		P	P					
5994	News dealers and newsstands		P	P					
5995	Optical goods stores		P	P					
5999	Miscellaneous retail stores, nec		R	R					
	FINANCE, INSURANCE, AND REAL ESTATE								
6553	Cemeteries		P					P	
	SERVICES								
702	Rooming- and boardinghouses; dorms				R				
703	Camps and recreational vehicle parks						R		
721	Laundry, cleaning, and garment services		R	R					
7215	Coin-operated laundries and cleaning		P	P					
723	Beauty shops		P	P					
724	Barber shops		P	P					
725	Shoe repair and shoeshine parlors		P	P					
7334	Photocopying and duplicating services		P	P					
7335	Commercial photography		P	P					
7336	Commercial art and graphic design		P	P					
7353	Heavy construction equipment rental	R							
7359	Equipment rental and leasing, nec	R							
753	Automotive repair shops		R	R					
754	Automotive services, except repair		P	P					

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	NC	LR	PR	AR	CS	PS
762	Electrical repair shops		P	P					
764	Reupholstery and furniture repair		P	P					
784	Video tape rental		P	P					
791	Dance studios, schools, and halls		P	P					
7991	Physical fitness facilities		P	P					
7992	Public golf courses						S		
	Elementary and secondary schools							S	
822	Colleges and universities								S
823	Libraries--Less than 7500 sq. ft.		P	P					
823	Libraries--7500 sq. ft. or more							R	
824	Vocational schools								S
835	Day care services		R	P					
836	Residential care		R	P					
841	Museums and art galleries						S		
842	Botanical and zoological gardens						S		
864	Civic and social associations							P	
866	Religious organizations							P	
	PUBLIC ADMINISTRATION								
922	Public order and safety							P	
9221	Police protection							P	
9223	Correctional institutions							S	
9224	Fire protection							P	
	RECREATION								
	Hiking and nature trails					P			
	Picnicking					P			
	Canoe trails					P			
	Bicycle trails					P			
	Horseback riding trails					P			
	Tot lots						P		
	Court sports						P		
	Field sports						P		
	Boat landings						P		
	Archaeological historic sites					S			

(d) The maximum allowable gross square footage in the urban fringe district is as follows:

COMMERCIAL LAND USE TYPE		URBAN FRINGE
MINOR*		
Total location		20,000
Single site or quadrant		10,000
Single structure		5,000
NEIGHBORHOOD**		
Total location		100,000
Single site or quadrant		100,000
Single structure		50,000

* Maximum 10,000 gross square feet, if located on a local street.

** Only one neighborhood commercial site (quadrant) will be permitted at the intersection of a major collector and arterial road. The maximum allowable commercial development permitted at the neighborhood commercial area located at the intersection of two major collectors is 50,000 sq. ft. g.s.l.a.

(e) The minimum development standards in the urban fringe district are as follows:

	Low Density Residential		Commercial		Agricultural-Related Industrial	Community Services; Active Recreation; Public, Primary and Secondary Schools	Comp. Plan Policy 2.1.9. Subdivision
	Noncluster	Cluster	Noncluster	Cluster			
MINIMUM SETBACKS (FEET)							
Front yard							
Building Parking	30	30*	30	25*	50	30	25
	--	--	40	40*	50	40	--
Corner yard							
Building Parking	30	30*	30	25*	50	30	25
	--	--	40	40*	50	40	--
Side yard							
Building Parking	20	20*	40	20*	50	40	15
	--	--	40	20*	50	40	--
Rear yard							
Building Parking	50	50*	50	30*	50	50	50
	--	--	40	10*	50	50	50
Adjoining lower intensity zoning district							
Building Parking	--	--	--	--	100	--	--
	--	--	--	--	100	--	--
Maximum percent impervious surface area	30	25**	30	25**	30	--	30
Heights (feet)							
Maximum at building envelope perimeter	35	35	35	35	35	35	35

	Low Density Residential		Commercial		Agricultural-Related Industrial	Community Services; Active Recreation; Public, Primary and Secondary Schools	Comp. Plan Policy 2.1.9. Subdivision
	Noncluster	Cluster	Noncluster	Cluster			
Maximum additional height/additional zoning setback	1'/1'	1'/1'	1'/1'	1'/1'	1'/1'	1'/1'	1'/1'
Total maximum height	--	35	45	45	45***	45	--
Minimum lot frontage	15	15	40	40	100	--	15
Minimum lot area	3.0	0.5	3.0	0.5	10.0	--	0.5

* This number applies to the perimeter setback only.

**Maximum percent impervious area of developable portion of site.

*** This height applies to habitable portion of an industrial structure

(f) *Development standards.* All proposed development shall meet the commercial site location standards (section 10-6.619) ; buffer zone standards (section 10-7.522); and the parking and loading requirements (Subdivision 3 of Division 5 of Article VII).

(g) *Restricted uses and special exception uses.* If uses are restricted or are special exception according to the schedule of permitted uses, they will not be allowed unless they follow the general development guidelines for restricted uses or for special exceptions as provided in this division. Specific restricted uses are addressed below.

- (1) Eating and drinking establishments (SIC 581): No drive-in or drive-thru facilities are permitted within this district.
- (2) Laundry, cleaning and garment services (SIC 721): Does not include dry cleaning plant operations; pick-up stations only.
- (3) Funeral services and crematoriums (SIC 726): This use requires 100 percent opacity surrounding perimeter with exception of access point.
- (4) Camps and recreational vehicle parks (SIC 703).
 - a. A site plan shall be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
 1. Sanitary facilities shall be provided.
 2. Not more than ten campsites per acres shall be provided.
 3. Individual campsites, roadways, and accessory structures shall be located to meet the minimum building setback standards from the exterior property lines of the campground.

(5) Heavy construction equipment rental and equipment rental and leasing (SIC 7353 and 7359).

- a. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
 1. Such equipment rental and leasing must be associated with timbering and/or agribusiness.
 2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the Comprehensive Plan and the Tallahassee-Leon County Long Range Transportation Plan.

(6) Mining activities.

- a. All mining activities as defined on the schedule of permitted uses must meet the specific development standards, as follows upon review and approval by the Board of County Commissioners following a duly noticed public hearing. This includes SIC items 144 and 145.
- b. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
 1. The mining activity, all accessory uses and structures, internal roadways, and driveways onto the adjacent streets shall be set back a minimum of 100 feet from the perimeter property boundaries or 200 feet from the nearest off-site residence, residential zoning district, or subdivision intended primarily for residential land use, whichever distance is greater. This setback standard may be reduced if less of a setback is approved in writing by the adjacent property owner or owners prior to site plan approval or if the adjacent property is also used as a mining activity.
 2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the local government Comprehensive Plan and

the Tallahassee-Leon County Long Range Transportation Plan.

3. A land reclamation plan shall be submitted demonstrating that upon termination of the activity the land shall be returned to a condition that will allow an effective reuse comparable to surrounding properties.
4. *Fencing requirement:* All areas proposed for use, currently used, or previously used, in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined to be a reclaimed open-pit mine by the county administrator or designee. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letters, "Danger," "Keep Out," "No Trespassing," or similar language to indicate that there may be hazardous conditions on the premises.

Section 10-6.652. M-1 Light Industrial District.

1. District Intent	PERMITTED USES		
	2. Principal Uses		3. Accessory Uses
The M-1 district is intended to be located in areas designated Bradfordville Mixed Use or Suburban on the Future Land Use Map of the Comprehensive Plan shall apply to urban areas with convenient access to transportation facilities, where light manufacturing, processing, storage, community and recreational facilities and other activities compatible with light industrial operations are permitted. The district is not intended to accommodate heavy industrial operations or to accommodate commercial or residential development which would restrict the principal light industrial operations.	(1) Armored truck services. (2) Assembly of apparel and accessories. (3) Automotive service and repair, including car wash. (4) Bottling plants. (5) Broadcasting studios. (6) Building contractors and related services. (7) Cemeteries. (8) Communications and utilities. (9) Community services, including vocational schools and police/fire stations. Libraries, elementary, middle, or high schools are prohibited. Other community services may be allowed in accordance with Section 10-6.806 of these regulations. (10) Crematoriums. (11) Distribution facilities. (12) Dry cleaning plants. (13) Food processing, excluding slaughter. (14) Golf courses. (15) Gun firing ranges (indoor). (16) Heavy infrastructure (maintenance yards, motor pools, airports, land fills, sewage treatment plants, etc.).	(17) Laboratories; research and development activities. (18) Lawn and tree removal services. (19) Manufacturing (consistent with the definition of light industrial). (20) Non-medical offices and services, including business and government offices and services. (21) Off-street parking facilities. (22) Passive and active recreational activities. (23) Pest control services. (24) Printing and publishing. (25) Repair services, non-automotive. (26) Towing, wrecking, and recovery services. (27) Transportation and freight handling activities. (28) Warehouses, mini-warehouses, or self-storage facilities. (29) Welding and machine shops. (30) Wholesale activities. (31) Wholesale building supplies. (32) Other uses, which in the opinion of the County Administrator or designee, are of a similar and compatible nature to those uses described in this district.	(1) A lawfully established use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the gross floor area of the principal use or structure, as determined by the County Administrator or designee. The 33 percent limitation does not apply to outdoor storage that is accessory to a permitted principal use. (a) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee. (b) Residential use (intended for watchman or guard not to exceed 1 dwelling unit per industrial use). (c) Outdoor storage (without the 33 percent limitation), provided it complies with Section 7 below. (d) The following uses are permitted accessory uses in this district: 1. Eating and drinking establishments such as cafeterias or snack bars, (located within the interior of any permitted use.) 2. Temporary employment 3. Security Guard Service 4. Day Care Centers-- licensed day care services as described in and regulated by section 10-6.811. 5. Recreational amenities—provided as an accessory to a permitted uses established within the district for use by employees management, and their guests. 6. Retail sales—provided the sales are directly related to the principal light industrial use(s), e.g. gun sales at an indoor shooting range. Retail sales must be limited to no more than 33% of the gross floor area.

DEVELOPMENT STANDARDS (continued on page 1 of 2)									
Permitted Principal Commercial Uses Numbers (3), (21), (25)	none	none	none	25 feet	none	25 feet	10 feet	10,000 square feet of gross building floor area per parcel	3 stories
All Other Permitted Principal Non-Residential Uses	none	none	none	25 feet	none	25 feet	10 feet	20,000 square feet of gross building floor area per acre. 50,000 square feet of gross building floor area per acre for storage areas within buildings.	3 stories
7. Criteria for Outdoor Storage: Outdoor storage is permitted as an accessory use to a permitted principal use (without the 33 percent limitation) if the outdoor storage area is screened with an opaque material (an opaque material may include vegetation). The opacity requirements are as follows: 100 percent along any property line that adjoins an existing residential use; 80 percent along any property line that adjoins any other type of use other than residential (commercial, office, etc.) or a street right-of-way. The determination of the adequacy of the opaque material will be evaluated at the time of permitting.									
8. Street Vehicular Access Restrictions: Properties in the M-1 zoning district may have vehicular access to any type of street. However, in order to protect residential areas and neighborhoods from non-residential traffic, vehicular access to a local street is prohibited if one of the following zoning districts is located on the other side of the local street: RA, R-1, R-2, R-3, R-4, R-5, MH, MR-1, and RP									
9. Fencing Requirement: All areas proposed for use, currently used, or previously used, in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined to be a reclaimed open-pit mine by the county administrator or designee. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letter, “Danger,” “Keep Out,” “No Trespassing,” or similar language to indicate that there may be hazardous conditions on the premises.									

- GENERAL NOTES:**
- 1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.**
 - 2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.**
 - 3. Refer to the Concurrence Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.)**

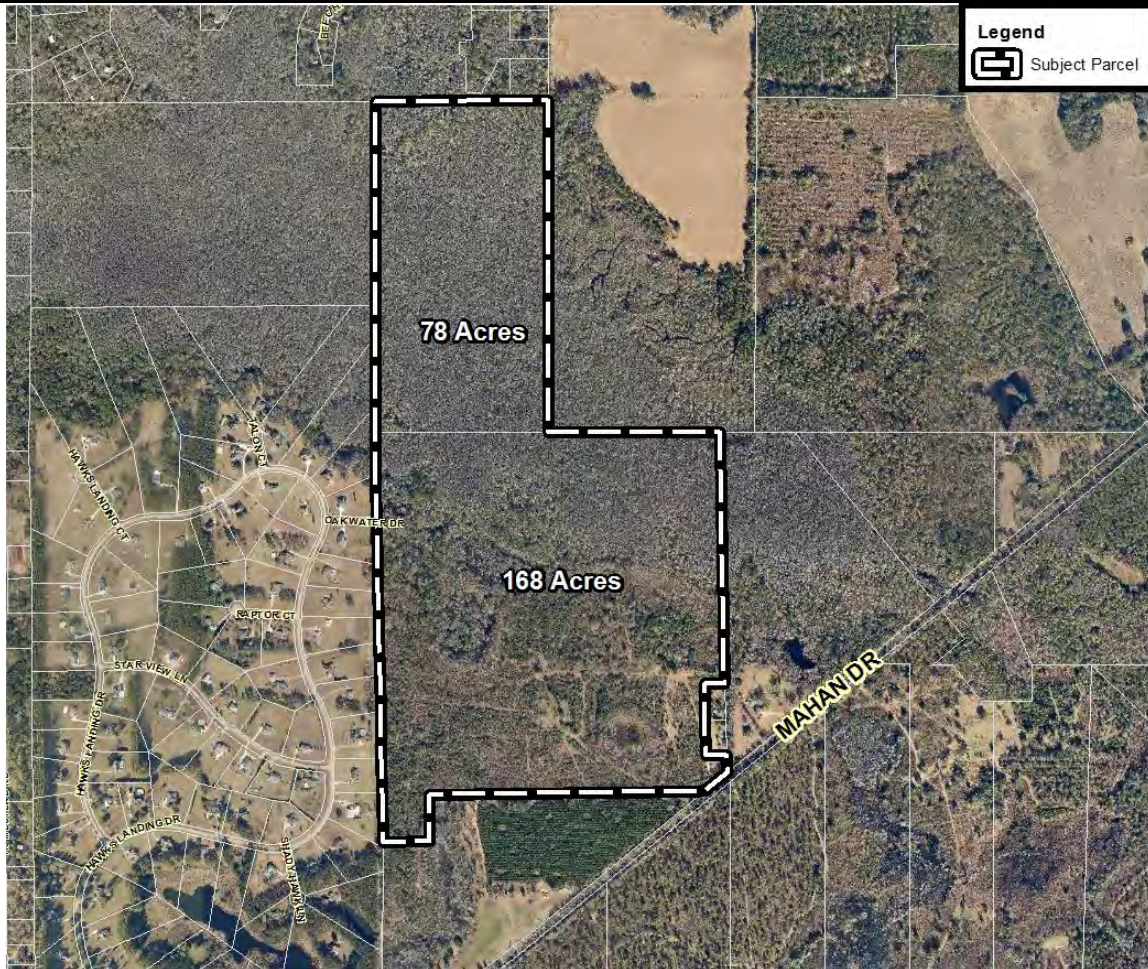


2018 Comprehensive Plan Amendment Cycle
LMA201802
Capital Circle SE

Attachment #3

Southwood Planned Unit Development





SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
Evans, Richard H. and Victoria M. Revocable Trust	N side of Hwy 90 E on the E side of Hawk’s Landing Subdivision.	Approve
Applicant:		
Tallahassee – Leon County Planning Department		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Stephen M. Hodges	<u>Future Land Use</u> : Urban Fringe (UF) <u>Zoning</u> : UF	Approve
Contact Information:	Proposed Future Land Use & Zoning:	
Stephen.Hodges@talgov.com (850) 891-6408	<u>Future Land Use</u> : Rural <u>Zoning</u> : Rural	
Date: October 25, 2017	Updated: January 3, 2018	

A. REASON FOR REQUESTED CHANGE

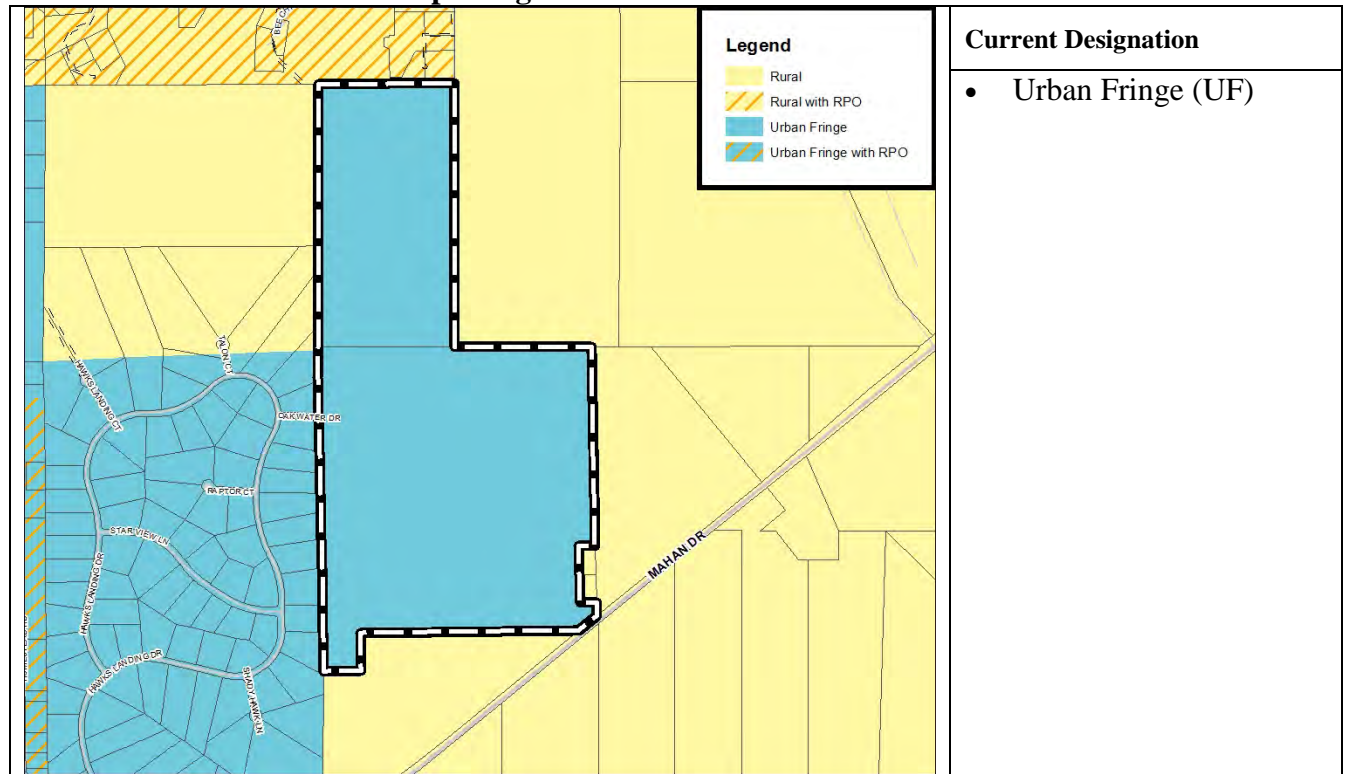
As part of a previous land use and zoning change applied to the subject area in 2007, a development agreement was signed by the owner of these two parcels at that time, Dr. Miley Miers, and Leon County. One of the stipulations in the agreement stated that if the developer does not comply with the terms of the agreement within ten years, and if the agreement is not extended, Leon County shall initiate a Future Land Use Map (FLUM) amendment and/or rezoning at the earliest possible time in order to return the subject area “to the status it held prior to this agreement.” Since the property has not developed or had active development permits or orders within the terms of the development agreement, Planning staff submitted a Comprehensive Plan FLUM amendment to change the land use and zoning for the subject area back to its previous land use and zoning designations. This agreement applied to any developer of the property, as well as any and all successors to the property.

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

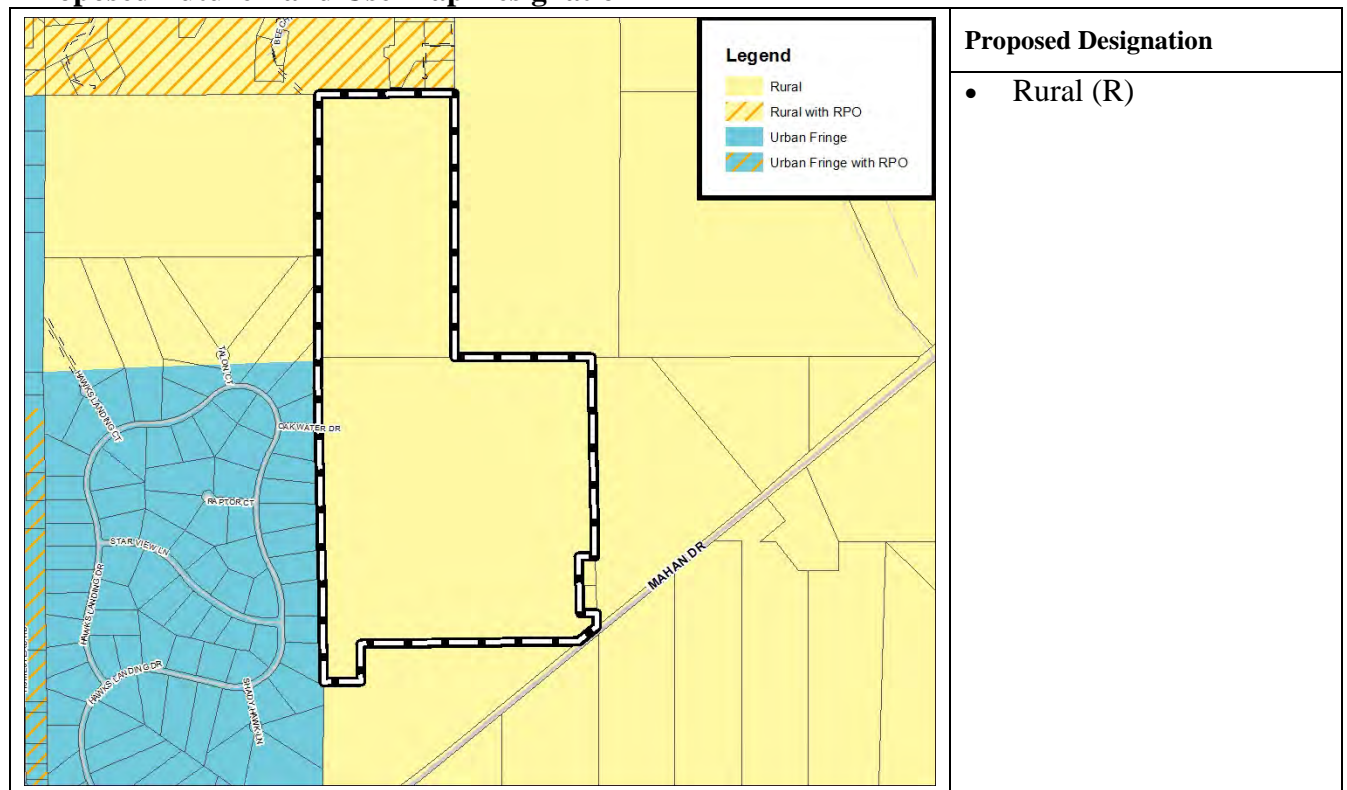
The subject area is currently designated Urban Fringe on the Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of the area to Rural.

The following maps illustrate the current and proposed FLUM designations for the Subject Area.

Current Future Land Use Map Designation



Proposed Future Land Use Map Designation



C. STAFF RECOMMENDATION

1. Find that the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment.
2. Staff recommends that the following note in Objective 2.2: [L] be removed:
~~“(Parcels) 12-02-20-602-0000 and 12-11-20-202-0000 will be developed at a cumulative density no greater than 81 residential detached units.”~~
3. Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL of the proposed rezoning.

D. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

Find that the proposed future land use map amendment (and associated text amendment to the note in Objective 2.2:[L]) is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL of the proposed rezoning.

E. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. The subject area has been subject to a 10-year development agreement that was signed by Leon County on March 16, 2007 and by the property owner on March 28, 2007. This agreement includes a number of stipulations, including the required provision of water and sewer infrastructure at the expense of any developer of this property to allow 81 residential units to be built.
2. There are no known submitted plans at this time to develop the property or provide water and sewer infrastructure to the subject area.
3. The development agreement states that if the property is not developed within the life of the agreement, Leon County shall initiate a Future Land Use Map (FLUM) amendment and/or rezoning at the earliest possible time in order to return the subject area to its previous Rural land use and zoning designations.
4. Policy 2.2.1 states that, “The intent of the Rural category is to maintain and promote agriculture, silviculture, and natural resource-based activities, to preserve natural systems and ecosystem functions, and to protect the scenic vistas and pastoral development patterns that typify Leon County’s rural areas.” The proposed amendment is consistent with the intent of the proposed land use category.

F. STAFF ANALYSIS

History and Background

The subject area consists of two adjoining parcels, Parcel ID# 1211202020000 and 1202206020000. The total acreage is approximately 232 acres, according to records maintained by the Leon County Property Appraiser.

In general, the area is located outside of the Urban Service Area and is rural in nature. Rural areas are located to the east and south, and low-density residential to the west and north. This property is located east of Hawk's Landing, a residential subdivision with a land use and zoning designation of Urban Fringe, and Homestead Ridge, a residential subdivision with a land use and zoning designation of Urban Fringe with Residential Preservation Overlay. To the north is the Miccosukee Land Co-op with a land use and zoning designation of Rural with Residential Preservation Overlay.

The land use and zoning designations for the subject area were last changed as part of Comprehensive Plan map amendment 2006-1-M-007. This amendment changed the land use designation from Rural to Urban Fringe and the zoning from Rural to Urban Fringe. As part of this amendment, a development agreement was signed between the property owner at the time, Dr. Miley Miers, and Leon County. This agreement, which applies to any developer of the property, as well as any and all successors to the property, had a number of requirements and commitments related to the development of the property, including the provision of centralized water and sewer by the City of Tallahassee and the conservation of Black Creek on the northern portion of the subject area. The agreement also stated that if the developer does not comply with the terms of the agreement within ten years, and if the agreement is not extended, Leon County shall initiate a Future Land Use Map (FLUM) amendment and/or rezoning at the earliest possible time in order to return the subject area "to the status it held prior to this agreement," referring to the previous Rural land use and zoning designations.

On June 30, 2006, the State's Department of Community Affairs (at the time DCA, now the Department of Economic Opportunity) objected to this amendment by filing a Statement of Intent to Find Comprehensive Plan Amendment Not in Compliance. This Statement of Intent was based on DCA's Objections, Recommendations and Comments ("ORC") Report issued on February 10, 2006.

In order to bring Amendment 2006-1-M-007 into compliance, a settlement agreement was signed by the owner of the subject area, Leon County, the City of Tallahassee, and Ross Burnaman, who petitioned DCA to challenge the original amendment and development agreement. As part of the settlement agreement, Leon County agreed to adopt a set of remedial amendments to address issues raised by DCA in the Notice of Intent. The remedial amendment was subsequently found in compliance by DCA. These amendments included the following stipulations:

- (1) Amend the Future Land Use Map to include a notation that the subject property will be allowed to be developed at no greater than 81 residential units.
- (2) Amend the Capital Improvement Element of the Comprehensive Plan to include those expenditures that will be paid by the developer to extend the lines to the property.
- (3) Adopt an amended Black Creek Highlands Development Agreement.

The amended Black Creek Highlands Development Agreement was signed by the owner of these two parcels at that time, Dr. Miley Miers, and Leon County. The amended development agreement (Attachment #1) had several additional stipulations, including the requirement that the necessary

infrastructure, including central water and sewer, was the responsibility of the developer, and not the City of Tallahassee.

Since the amended development agreement was signed in early 2007, little has changed on the subject area and the surrounding area. A Permitted Use Verification was requested from the Leon County Department of Development Support and Environmental Management (DSEM, previously known as the Leon County Growth Management Department) in September 2007, and a Pre-Submittal Meeting was held with DSEM in October 2007 for both parcels comprising the subject area. An Environmental Natural Features Inventory for Parcel #1211202020000 was submitted to DESM in 2008, and a Permitted Use Verification was requested for the same parcel in 2012. However, the subject area has had no development applications submitted. The only substantial nearby development is an 86-unit residential subdivision called Mission San Miguel. This development is one mile west of the subject area and is served by central water provided by Talquin.

In addition, there has been no recorded easement for the conservation of the approximately 82-acre floodplain on the north end of the subject area, and central water and services have not been extended to the subject area.

Current and Proposed Future Land Use Categories

The complete comprehensive plan policies for Urban Fringe (Policy 2.2.2 [L]) and Rural (Policy 2.2.1 [L]) are included as Attachment #2.

Urban Fringe Land Use Category¹ (Current)

The Urban Fringe category is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. To protect Rural areas from premature development, facilitate infill and redevelopment inside the Urban Service Area, and in recognition of the significant area already mapped as Urban Fringe, no additional lands designated Rural or Urban Fringe as of August 26, 2006 shall be converted to a more dense or intense land use category unless adjoining lands are also within the designated Urban Service Area boundary or the designated Woodville Rural Community.

Conventional subdivision of land in the Urban Fringe (UF) may be permitted at a density of up to one unit per three acres. To promote a mix of residential areas and perpetually protected open space and agricultural lands, Conservation subdivision developments are allowed at a density of up to one unit per three gross acres with units clustered on no more than 50% of the site. The minimum lot size shall be one-half-acre in UF areas. Conservation Subdivisions must also permanently set aside at least 50% of the total site as open space and restrict development to the least environmentally sensitive and otherwise significant portions of the land.

Because this land use category allows residential densities of one unit per three acres, the subject area could develop a maximum of 77 units in a non-conservation subdivision based on allowed gross density over the entire 232 acres without clustering and not factoring reductions in achievable

¹ This policy was last modified as part of Text Amendment PCT110110 which was adopted on October 25, 2011 and made effective on December 15, 2011.

density that result from the presence of environmental constraints. The areas completely constrained by environmental features as defined within the Comprehensive Plan could only be developed at a maximum density of 1 dwelling unit per 40 acres.

Subsequently, it is likely that this maximum would not be achievable due to the requirement for each newly created lot to have at least one half acre of land that does not contain any regulated environmental features. Therefore, the amended development agreement for the subject site stated that the subject property will be allowed to be developed at no greater than 81 residential units on sewer.

Rural Future Land Use Category (Proposed)

The intent of the Rural category is to maintain and promote agriculture, silviculture, and natural resource-based activities, to preserve natural systems and ecosystem functions, and to protect the scenic vistas and pastoral development patterns that typify Leon County's rural areas. Typical land uses within this category shall include agriculture, silviculture, and natural resource-based activities. Due to the very low intensity development pattern that is intended for the category, urban services are not planned or programmed for the area.

To promote infill and redevelopment within the Urban Service Area (USA) and Rural Communities, higher density residential, and non-residential activities that are not functionally related to and supportive of agriculture, silviculture and other natural resource based activities are prohibited within the Rural category. The Rural category allows for single family residential uses at a maximum density of one (1) dwelling unit per ten (10) gross acres.

The subject area is approximately 1.8 miles outside the Urban Service Area. Prior to the adoption of the Comprehensive Plan, the subject site was zoned A-2 (Agricultural District), which allowed single-family, mobile homes, agriculture, and customary accessory uses that support agriculture.

Because the Rural land use category only allows very low density residential at one unit per ten acres, up to 23 units would be allowed on the subject area (if its land use designation is changed to Rural) without factoring the environmental or site constraints. In order for the entire site to be divided into 10 acre lots, each newly created lot would need to have an area of land one half acre in size that was clear of environmental constraints under current County regulations. The areas completely constrained by environmental features as defined within the Comprehensive Plan could only be developed at a maximum density of 1 dwelling unit per 40 acres. This leaves approximately 85 acres not considered to be environmentally sensitive. Based on this percentage of buildable land onsite, and depending on how the subdivision was designed and whether or not the 0.5-acre minimum lot size requirement for the installation of onsite sewage treatment and disposal systems could be met, somewhere between 8 to 23 units could potentially be built under the proposed Rural designation on this property. However, it is not anticipated that the higher end of this range, 23 units, would be achievable given the environmental constraints present on the property.

Consistency with Comprehensive Plan

This section discusses the consistency of the proposed amendment with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

Land Use Element Policy 1.1.1 states that in order to discourage urban sprawl, development shall be concentrated in the Urban Service Area plus the rural communities of Woodville, Capitola, Chaires, Ft. Braden and Miccosukee. Because the subject area is outside of the Urban Service Area and not within an established rural community, the proposed amendment is consistent with this policy.

Land Use Element Policy 1.1.3 prohibits capital infrastructure designed to support urban density outside the Urban Service Area. Given the subject area's location outside the USA, the number of allowable units, and the stipulations of the development agreement, the proposed amendment is consistent with this policy.

Land Use Element Policy 1.1.5 states that Future Land Use Map densities and intensities are intended to reflect the availability of capital infrastructure. As this site is outside the USA and is not served by sewer, the proposed amendment is consistent with this policy.

Land Use Element Policy 1.1.7 states that higher density and mixed use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use and readily available sewer. The subject site has significant environmental constraints, and although it is adjacent to an existing Urban Fringe area to the west, the areas to the north, east, and south are all currently designated Rural. There is also no sewer and water infrastructure readily available to the subject area.

Land Use Element Policy 2.2.1 [L] which defines the Rural land use category allows single family residential uses at a maximum density of one (1) dwelling unit per ten (10) gross acres. Due to the very low intensity development pattern that is intended for the category, urban services are not planned or programmed for the area. Therefore, the subject area's re-designation to rural would be consistent with this policy.

Policy 2.2.2 [L] which defines the Urban Fringe land use category is intended to provide very low-density residential areas mixed with open space and agricultural activity on the periphery of the USA. Given the subject area's distance from the USA (i.e., it is not peripheral to the USA), re-designation to rural would be consistent with this policy.

Zoning

The Land Development Code sections for the Urban Fringe zoning district (Sec. 10-6.613) and the Rural zoning district (Sec. 10-6.612) are included as Attachment #3.

The Urban Fringe zoning district is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. The district allows for very low density residential development of no greater than one unit on three acres of land, agricultural, and silvicultural activities. Residential development will also be allowed a gross density of one unit per three acres if developed as a conservation subdivision.

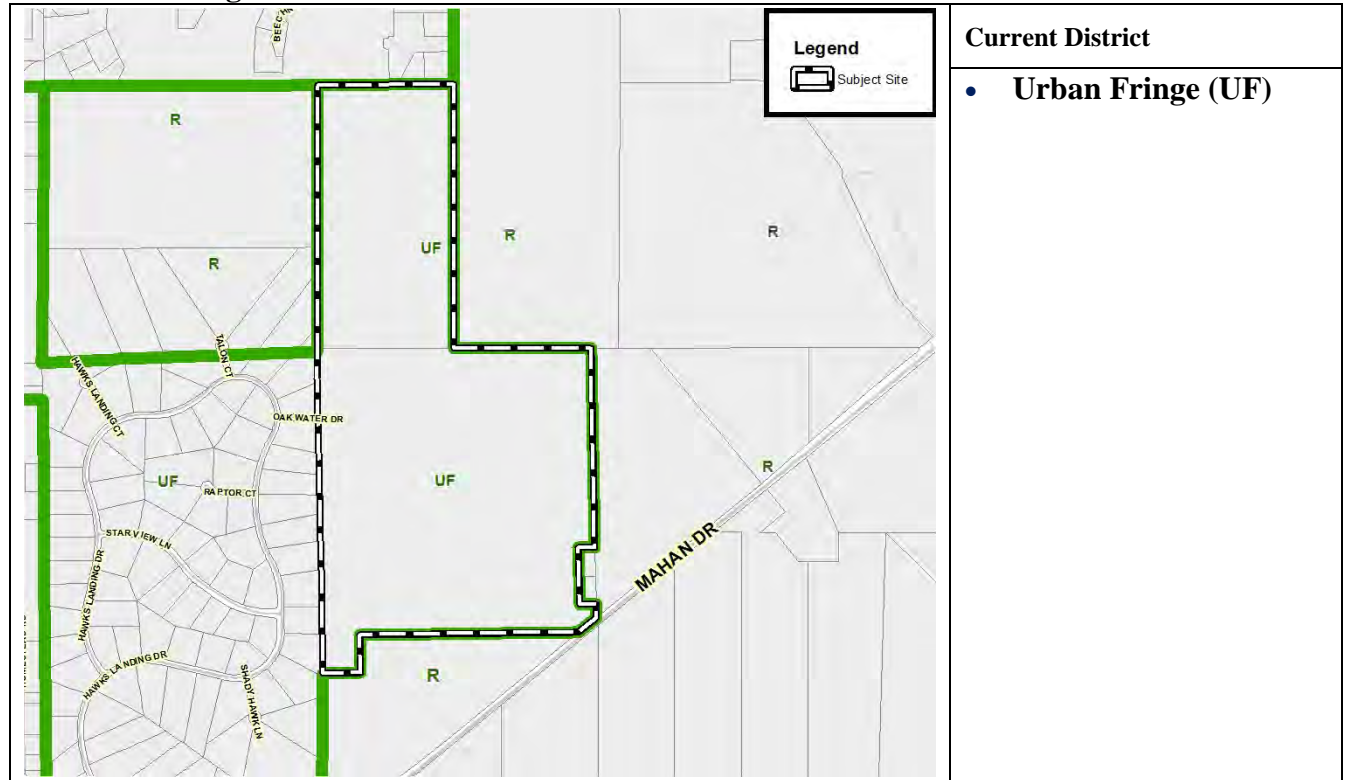
The intent of the Rural zoning district is to maintain and promote agriculture, silviculture, and natural resource-based activities, preserve natural systems and ecosystem functions, and protect the scenic vistas and pastoral development patterns that typify Leon County's rural areas. Allowable land uses within this district include agriculture, silviculture, ecotourism based activities, very low density residential, and community and passive recreational facilities. Non-residential uses, with the exception of community and passive recreational facilities, that are not functionally related to and

supportive of agriculture, silviculture and other natural resource-based activities shall be prohibited within the Rural zoning district.

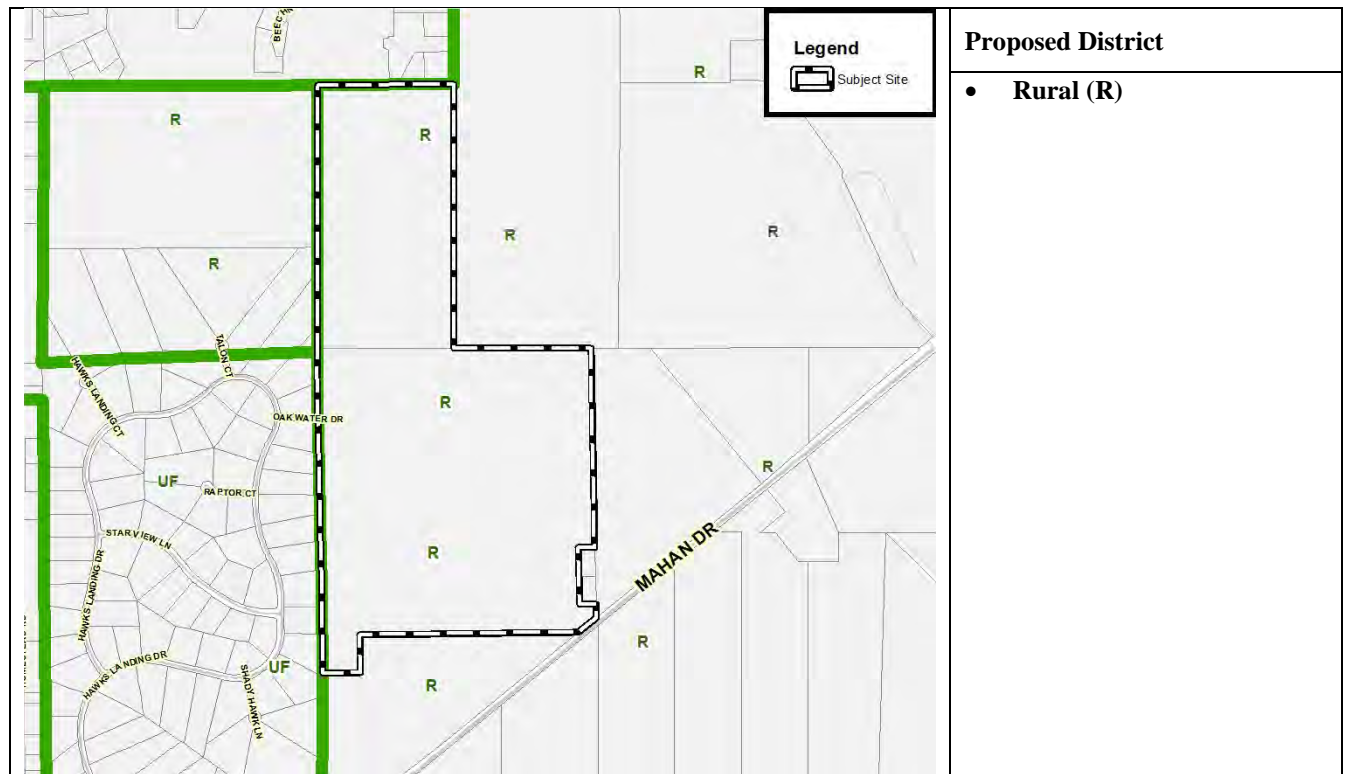
The location of the subject area is not on the periphery of the USA. It is almost two miles away, and there is no urban infrastructure presently available to the site. Therefore, the subject area as proposed would meet the intent of the Rural zoning district.

The following maps illustrate the current and proposed zoning for the Subject Site.

Current Zoning



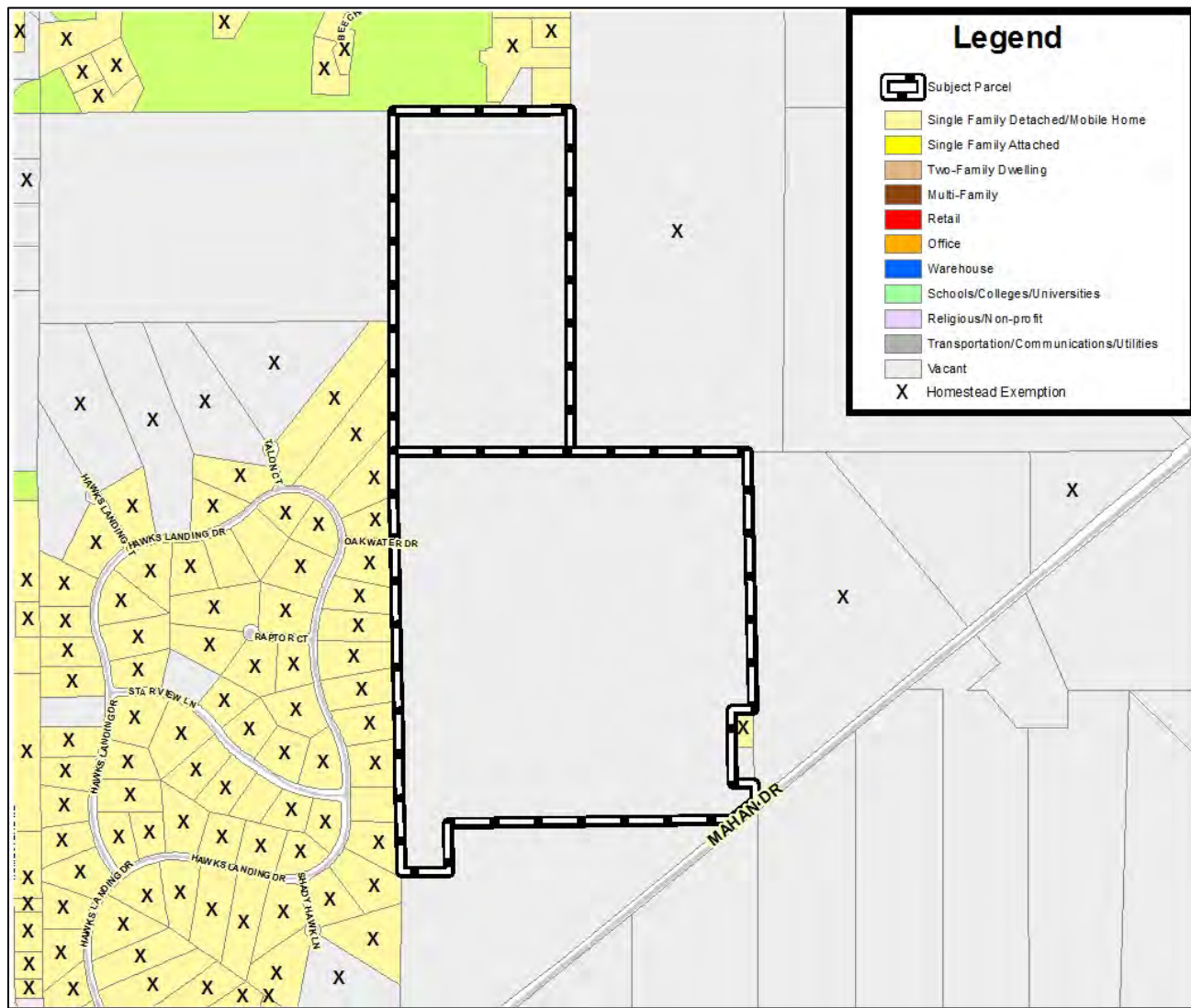
Proposed Zoning



Existing Land Uses

The existing land uses surrounding the subject site include an area of low density single family residential to the west of the southernmost of the two parcels that comprise the subject site, as well as an area of the same along the northern boundary. The remaining land uses surrounding the subject area are vacant lands.

Existing Land Use Map



Infrastructure Analysis

Water/Sewer

Central water and sewer are not currently available to the subject area. The City's nearest water and sewer connections are approximately two miles west of the subject area.

Schools

The Subject Area is zoned for the following public schools: Robert Elementary School, Swift Creek Middle School, and Lincoln High School. The proposed amendment would reduce the allowable residential development and would lessen the potential impact to schools. The Leon County School Board has indicated that this proposed land use and rezoning change would have no negative impact to Leon County public schools.

Roadway Network

The only roadway currently serving the subject area is U.S. Highway 90, which is a two-lane principle arterial. A concurrency certificate application was filed with the County on March 9, 2005, and the applicant at that time received concurrency for a project consisting of 74 residential units provided that the project is started within two years of March 11, 2005. This certificate has expired.

Pedestrian and Bicycle Network

No sidewalks serve this site. There will likely be bike lanes or paved shoulders and sidewalks along portions of Mahan Drive if or when it is widened.

Transit Network

There are no transit services available to the subject area.

Environmental Analysis

The two contiguous parcels, 232 acres in size, are located within the Bird Sink Basin, more particularly within the Black Creek watershed, except for approximately a 16-acre tract located in the southwest corner of the southernmost parcel, which is within the St. Marks Basin, more particularly within the Hawks watershed.

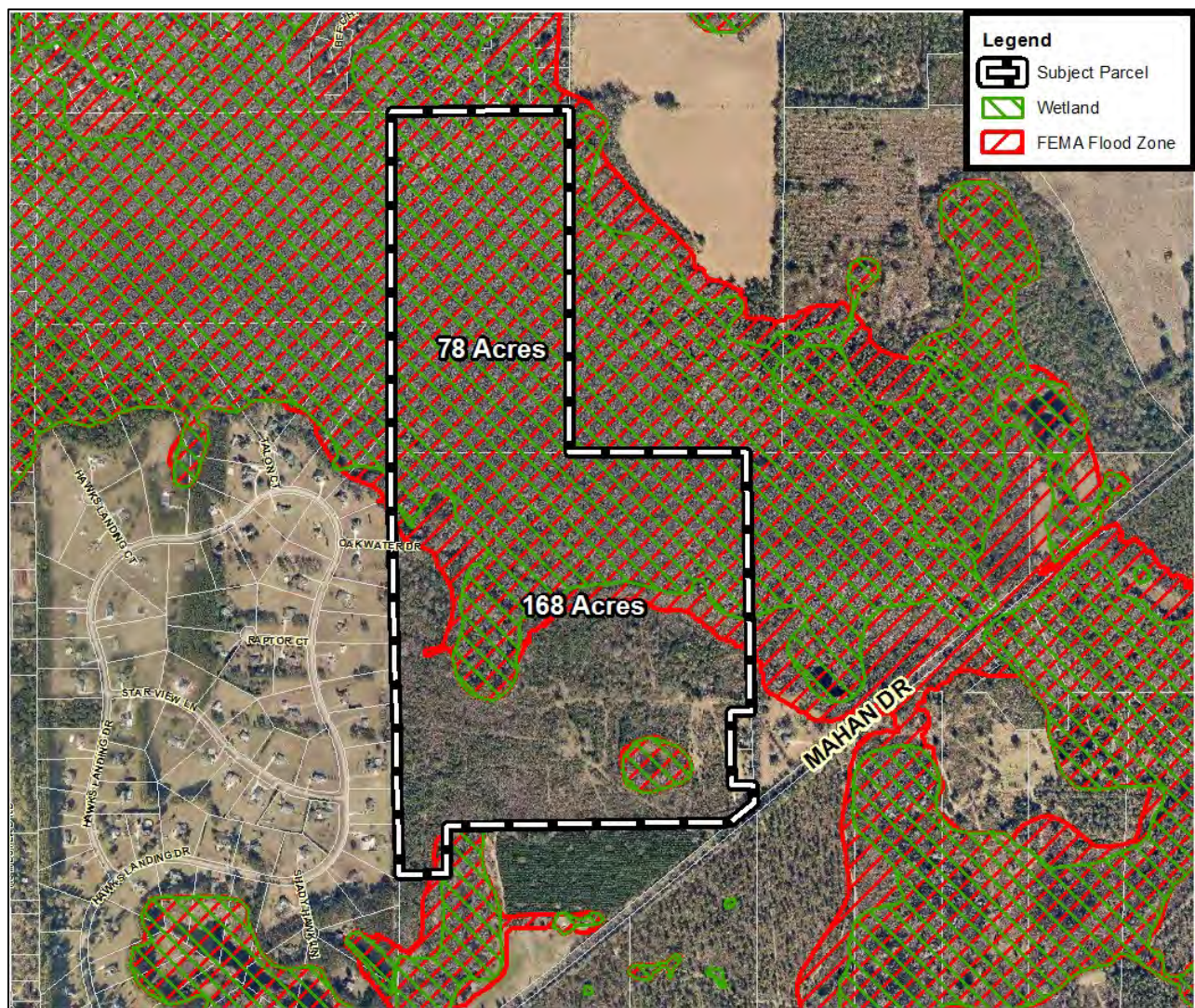
Tallahassee Leon County GIS (TLCGIS) maps indicate that the northernmost parcel, approximately 82 acres in size, is entirely within the 100-year floodplain, and is covered by a mature bottomland hardwood forest. This hardwood forest, indicated as a wetland on TLCGIS maps, also covers approximately 61.3 acres of the 166.8-acre southernmost parcel. This site is at the headwaters of the St. Mark River, and Black Creek crosses the northern parcel of the subject area. Black Creek drains towards the southeast through the northern parcel and into Copeland Sink, which is near the headwaters of the St. Marks River.

In addition, a two-acre intermittent pond is located on the eastern half of this parcel, and several small areas of significant grades totaling approximately one acre in size are scattered around the upland portion of this parcel. With the exception of this pond, a single-family residence, and an outbuilding, the remainder of the upland portions of this parcel is planted in pine trees.

As part of a site plan that was submitted by a previous owner of the subject area, a Natural Features Inventory was conducted for this property. This environmental analysis indicated that approximately 65% of the subject area is not developable due to the presence of wetlands, a 100-year flood zone, a high quality successional forest, several sinkholes, and significant slopes. According to the Leon County Development Support and Environmental Management (f.k.a. Growth and Environmental Management) Department, proposed development on this site will be required to place these environmentally sensitive areas within a conservation easement, and shall be accompanied by required/necessary Stormwater management to mitigate for any increases in volume (and/or) rate of Stormwater surface runoff.

It shall be noted that specific development stipulations, mainly associated with the septic treatment system, may be imposed by the state's Upper Wakulla River and Wakulla Springs Basin Management Action Plan.

The following map indicates existing environmental features.



F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to **60** property owners within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	October 23, 2017	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	November 8, 2017	Two signs providing details of proposed land use and zoning changes posted on subject site
X	First Public Open House	November 16, 2017	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	December 20, 2017	Email Subscription Notice sent to all users of service

Public Open House - November 16, 2017: 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, three people were present at this meeting for the proposed amendment. They had two concerns: (1) access to the subject area if developed from the adjoining Hawk's Landing subdivision to the west, and (2) the safety of the intersection of Hawks Landing Drive and Highway 90 East. Staff committed to contact the County's department of Development Support and Environmental Management to see if an interconnection would be required as a condition of development of the subject area, and to contact the County's department of Public Works to see if there are any safety issues reported or other planned improvements at this intersection.

G. STAFF REPORT UPDATE

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

Cycle 2018 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	November 7, 2017	3:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	January 2, 2018	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	January 23, 2018	PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	February 27, 2018	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	April 10, 2018	6:00 PM, Fifth Floor, Leon County Courthouse

Public Open House – November 16, 2017: 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, none were present to discuss this amendment. There were no questions or comments on this proposed amendment.

Water Resources Committee – December 4, 2017: Staff presented the proposed amendment to the Water Resources Committee and answered questions regarding the proposed amendment. The Committee voted unanimously to support the staff recommendation to approve the proposed land use and zoning change.

Local Planning Agency Public Hearing - December 5, 2017: Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

Local Planning Agency Public Hearing – January 2, 2018: The Local Planning Agency supported staff's recommendation of approval based upon consistency with the Comprehensive Plan and findings of fact outlined in this staff report.

H. ATTACHMENTS

- Attachment #1: Amended Black Creek Highlands Development Agreement
- Attachment #2: Comprehensive Plan Land Use Category Policies
- Attachment #3: Referenced Land Development Regulations



2018 Comprehensive Plan Amendment Cycle
LMA201804
East Mahan Drive

Attachment #1

Amended Black Creek Highlands Development Agreement

20070030939
THIS DOCUMENT HAS BEEN
RECORDED IN THE PUBLIC RECORDS
OF
LEON COUNTY FL
BK: 3686 PG:1816, Page1 of 12
04/11/2007 at 02:21 PM,

BLACK CREEK HIGHLANDS

FIRST AMENDED DEVELOPMENT AGREEMENT BOB INZER, CLERK OF COURTS

THIS AGREEMENT is entered into by and between Dr. Miley Miers (Dr. Miers) and any subsequent developer of the property described herein (DEVELOPER), and LEON COUNTY, FLORIDA, a political subdivision of the State of Florida (COUNTY).

WITNESSETH

WHEREAS, Dr. Miers owns approximately 232 acres (Property) of land located along Highway 90, the legal description of which is attached as Exhibit A; and

WHEREAS, the Property is identified on Blueprint 2000 as a Tier 2 project. The parties have agreed to terms for development and for conservation of designated portions of the Property.

WHEREAS, it is deemed to be in the interest of the public health, safety, and welfare for LEON COUNTY to memorialize the development plan and the conservation of land for Blueprint 2000 and to assure that overall planning principles and concerns of the COUNTY are addressed in order to provide for orderly development for LEON COUNTY.

WHEREAS, the City and County adopted Comprehensive Plan Amendment 2006-1-M-007 ("Plan Amendment") by Ordinance No. 06-11 on April 25, 2006 (DCA No. 06-1); and

WHEREAS, the Plan Amendment proposes to change the designation of 232 acres on the Future Land Use Map from Rural to Urban Fringe; and

WHEREAS, the Department of Community Affairs ("Department") signed its Statement of Intent regarding the Plan Amendment on June 30, 2006 and published its Notice of Intent on July 5, 2006; and

WHEREAS, as set forth in the Statement of Intent, the Department contends that the Plan Amendment is not "in compliance" because it does not demonstrate that the level of service for facilities and services will be maintained, it exhibits indicators of urban sprawl, and it is internally inconsistent with portions of the comprehensive plan; and

WHEREAS, Leon County has entered into a Stipulated Settlement Agreement to resolve the Department's compliance objections to the Plan Amendment wherein Leon County agreed to amend Section E.(2) of this Development Agreement to be consistent with F.S. 163.3177 (3) and F.S. 163.3227(1)(d) requiring that development agreements contain a description of public facilities that will service the development, including who shall provide such facilities; the date any new facilities, if needed, will be constructed; and a schedule to assure public facilities are available concurrent with the impacts of the development.

705 112

NOW, THEREFORE in consideration of the mutual terms, covenants, and conditions contained herein, and for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is mutually agreed as follows:

(A) PURPOSE.

The purpose of this Agreement is to:

1. Provide a mechanism to allow the Property to proceed through the rezoning process.
2. Set forth requirements and commitments for the development of the Property.
3. This Agreement, except as specifically provided herein, is intended to address the developer's commitment to conserve a portion of the Property and to clarify the development process that will be applicable to the Property. It is not intended to, nor does it, approve or authorize any amount of development or type of use on the Property, except as otherwise provided herein.

(B) AUTHORITY FOR AGREEMENT.

This Agreement is being entered into pursuant to authority provided in Sections 163.3220 - .3203, Florida Statutes (F.S), otherwise known as the Florida Local Government Development Agreement Act, and the Leon County Code of Laws.

(C) TERM.

This Agreement, shall be effective for a period of ten years from the date upon which zoning has been approved on the Property. This Agreement may be extended by mutual written consent of the parties, or their successors, subject to public hearings in accordance with Section 163.3225, F.S. In the event the developer does not comply with the terms of the Agreement within ten years and the Agreement is not extended, the local government shall initiate a Future Land Use Map amendment and/or rezoning at the earliest possible time in order to return the property to the status it held prior to this Agreement.

(D) APPROVED LAND USES AND CONSISTENCY WITH COMPREHENSIVE PLAN.

The plan of development proposed under this development agreement is consistent with the Tallahassee-Leon Comprehensive Plan Urban Fringe Future

Land Use Category and the applicable rules and regulations found within the Leon County Land Development Code.

(E) PUBLIC FACILITIES.

1. Infrastructure Planning and Design. The design of the residential subdivision and necessary infrastructure shall be the responsibility of the developer. These improvements shall be designed in accordance with adopted standards for development as established in the Leon County Code.
2. Utilities. The developer shall be responsible for making the appropriate arrangements to provide central water and sewer to the Property. The City has agreed to supply water and sewer service consistent with attached correspondence (Exhibit B) and the terms of the Water and Sewer Agreement between the City and the County. The Developer shall be responsible for design and installation of a water distribution system and wastewater collection system to serve each home and for any infrastructure required consistent with City specifications. This system shall include the wastewater pumping station and force main. The developer will also be responsible for the design, permitting, and construction of any extension required to bring service from its off-site terminus at the time of hook-up to the Property. The developer and the City may negotiate a separate agreement to coordinate and facilitate the availability of the off-site water and wastewater infrastructure. Water and sewer services shall be in place prior to issuance of a final certificate of occupancy in accordance with applicable Land Development Code provisions and Section 163.3180(2)(a) Florida Statutes (2006). Developer agrees that the above infrastructure and systems shall be completed within ten (10) years from the date of this amended agreement.

As of the effective date of this agreement, the needed improvements are 8000 feet of 12 inch water pipe and 8000 feet of 6-inch sewer force main. The estimated cost to design, permit, and construct the project as of the effective date of this agreement is \$800,000 for the water pipe and \$400,000 for the force main. These costs and specifications are estimates and, regardless of these estimates, the Developer will be responsible for those specifications and related costs applicable at the time of construction of the water and sewer infrastructure.

3. Transportation. The Property was issued a two year reservation of concurrency for 74 dwelling units on March 11, 2005.



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Attachment #2

Policy 2.2.2: [L] URBAN FRINGE

(REV. EFF. 8/17/92; REV. EFF. 7/26/06; REV. EFF. 4/10/09; REV. EFF. 12/24/10; REV. EFF. 12/15/11)

The Urban Fringe category is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. To protect Rural areas from premature development, facilitate infill and redevelopment inside the Urban Service Area, and in recognition of the significant area already mapped as Urban Fringe, no additional lands designated Rural or Urban Fringe as of August 26, 2006 shall be converted to a more dense or intense land use category unless adjoining lands are also within the designated Urban Service Area boundary or the designated Woodville Rural Community. Conversions to the Woodville Rural Community designation shall be consistent with the Transfer of Development Units provision in Policy 4.2.5: [C].

Conventional subdivision of land in the Urban Fringe may be permitted at a density of up to one unit per three acres. To promote a mix of residential areas and perpetually protected open space and agricultural lands, Conservation Subdivision developments are allowed and encouraged. Conservation Subdivision design in Urban Fringe may be permitted at a density of up to one unit per three gross acres with units clustered on no more than 50% of the site. Conservation Subdivisions must also permanently set aside at least 50% of the total site as open space and restrict development to the least environmentally sensitive and otherwise significant portions of the land.

Appropriately sized minor commercial activities and minor offices are permitted. Industrial, office and more intensive commercial land uses are prohibited due to lack of present infrastructure services or potential negative environmental impacts. Present or future agricultural, silviculture and forestry activities may be allowed.

Policy 2.2.1: [L] RURAL/AGRICULTURE

(REV. EFF. 8/17/92; REV. EFF. 7/26/06; REV. EFF. 12/24/10; REV. EFF. 7/6/15)

INTENT

Leon County's agricultural and silvicultural lands have a long and productive history. They have served as both a source of food and materials for urbanized areas of the County and as a significant economic engine for the region. Decades of suburbanization have dramatically reduced the amount of arable land available for agriculture and silviculture within the County. These lands are now at a premium and require protection to ensure that they remain viable, unfragmented, and productive for future generations. The intent of the Rural category is to maintain and promote agriculture, silviculture, and natural resource-based activities, to preserve natural systems and ecosystem functions, and to protect the

scenic vistas and pastoral development patterns that typify Leon County's rural areas. Typical land uses within this category shall include agriculture, silviculture, and natural resource-based activities. Due to the very low intensity development pattern that is intended for the category, urban services are not planned or programmed for the area. To promote infill and redevelopment within the Urban Service Area (USA) and Rural Communities, higher density residential, and non-residential activities that are not functionally related to and supportive of agriculture, silviculture and other natural resource based activities shall be prohibited within the Rural category.

ALLOWABLE USES, DENSITIES, AND INTENSITIES

1. Residential

The Rural category shall allow for single family residential uses at a maximum density of one (1) dwelling unit per ten (10) gross acres.

2. Non-residential

Agriculture, silviculture, and other natural resource based activities shall comprise the primary non-residential uses within the Rural category.

Consistent with Florida's Right to Farm Act, bona-fide agricultural uses, on land classified as agricultural land by the Leon County Property Appraiser, shall not be subject to a nonresidential intensity limitation.

Non-residential uses functionally related to and directly in support of agricultural, silvicultural, and other natural resource based activities, including ecotourism activities, may be permitted at a maximum intensity of 2,000 sq. ft. per gross acre. The location of such uses shall be limited to the intersection of major collector and arterial or arterial and arterial designated roadways. Total development at any one intersection shall not exceed 10,000 sq. ft.

To ensure that such uses are developed in a manner that is compatible with the rural nature of the area, additional standards and limitations shall be included in the land development code.

3. Community and Recreational Facilities

Community services, light infrastructure, and recreational uses may be permitted provided they are compatible with the natural and rural surroundings. Facilities associated with these uses may be permitted at a maximum intensity of 2,000 sq. ft. per gross acre. Active recreational uses not functionally related to or supportive of agriculture, silviculture, natural resource based, or ecotourism activities, including, but not limited to golf courses, drag strips, and racetracks for motorized vehicles, are prohibited. To ensure that such uses are developed in a manner that is compatible with the rural nature of the area, additional design standards and limitations shall be included in the land development code.

SPECIAL CONDITIONS

The following special conditions shall apply to the Rural future land use category:

1. Development proposals within the Rural area shall be evaluated for compatibility with adjacent agricultural uses and shall consider the land management activities associated with such uses.

Development that is incompatible with agricultural uses, or has the potential to fragment, encroach upon, or displace such uses, shall not be permitted.

2. Property within the Rural category shall not be converted to a more intense land use category unless the subject site adjoins the Urban Service Area or a designated Rural Community.
3. Non-residential development shall be subject to design standards that preserve the scenic and rural character of this category and protect existing rural residential development from offsite impacts of non-residential development. Design standards shall include, but not be limited to, signage, lighting, parking, landscape buffers, and building materials.
4. Existing uses and structures listed on the local or national historic register at the time of adoption of this amendment shall be considered conforming.

FUTURE LAND USE MAP CATEGORIES

Objective 2.2: [L]

(REV. EFF. 7/26/06)

To coordinate future land uses with suitable topography and soil conditions, the protection of natural resources and with the availability of adequate infrastructure through the establishment of a Future Land Use Map depicting appropriate land use categories. In order to fulfill this intent, the Land Use Plan establishes policies and guidance for the mapping of Future Land Use Categories, which are depicted on the Future Land Use Map. These categories are designed to promote a variety of land use types and patterns to meet the needs of the community.

The Tallahassee-Leon County Comprehensive Plan shall promote appropriate location of land uses and regulation of development density and intensity based upon: (1) protection of conservation and preservation features; (2) compatibility with adjacent existing and future residential land uses; (3) access to transportation facilities in keeping with their intended function; and (4) the availability of infrastructure.

The Plan shall also establish policies and guidance for the mapping of Future Land Use Categories, which are depicted on the Future Land Use Map. These categories are designed to promote a variety of land use types and patterns to meet the needs of the community and are shown on the following maps:

NOTES APPLICABLE TO URBAN AREA FUTURE LAND USE MAP

(REV. EFF. 3/14/07)

Parcels 21-26-35-C-0010, 21-26-35-C-0020, 21-26-35-C-130 may be developed as an independent living facility for the elderly only if a Planned Unit Development is approved which includes Parcels 21-26-51-000-0040, 21-26-51-000-0050, and 21-26-51- 000-120. Development intensity on the vacant parcels is limited to 45 units and 34,000 square feet and building height is limited to three stories. If the Planned Unit Development is not completed or approved, the vacant parcels shall only be developed as low-density residential development allowed under the R-1 or R-2 zoning districts.

Parcel 11-08-20-630-0000 shall only be developed with general office that may include a lending institution with a drive-through facility on the first floor. The total amount of development is limited to 30,000 square feet. The architecture and site design must be consistent with the adjacent Thomasville

Road/I-10 Planned Unit Development. Site plans must be submitted to the Live Oak Plantation and Piedmont Neighborhood Associations, the 1300 Live Oak Plantation Property Owners Association, as well as the developers of the Thomasville Road/I-10 Planned Unit Development for comments prior to submitting the site plan to the City. The area designated University Transition with hatching is subject to Transportation Element Objective 2.2, which may limit density to less than the maximum permitted by the category.

NOTES APPLICABLE TO LEON COUNTY FUTURE LAND USE MAP

(REV. EFF. 6/19/07)

The allowable density is limited to 200 single-family residential dwelling units on parcels 15-17-20-224-0000 and 15-20-20-034- 0000 combined and no non-residential development is permitted on these parcels. Also, for these parcels at least 50% of the entire combined acreage must be placed in permanent open space. The permanent protection of this open space shall be further defined through the PUD process. (Parcels) 12-02-20-602-0000 and 12-11-20-202-0000 will be developed at a cumulative density no greater than 81 residential detached units.



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Attachment #3

Referenced Land Development Regulations

Sec. 10-6.613. Urban fringe zoning district.

(a) *Purpose and intent.* The urban fringe zoning district is intended to provide the opportunity for very low-density residential areas mixed with open space and agricultural activity on the periphery of the Urban Service Area. The district allows for very low-density residential development of no greater than one unit on three acres of land, agricultural, and silvicultural activities. Residential development will also be allowed a gross density of one unit per three acres if developed as a Conservation Subdivision as described in Section 10-7.204.

For sites developed under the previously available “25-75” clustering option, the remaining undeveloped portion (75 percent) may continue to be preserved as undisturbed open (green) space until such time as these sites are included in the urban service area and become eligible for development at urban densities . As an alternative, sites developed under the previously available “25-75” clustering option may seek to develop the undeveloped portion (75 percent) at the urban fringe densities described above prior to the sites inclusion in the urban service area. For either development option, review by the Board of County Commissioners shall be requested to authorize development of these undisturbed open (green) spaces.

To conveniently serve area residents, smaller scale, low intensity commercial development is permitted in this district. To maximize efficiency in the development of agricultural and silvicultural resources located within this zoning district and surrounding areas, agriculturally and silviculturally related industrial activities such as milling, are permitted. Community facilities are also permitted in this district.

(b) *Allowable uses.* For the purpose of this chapter, the following land use types are allowable in the urban fringe zoning district and are controlled by the land use development standards of this chapter, the comprehensive plan and schedules of permitted uses.

- (1) Low density residential.
- (2) Agricultural.
- (3) Silvicultural.
- (4) Light industry--Agriculturally and silviculturally related only.
- (5) Passive recreation.
- (6) Active recreation.
- (7) Minor commercial.
- (8) Neighborhood commercial.
- (9) Community services.
- (10) Light infrastructure.

(11) Heavy infrastructure.

- (c) *List of permitted uses.* Some of the uses on these schedules are itemized according to the Standard Industrial Code (SIC). Allowable uses, appropriate permit level and applicable development and locational standards in the urban fringe district are as follows:

P= Permitted use

R = Restricted use

S = Special exception

Legend	
Ag = Agricultural	PR = Passive recreation
MC = Minor commercial	AR = Active recreation
NC = Neighborhood Commercial	CS = Community services
LR = Low-density residential	

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	NC	LR	PR	AR	CS	PS
	RESIDENTIAL								
	Dwelling, one-family	P			P				
	Dwelling, two-family	P			P				
	Dwelling, mobile home	P			P				
	Mobile home park				R				
	AGRICULTURE, FORESTRY, AND FISHING								
01	Agricultural production--Crops	P							
0181	Ornamental nursery products	P							
02	Agricultural production--Livestock	P							
074	Veterinary services	P	P	P					
0781	Landscape counseling and planning	R							
092	Fish hatcheries and preserves	P							
	MINING								
144	Sand and gravel	S							
145	Clay, ceramic, and refractory minerals	S							
	MANUFACTURING								
201	Meat products	R							
202	Dairy products	R							

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	NC	LR	PR	AR	CS	PS
204	Grain mill products	R							
21	Tobacco products	R							
24	Lumber and wood products	R							
	TRANSPORTATION AND PUBLIC UTILITIES								
401	Railroads		P	P				S	
43	Postal service		P	P					
483	Radio and television broadcasting							R	
	RETAIL TRADE								
521	Lumber and other building materials		P	P					
523	Paint, glass, and wallpaper stores		P	P					
525	Hardware stores		P	P					
526	Retail nurseries and garden stores		P	P					
533	Variety stores		P	P					
539	Misc. general merchandise stores		P	P					
541	Grocery stores		P	P					
542	Meat and fish markets		P	P					
543	Fruit and vegetable markets		P	P					
544	Candy, nut and confectionery stores		P	P					
545	Dairy products stores		P	P					
546	Retail bakeries		P	P					
553	Auto and home supply stores		P	P					
554	Gasoline service stations		P	P					
	Convenience store		P	P					
581	Eating and drinking places		R	P					
591	Drugstores and proprietary stores		P	P					
592	Liquor stores		P	P					
593	Used merchandise stores		P	P					
5941	Sporting goods and bicycle shops		P	P					
5943	Stationery stores		P	P					

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	NC	LR	PR	AR	CS	PS
5961	Catalog and mail-order houses		P	P					
5983	Fuel oil dealers		S						
5984	Liquefied petroleum gas dealers		S						
5992	Florists		P	P					
5993	Tobacco stores and stands		P	P					
5994	News dealers and newsstands		P	P					
5995	Optical goods stores		P	P					
5999	Miscellaneous retail stores, nec		R	R					
	FINANCE, INSURANCE, AND REAL ESTATE								
6553	Cemeteries		P					P	
	SERVICES								
702	Rooming- and boardinghouses; dorms				R				
703	Camps and recreational vehicle parks						R		
721	Laundry, cleaning, and garment services		R	R					
7215	Coin-operated laundries and cleaning		P	P					
723	Beauty shops		P	P					
724	Barber shops		P	P					
725	Shoe repair and shoeshine parlors		P	P					
7334	Photocopying and duplicating services		P	P					
7335	Commercial photography		P	P					
7336	Commercial art and graphic design		P	P					
7353	Heavy construction equipment rental	R							
7359	Equipment rental and leasing, nec	R							
753	Automotive repair shops		R	R					
754	Automotive services, except repair		P	P					

SIC Code	Name of Use	Development and Locational Standards							
		Ag	MC	NC	LR	PR	AR	CS	PS
762	Electrical repair shops		P	P					
764	Reupholstery and furniture repair		P	P					
784	Video tape rental		P	P					
791	Dance studios, schools, and halls		P	P					
7991	Physical fitness facilities		P	P					
7992	Public golf courses						S		
	Elementary and secondary schools							S	
822	Colleges and universities								S
823	Libraries--Less than 7500 sq. ft.		P	P					
823	Libraries--7500 sq. ft. or more							R	
824	Vocational schools								S
835	Day care services		R	P					
836	Residential care		R	P					
841	Museums and art galleries						S		
842	Botanical and zoological gardens						S		
864	Civic and social associations							P	
866	Religious organizations							P	
	PUBLIC ADMINISTRATION								
922	Public order and safety							P	
9221	Police protection							P	
9223	Correctional institutions							S	
9224	Fire protection							P	
	RECREATION								
	Hiking and nature trails					P			
	Picnicking					P			
	Canoe trails					P			
	Bicycle trails					P			
	Horseback riding trails					P			
	Tot lots						P		
	Court sports						P		
	Field sports						P		
	Boat landings						P		
	Archaeological historic sites					S			

(d) The maximum allowable gross square footage in the urban fringe district is as follows:

COMMERCIAL LAND USE TYPE		URBAN FRINGE
MINOR*		
Total location		20,000
Single site or quadrant		10,000
Single structure		5,000
NEIGHBORHOOD**		
Total location		100,000
Single site or quadrant		100,000
Single structure		50,000

* Maximum 10,000 gross square feet, if located on a local street.

** Only one neighborhood commercial site (quadrant) will be permitted at the intersection of a major collector and arterial road. The maximum allowable commercial development permitted at the neighborhood commercial area located at the intersection of two major collectors is 50,000 sq. ft. g.s.l.a.

(e) The minimum development standards in the urban fringe district are as follows:

	Low Density Residential		Commercial		Agricultural-Related Industrial	Community Services; Active Recreation; Public, Primary and Secondary Schools	Comp. Plan Policy 2.1.9. Subdivision
	Noncluster	Cluster	Noncluster	Cluster			
MINIMUM SETBACKS (FEET)							
Front yard							
Building Parking	30	30*	30	25*	50	30	25
	--	--	40	40*	50	40	--
Corner yard							
Building Parking	30	30*	30	25*	50	30	25
	--	--	40	40*	50	40	--
Side yard							
Building Parking	20	20*	40	20*	50	40	15
	--	--	40	20*	50	40	--
Rear yard							
Building Parking	50	50*	50	30*	50	50	50
	--	--	40	10*	50	50	50
Adjoining lower intensity zoning district							
Building Parking	--	--	--	--	100	--	--
	--	--	--	--	100	--	--
Maximum percent impervious surface area	30	25**	30	25**	30	--	30
Heights (feet)							
Maximum at building envelope perimeter	35	35	35	35	35	35	35

	Low Density Residential		Commercial		Agricultural-Related Industrial	Community Services; Active Recreation; Public, Primary and Secondary Schools	Comp. Plan Policy 2.1.9. Subdivision
	Noncluster	Cluster	Noncluster	Cluster			
Maximum additional height/additional zoning setback	l'/1'	l'/1'	l'/1'	l'/1'	l'/1'	l'/1'	l'/1'
Total maximum height	--	35	45	45	45***	45	--
Minimum lot frontage	15	15	40	40	100	--	15
Minimum lot area	3.0	0.5	3.0	0.5	10.0	--	0.5

* This number applies to the perimeter setback only.

**Maximum percent impervious area of developable portion of site.

*** This height applies to habitable portion of an industrial structure

(f) *Development standards.* All proposed development shall meet the commercial site location standards (section 10-6.619) ; buffer zone standards (section 10-7.522); and the parking and loading requirements (Subdivision 3 of Division 5 of Article VII).

(g) *Restricted uses and special exception uses.* If uses are restricted or are special exception according to the schedule of permitted uses, they will not be allowed unless they follow the general development guidelines for restricted uses or for special exceptions as provided in this division. Specific restricted uses are addressed below.

- (1) Eating and drinking establishments (SIC 581): No drive-in or drive-thru facilities are permitted within this district.
- (2) Laundry, cleaning and garment services (SIC 721): Does not include dry cleaning plant operations; pick-up stations only.
- (3) Funeral services and crematoriums (SIC 726): This use requires 100 percent opacity surrounding perimeter with exception of access point.
- (4) Camps and recreational vehicle parks (SIC 703).
 - a. A site plan shall be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
 1. Sanitary facilities shall be provided.
 2. Not more than ten campsites per acres shall be provided.
 3. Individual campsites, roadways, and accessory structures shall be located to meet the minimum building setback standards from the exterior property lines of the campground.

(5) Heavy construction equipment rental and equipment rental and leasing (SIC 7353 and 7359).

- a. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
 1. Such equipment rental and leasing must be associated with timbering and/or agribusiness.
 2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the Comprehensive Plan and the Tallahassee-Leon County Long Range Transportation Plan.

(6) Mining activities.

- a. All mining activities as defined on the schedule of permitted uses must meet the specific development standards, as follows upon review and approval by the Board of County Commissioners following a duly noticed public hearing. This includes SIC items 144 and 145.
- b. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
 1. The mining activity, all accessory uses and structures, internal roadways, and driveways onto the adjacent streets shall be set back a minimum of 100 feet from the perimeter property boundaries or 200 feet from the nearest off-site residence, residential zoning district, or subdivision intended primarily for residential land use, whichever distance is greater. This setback standard may be reduced if less of a setback is approved in writing by the adjacent property owner or owners prior to site plan approval or if the adjacent property is also used as a mining activity.
 2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the local government Comprehensive Plan and

the Tallahassee-Leon County Long Range Transportation Plan.

3. A land reclamation plan shall be submitted demonstrating that upon termination of the activity the land shall be returned to a condition that will allow an effective reuse comparable to surrounding properties.
4. *Fencing requirement:* All areas proposed for use, currently used, or previously used, in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined to be a reclaimed open-pit mine by the county administrator or designee. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letters, "Danger," "Keep Out," "No Trespassing," or similar language to indicate that there may be hazardous conditions on the premises.

Sec. 10-6.612 Rural

1. District Intent							2. Allowable District Location			
The intent of the Rural zoning district is to maintain and promote agriculture, silviculture, and natural resource-based activities, preserve natural systems and ecosystem functions, and protect the scenic vistas and pastoral development patterns that typify Leon County's rural areas. Allowable land uses within this district include agriculture, silviculture, ecotourism based activities, very low density residential, and community and passive recreational facilities. Non-residential uses, with the exception of community and passive recreational facilities, that are not functionally related to and supportive of agriculture, silviculture and other natural resource-based activities shall be prohibited within the Rural zoning district. This district is not intended to accommodate commercial activities designed to service basic household needs of area residents. Rural commercial uses, as well as restricted uses, may be allowed in this district but shall be limited to the locational and design standards as noted herein. Due to the need to protect and preserve existing Rural lands from fragmentation and to promote infill and redevelopment within the Urban Services Area and Rural Communities, urban services are not planned or programmed for this area. Design standards and development standards for non-residential development and restricted uses, as noted herein, shall be required to prevent encroachment and fragmentation of agricultural uses as well as to ensure compatibility with adjacent uses.							The district may only be located within areas designated Rural on the Future Land Use Map.			
PERMITTED, PROHIBITED, AND RESTRICTED USES										
3. Principal Uses		4. Prohibited Uses					5. Restricted Uses		6. Rural Accessory Uses Functionally Related to Bona-Fide Agriculture, Silviculture or Natural Resource-Based Activities	
(1) Agricultural (2) Silviculture (3) Wholesale Trade: Farm-product raw materials (4) Wholesale Nursery Products (5) Rural commercial (6) Community services (7) Low-density residential (single, two-family, or manufactured home) (8) Passive recreation (9) Light infrastructure (10) Cemeteries		(1) Manufacturing (2) Extraction and bottling of mineral or springwater – wholesale (3) High Pressure well stimulation/Acid Fracturing and/or Hydraulic Fracturing (4) Gas stations, fuel oil and liquefied petroleum products (5) Convenience stores (6) Grocery stores (7) General merchandise sales (8) Drug stores (9) Automotive repair (10) Motor vehicle racing tracks/amusement parks (11) Heavy Infrastructure (with the exception of those listed under restricted uses) (12) Active recreation (with the exception of those listed under restricted uses) (13) Other uses which are not functionally supportive of and accessory to established agricultural, silvicultural or natural resource-based activities within the Rural zoning district.					(1) Mining (2) Landscape counseling and planning (3) Airports, flying fields and services (4) Camps and recreational vehicle parks (5) Botanical and zoological gardens (6) Archaeological historical sites (7) Commercial kennels (8) Veterinary clinics (9) Riding academies/livery or boarding stables		Pursuant to Section 823.14, F.S., a bona-fide farm operation shall be exempt from local regulation, ordinance, rule or policy that prohibits, restricts, regulates or otherwise limits activities of a bona-fide farm operation on land classified as agricultural land pursuant to s. 193.461 FS. Pursuant to Section 823.14(3)(b), F.S., “farm operation” shall mean all conditions or activities which occur on a farm in connection with that farm’s products.	
7. Development Standards										
Use Category	a. Lot area (acres)	b. Minimum lot frontage	c. Front yard setback	d. Corner yard setback	e. Side yard setback	f. Rear Yard Setback	g. Maximum percent impervious surface area	h. Maximum height at building envelope perimeter	i. Maximum height per additional setback	j. Total maximum height
Low Density Residential	10 acres minimum	15 feet	30 feet	30 feet	20 feet	50 feet	30	35 feet	1’/1’	Not applicable
Rural Commercial	3.0 acres minimum; 5.0 acres maximum*	40 feet	50 feet building, 50 feet parking	50 feet building, 50 feet parking	50 feet building, 50 feet parking	50 feet building, 50 feet parking	30	35 feet	1’/1’	45 feet

7. Development Standards										
Use Category	a. Lot area (acres)	b. Minimum lot frontage	c. Front yard setback	d. Corner yard setback	e. Side yard setback	f. Rear Yard Setback	g. Maximum percent impervious surface area	h. Maximum height at building envelope perimeter	i. Maximum height per additional setback	j. Total maximum height
Community Services	3.0 acres minimum; 5.0 acres maximum	40 feet	50 feet building, 50 feet parking	50 feet building, 50 feet parking	50 feet building, 50 feet parking	50 feet building, 50 feet parking	30	35 feet	1’/1’	45 feet
Restricted Uses; Passive Recreation Facilities	3.0 acres minimum	Not applicable	50 feet building, 50 feet parking; unless otherwise specified in subsection 10	50 feet building, 50 feet parking; unless otherwise specified in subsection 10	50 feet building, 50 feet parking; unless otherwise specified in subsection 10	50 feet building, 50 feet parking; unless otherwise specified in subsection 10	30	35 feet	1’/1’	45 feet
Comp. Plan Policy 2.1.9 Subdivision	0.5 acres minimum	15 feet	25 feet	25 feet	15 feet	50 feet	30	35 feet	1’/1’	Not applicable

<p>8. Development Standards for Community Service uses:</p> <p>Community Service uses shall also be subject to the buffer zone standards (section 10-7.522), the parking and loading requirements (Subdivision 3 of Division 5 of Article VII) and applicable design standards outlined in subsection 11 of this section.</p> <p>(1) Single structure: 5,000 gross square feet maximum.</p> <p>(2) Site area: 3 acres minimum; Maximum of 5 acres.</p>
<p>9. Rural Commercial Intersection Location Standards:</p> <p>The intersection location standard is intended to group rural commercial activities toward intersections to provide access and to prevent fragmentation of agricultural uses.</p> <p>(1) <i>Major Function:</i> Provide sales and services functionally related to and supportive of agriculture, silviculture and natural resource-based activities.</p> <p>(2) <i>Location:</i> On or near the intersection (access within 330 feet of the centerline of the intersection) of an arterial/arterial or arterial/major collector roadway.</p> <p>(3) <i>Site area:</i> 3.0 acres minimum with a maximum of 5.0 acres per quadrant.</p> <p>(4) <i>Allowable building square footage:</i> Maximum of 10,000 gross square feet per intersection (only 2 quadrants per intersection may be developed for rural commercial). Single structure limited to a maximum of 5,000 gross square feet.</p>
<p>10. Development standards for restricted uses.</p> <p>All proposed restricted uses shall meet the applicable provisions of Section 10-6.611 (Special Exception uses and Restricted uses); the applicable design standards noted in subsection 11 of this section; the buffer zone standards (section 10-7.522); and, the parking and loading requirements (Subdivision 3 of Division 5 of Article VII). All restricted uses shall be limited to a maximum building area of 2,000 gross square feet per acre with no more than 5,000 gross square feet of retail commercial or office space. The following restricted uses require satisfaction of additional criteria:</p> <p>(1) Mining activities.</p> <p>a. All mining activities as defined on the schedule of permitted uses must meet the specific development standards, as follows upon review and approval by the Board of County Commissioners following a duly noticed public hearing. This includes NAICS items 212321 and 212324.</p> <p>b. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:</p> <p>1. The mining activity, all accessory uses and structures, internal roadways, and driveways onto the adjacent streets shall be set back a minimum of 100 feet from the perimeter property boundaries or 200 feet from the nearest off-site residence, residential zoning district, or subdivision intended primarily for residential land use, whichever distance is greater. This setback standard may be reduced if less of a setback is approved in writing by the adjacent property</p>

10. Development standards for restricted uses (Continued).

owner or owners prior to site plan approval or if the adjacent property is also used as a mining activity.

2. A plan of vehicular access to and from the site demonstrating that heavy trucks and equipment will not travel on that portion of a local or minor collector street with frontage containing residential land use, zoned for residential land use, or containing subdivision lots intended primarily for residential land use. For purposes of this requirement, local and minor collector streets shall be those identified in the local government Comprehensive Plan and the Tallahassee-Leon County Long Range Transportation Plan.
 3. A land reclamation plan shall be submitted demonstrating that upon termination of the activity the land shall be returned to a condition that will allow an effective reuse comparable to surrounding properties.
 4. Fencing requirement: All areas proposed for use in open-pit mining operations and/or construction and demolition debris disposal must be secured by a fence, unless the area is determined by the county administrator or designee to be a reclaimed open-pit mine. The fence must be at least four feet in height with openings that will reject the passage of a seven-inch diameter sphere. The fence must be equipped with a gate which shall remain locked when workers or employees of the land owner or mining company are not present at the site. At every gate or access point, at least one sign must be posted which states, in at least four-inch tall letters, "Danger," "Keep Out," "No Trespassing," or similar language indicate that there may be hazardous conditions on the premises.
- (2) Camps and recreational vehicle parks (NAICS 721211 and 721214).
- a. All camps and recreational vehicle parks must meet the specific development standards, as follows upon review and approval by the Board of County Commissioners following a duly noticed public hearing. A plan must be submitted demonstrating protection of adjacent properties and public interest which shall include, but not be limited to the following:
 1. Sanitary facilities shall be provided.
 2. Not more than five campsites per gross acre shall be provided.
 3. Individual campsites, roadways, and accessory structures shall be located to meet the minimum building setback standards from the exterior property lines of the campground.
- (3) Airports, flying fields and services
- a. All airports, flying fields and services must meet the specific development standards as noted in this section and as required by state or federal law, and shall require review and approval by the Board of County Commissioners following a duly noticed public hearing.

11. Site Design Criteria.

Rural commercial uses, as well as restricted uses, may be allowed in this district but shall be limited to the locational and design standards as noted herein.

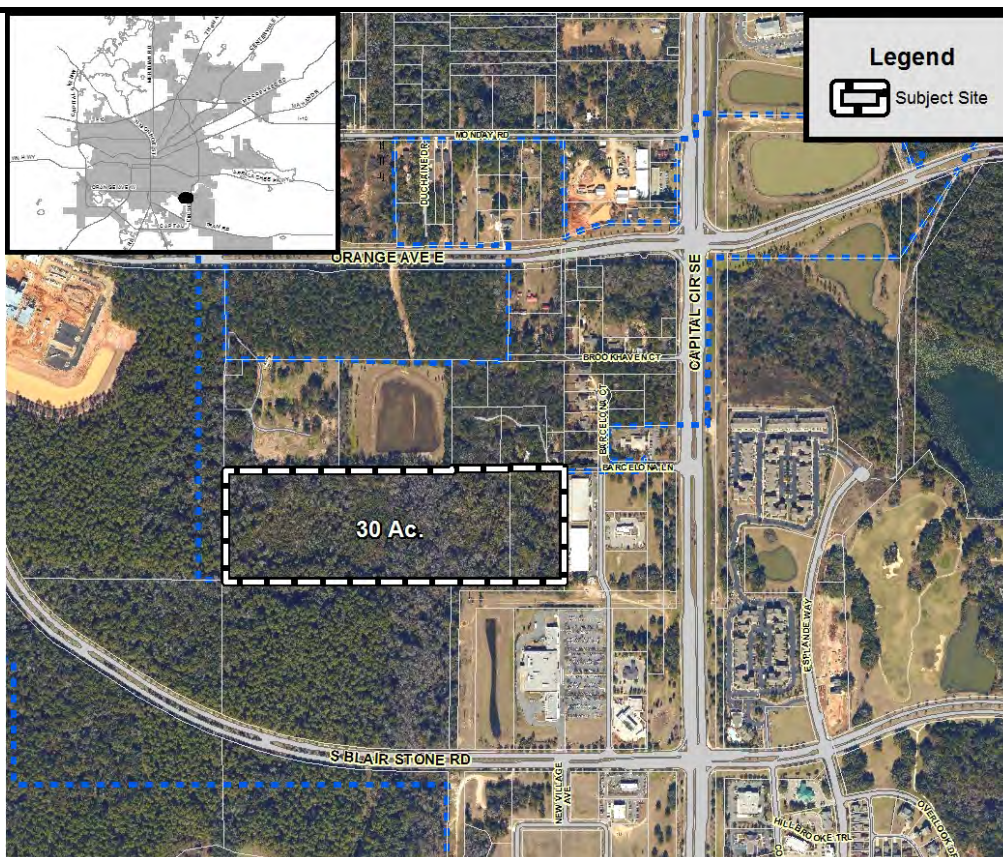
- (1) A plan and supporting narrative must be submitted pursuant to the applicable site and development plan process outlined in Article VII that demonstrates compliance, as applicable, with the following:
- a. Freestanding onsite signs shall be limited to monument-style signs and the sign base shall be consistent with the materials and design context of the primary onsite building. Signs shall be illuminated with externally mounted lighting focused on the sign in a manner that limits off-site illumination. Internally illuminated signs and pole signs are prohibited. For sites not located at intersections, onsite ground signs shall be limited to no more than 32 square feet in area and limited to no more than 10 feet in height.
 - b. Building design standards including any proposed accessory buildings and structures shall reflect or compliment the local vernacular architectural style. Building facade treatments and materials shall provide architectural interest through, but not limited to: the utilization of fenestration that allows for natural surveillance and gabled or parapet roof treatments.
 - c. On-site lighting including 24-hour security lighting shall be wall mounted with illumination focused on the building in a manner that limits off-site illumination, consistent with the “Dark Sky Friendly” guidelines.
 - d. All exterior lighting shall have recessed bulbs and filters which conceal the source of illumination. No wall or roof mounted flood or spot lights used as general grounds lighting are permitted. Security lighting is permitted.
 - e. Lighting at the property line (six feet above ground) adjacent to residential uses shall not exceed 0.1 foot candles.
 - f. Lighting for parking areas shall not exceed 15 feet in height as measured from average grade to the light fixture.
 - g. Perimeter buffering and/or fencing requirements shall be based on the density of the adjacent residential uses. If the adjacent residential density is 0.5 dwelling units per acre or greater, a Type C buffer shall be required. A wooden buffer fence may be utilized on sites where the required vegetative buffer cannot be established based on site limitations or constraints.
 - h. The trash collection dumpster shall be accessible to waste collection vehicles, and shall be located in the side or rear setback area of the onsite principle building. The dumpster shall be screened with a material and design treatment consistent with the building façade of the principle building.
 - i. All appurtenant mechanical and electrical equipment, outside collection/drop-off/storage areas, and other accessory or ancillary structures shall be screened from public view. The screening material shall be consistent with the materials and design context of the primary onsite building.
 - j. The site design shall integrate internal and where appropriate external pedestrian circulation and interconnection including the accommodation of bike circulation were applicable.
 - k. The hours of operation shall be limited to 6:00 am to 10:00 pm.
 - l. To ensure compatibility, other site design treatments and considerations may be applicable to the proposed use and shall be identified during the proposed project's application review meeting.

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development shall provide no less than 0.50 acre of buildable area. Nonresidential development and community service facilities are limited to a maximum of 900 gallons of wastewater flow per day. Refer to sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, schools, parks, etc.).

Footnotes:

* If subdivision is proposed to create the rural commercial parcel, then the remaining portion of the property shall meet the minimum lot size standards noted herein.



SUMMARY

Property Owners:	Property Location:	TLCPD Recommendation:
Mary Townsend	Barcelona Lane, off of Capital Circle Southeast, between Blair Stone Road and Orange Ave.	Approve
Applicant: Ricardo Hernandez and Martin Diaz-Yabor		
TLCPD Staff:	Current Future Land Use & Zoning:	LPA Recommendation:
Julie Christesen	<u>Future Land Uses:</u> Urban Residential 2 (UR-2), Suburban (SUB), Activity Center (AC) <u>Zoning:</u> Single- and Two-Family Residential District (R-3) and High Intensity Urban Activity Center District (AC)	Approve
Contact Information:	Proposed Future Land Use & Zoning:	
Julie.christesen@talgov.com (850) 891-6400	<u>Future Land Use:</u> Suburban (SUB) <u>Zoning:</u> Office Residential 2 (OR-2)	
Date: October 23, 2017	Updated: January 3, 2018	

A. REASON FOR REQUESTED CHANGE

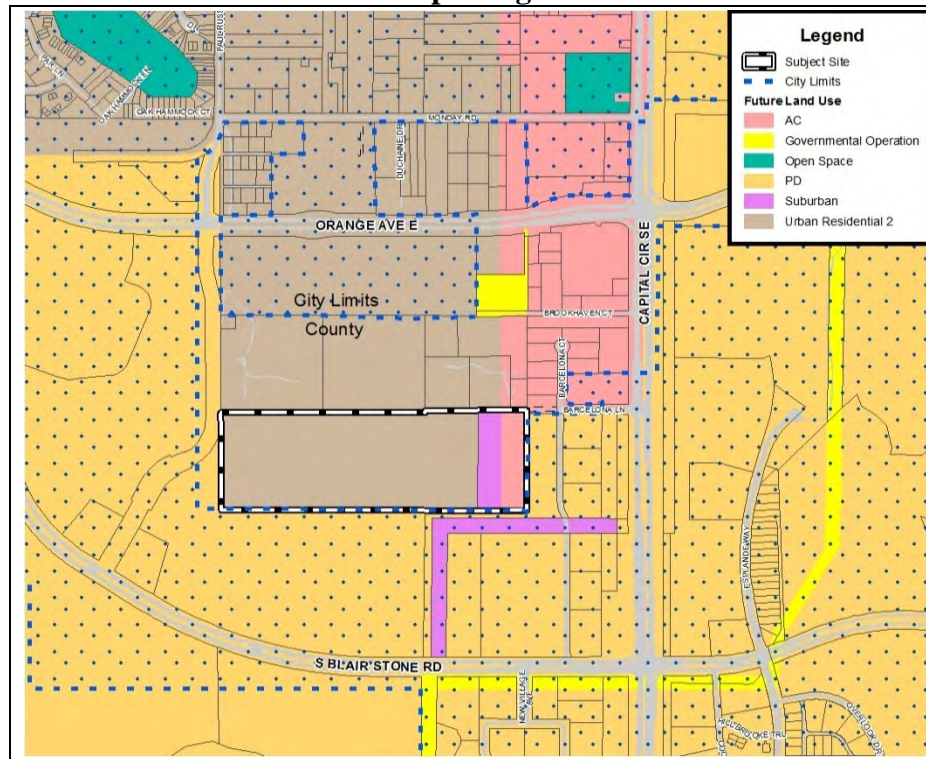
The applicant is requesting the proposed amendment in order to develop the 30-acre site as an office complex.

B. CURRENT AND PROPOSED FUTURE LAND USE DESIGNATION

The subject site is currently designated Urban Residential 2 (UR-2), Suburban (SUB), and Activity Center (AC) on the Future Land Use Map (FLUM). The proposed amendment would change the FLUM designation of the site to Suburban (SUB).

The following maps illustrate the current and proposed FLUM designations for the subject site.

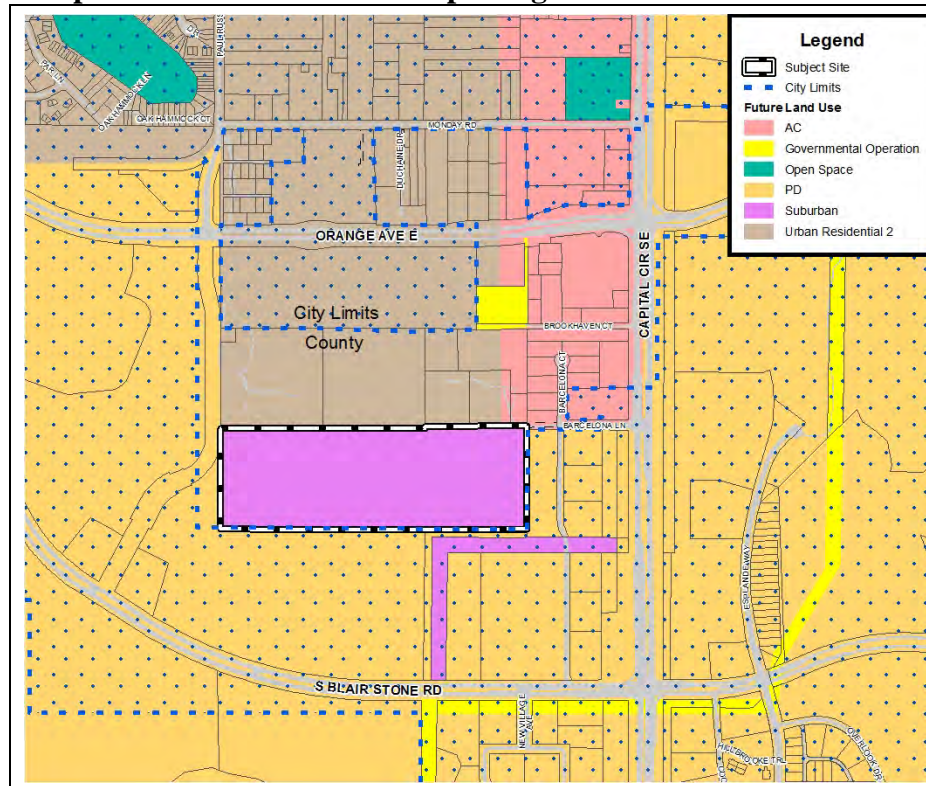
Current Future Land Use Map Designation



Current Designations

- **Urban Residential-2 (UR-2), Suburban (SUB), and Activity Center (AC)**

Proposed Future Land Use Map Designation



Proposed Designation

- **Suburban (SUB)**

C. STAFF RECOMMENDATION

Find that the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL of the proposed rezoning.

D. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION

Find that the proposed future land use map amendment is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend ADOPTION of the proposed amendment.

Find that the proposed rezoning is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommend APPROVAL proposed rezoning.

E. SUMMARY OF FINDINGS

Staff presents the following findings of fact:

1. The subject site is located within the Urban Services Area. Policy 1.1.1:[L] directs new development to areas within the Urban Services Area.
2. Policy 2.2.5 [L] states that the Suburban Land Use Category is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. The proposed offices would be adjacent to a new, large apartment complex, single family housing, the new Tallahassee VA Health Care Center, and a Publix. The offices would be accessible to people traveling via Capital Circle SE, and is located in between two minor arterials, Blair Stone Road and Orange Avenue. Additionally, if a new access road is built the offices would presumable be accessible by Orange Avenue or Blair Stone Road.
3. Sec. 10-6.643 of the Tallahassee Land Development Code specifically states that the office Residential 2 (OR-2) district should be located within areas designated Bradfordville Mixed Use or Suburban on the Future Land Use Map of the Comprehensive Plan in areas where employment and residential uses are encouraged to locate in close proximity to each other. The proposed office development would provide employment opportunities for nearby residential uses.
4. The subject site currently lacks adequate roadway access to support traffic generated by an office development. Right-of-way is available on the western side of the subject site where roadway access can be constructed. Additionally, Policy 2.2.5: [L] states that, "In those areas

lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.”

STAFF ANALYSIS

History and Background

The applicant is under contract to purchase the subject site contingent on several factors, including the change of land use and zoning. The applicant’s interest in this property followed the announcement that several large State of Florida offices were planning to relocate from downtown Tallahassee and would need new office space. The subject site is in an area of interest identified for these new offices.

Current and Proposed Future Land Use Categories

Attachment #1 includes the complete comprehensive plan policies for the current and proposed future land use categories:

- Policy 2.2.5: [L]: Suburban (current and proposed for the entire subject site)
- Policy 2.2.9: [L]) Activity Center (current)
- Policy 2.2.24: [L]: Urban Residential 2 (current)

Urban Residential 2 (UR-2), Suburban (SUB), and Activity Center (AC) (Current)

Currently, the 30-acre subject site has three future land use designations: UR-2 (approximately 25 acres), SUB (approximately 2.5 acres), and AC (approximately 2.5 acres). Under these categories, the site could be developed up to 45 Dwelling Units (DU)/acre in some parts, and others would be limited to 20 DU/acre. The primary intent of the UR-2 land use category, which is to be applied only within the Urban Services Area, is to encourage a range of housing density (up to 20 DU/acre), thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The SUB land use category is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. The AC land use designation is designed for properties to function as urban activity centers by primarily providing for community wide or regional commercial activities located in proximity to multi-family housing and office employment centers. It is intended to provide large scale commercial activities to serve retail needs of large portions of the population.

The UR-2 land use designation does not allow for office or commercial development. Therefore, to develop offices on the site, the land use designation on the Future Land Use Map would need to be amended.

Suburban (Proposed)

The SUB designation is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses.

Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category (in this case Office Residential-2), and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use category.

Approximately 2.5 acres of the subject site is already designated SUB.

The proposed amendment would allow up to 20 dwelling units per acre on the entire subject site. This is the same maximum gross density currently allowed in the Urban Residential-2 (approximately 25 acres of the subject site) and the Suburban (approximately 2.5 acre of the subject site) Land Use categories. This would be a reduction in the allowable density on the 2.5 acres currently designated Activity Center, which allows up to 45 units per acre. The Suburban Land Use category, like the Activity Center Land Use category, allows non-residential development. The intensity of non-residential development is based on the Suburban Intensity Guidelines (Table 4) in Policy 2.2.5 (included as Attachment #1).

Consistency with Comprehensive Plan

The proposed amendment is consistent with the following goals, objectives, and policies of the Tallahassee-Leon County Comprehensive Plan.

Policy 1.1.1: [L] directs new development to areas within the Urban Services Area. The policy states, “In order to discourage urban sprawl, new development shall be concentrated in the urban service area plus in the Woodville Rural Community future land use category and the rural communities of Capitola, Chaires, Ft. Braden and Miccosukee, as designated on the future land use map.” The subject site is located within the Urban Services Area.

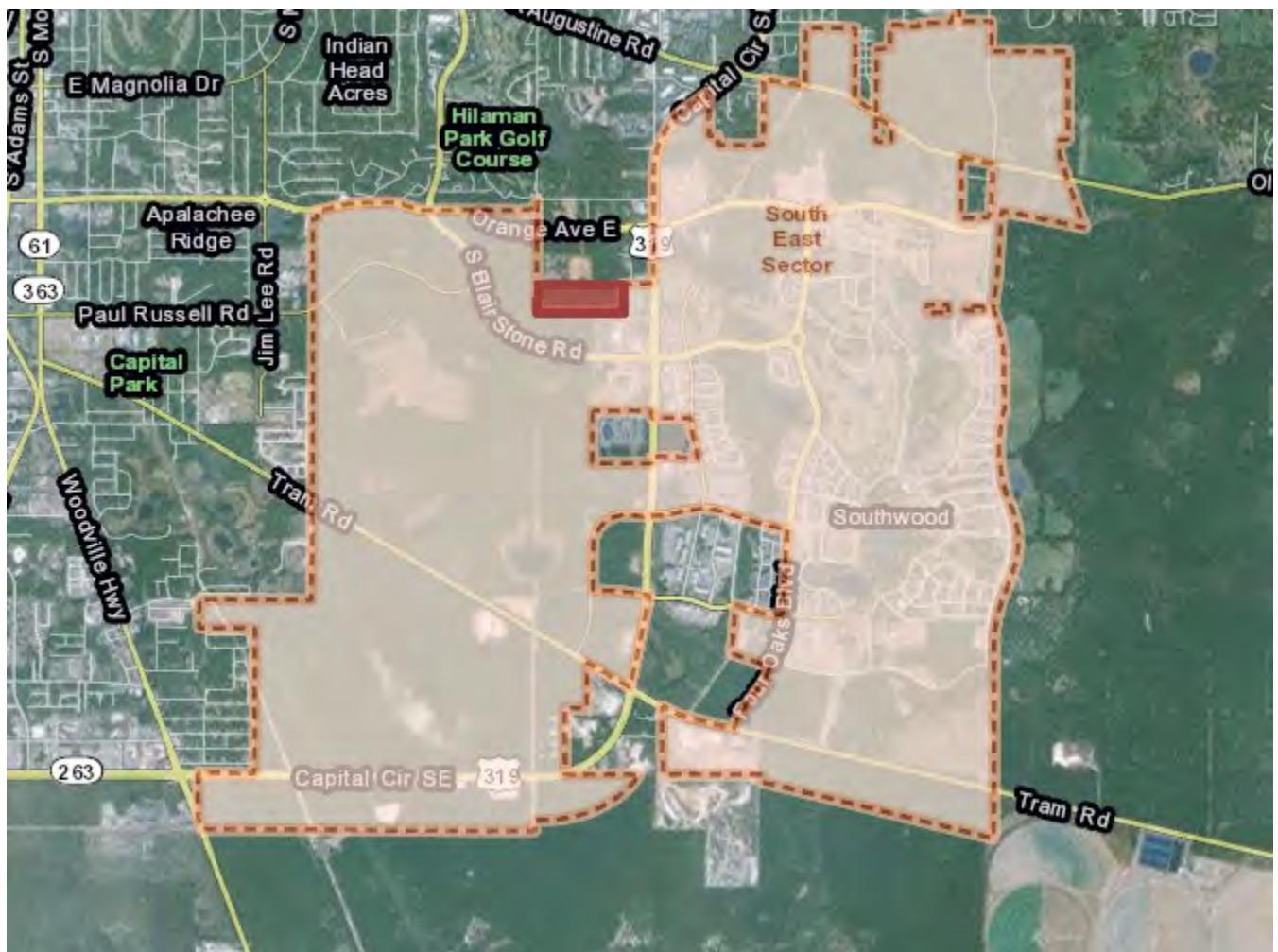
Policy 2.2.5: [L] implements the Suburban land use policy. The Suburban designation is intended to create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

As is the intention of the Suburban land use designation, the development of the subject site into offices may help create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Property designated as Urban Residential-2 is located directly north of the subject site. This proximity to Urban Residential-2 is consistent with the Suburban Land Use category, which is intended to have convenient access to low to medium density

residential land uses. Buffering requirements between the land use designations as required by the land development code would be addressed during the site planning process.

Policy 2.2.24: [L] implements the Urban Residential-2 land use policy. Urban Residential-2 may serve as a transition category between lower density residential categories and more intensive development such as higher density residential and/or office land uses or major roadways where alternative modes of transportation are available to support the increased residential densities. The category is not intended to be applied within the interior of an existing designated residential preservation area, unless to correct, legal non-conforming uses and/or densities. The maximum residential density within the Urban Residential-2 category is 20 units per acre.

As shown on the map below, the subject site is adjacent to the Southeast Sector Plan Area on three sides (west, east, and south). Objective 10.1: [L], the Southeast Sector Plan “shall contain design standards that promote compact commercial development, walk to shopping, higher density housing in close proximity to offices, commercial uses and employment centers.” While the subject site is not located within the Southeast Sector Plan Area, the proposed amendment and rezoning would allow development consistent with the intent of the adjacent area. The property to the north of the subject site is designated Urban Residential-2.



Zoning

Attachment #2 includes the zoning district charts for the current and proposed zoning districts:

- Section 10-6.637: R-3 Single- and Two-Family Residential District (current)
- Section 10-6.614: AC High Intensity Urban Activity Center District (current)
- Section 10-6.643: OR-2 Office Residential 2 (proposed)

Section 10-6.643: The subject site is proposed to be rezoned to the Office Residential-2 (OR-2) District, which is intended to be located within areas designated Bradfordville Mixed Use or Suburban on the Future Land Use Map of the Comprehensive Plan in areas where employment and residential uses are encouraged to locate in close proximity to each other. The provisions of this district are intended to promote urban density and intensity of residential and office uses and the mixing of permitted uses to promote the use of public transit and the efficient use of public infrastructure. This proposed rezoning is consistent with the surrounding zoning districts, which permit a mixture of uses.

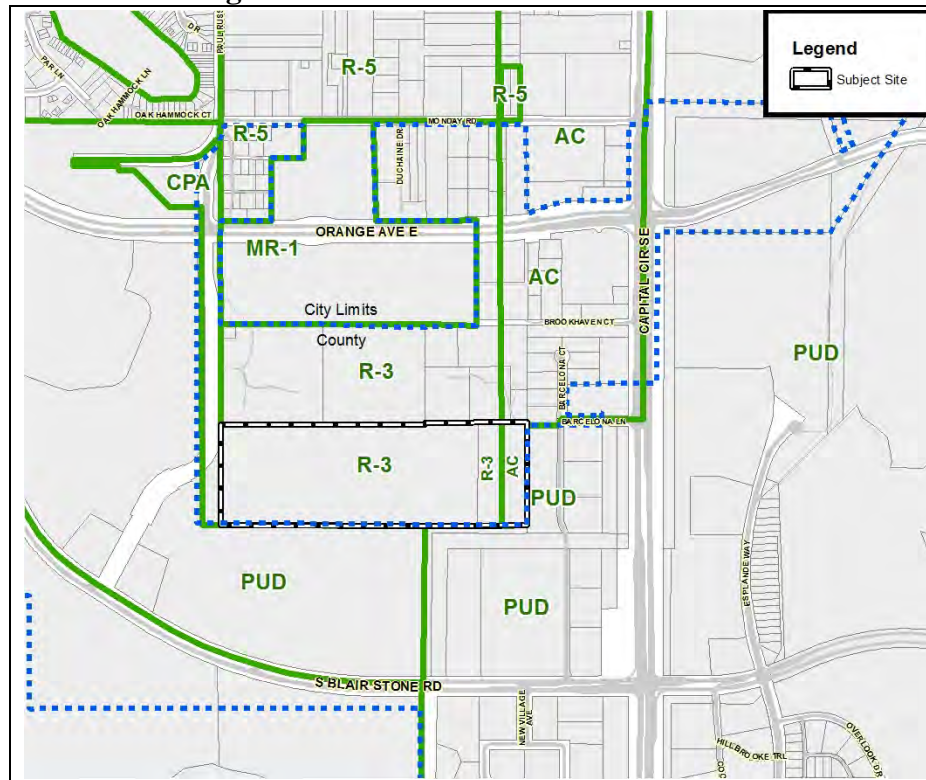
One of the principal uses of the OR-2 zoning category is non-medical offices and services, including business and government offices and services. The proposed development is consistent with this, as the applicant would like to develop the site with non-medical offices.

Directly to the North of the subject site is R-3 Single- and Two-Family Residential District zoning. Section 10-6.637 defines the R-3 District, which is intended to be located in areas designated Bradfordville Mixed Use, Urban Residential, Urban Residential-2, or Suburban on the FLUM of the Comprehensive Plan which contain or are anticipated to contain a wide range of single-family and two-family housing types. In addition to single-family attached and detached dwellings, two-family dwellings, and zero lot line single-family detached dwellings, permitted principal uses for the R-3 District include community facilities related to residential uses including religious facilities, police/fire stations, and elementary, middle, vocational, and exception student education schools; golf courses; passive and active recreation facilities.

If this amendment is approved, buffering requirements would be addressed according to the land development regulations during the site planning process.

The following maps illustrate the current and proposed zoning for the Subject Site.

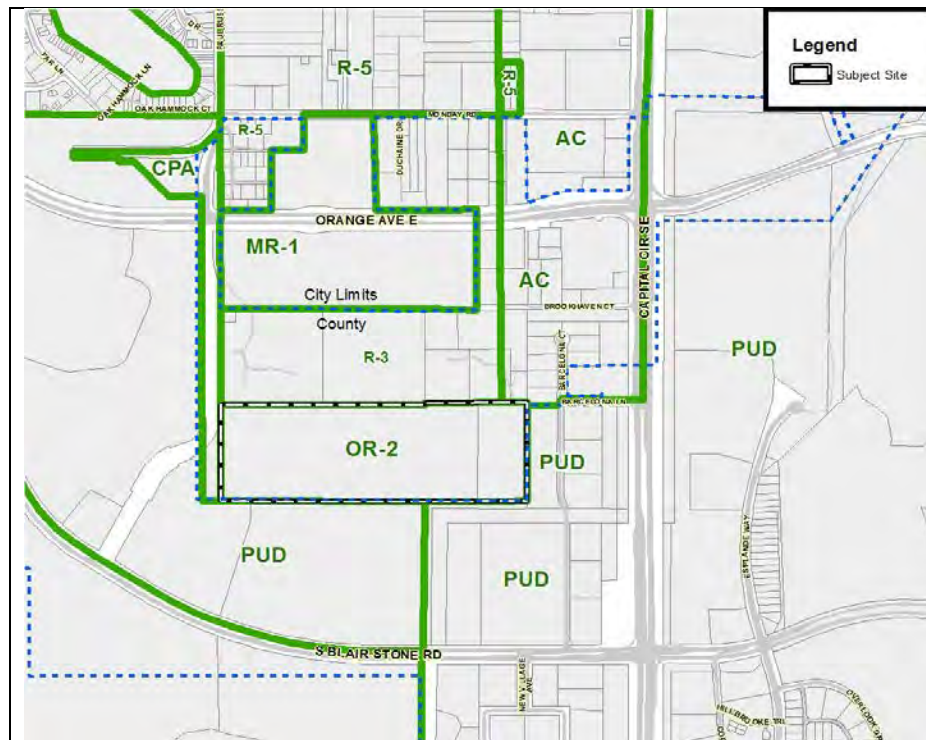
Current Zoning



Current District

- **Single and Two-Family Residential District (R-3) and High Intensity Urban Activity Center District (AC)**

Proposed Zoning

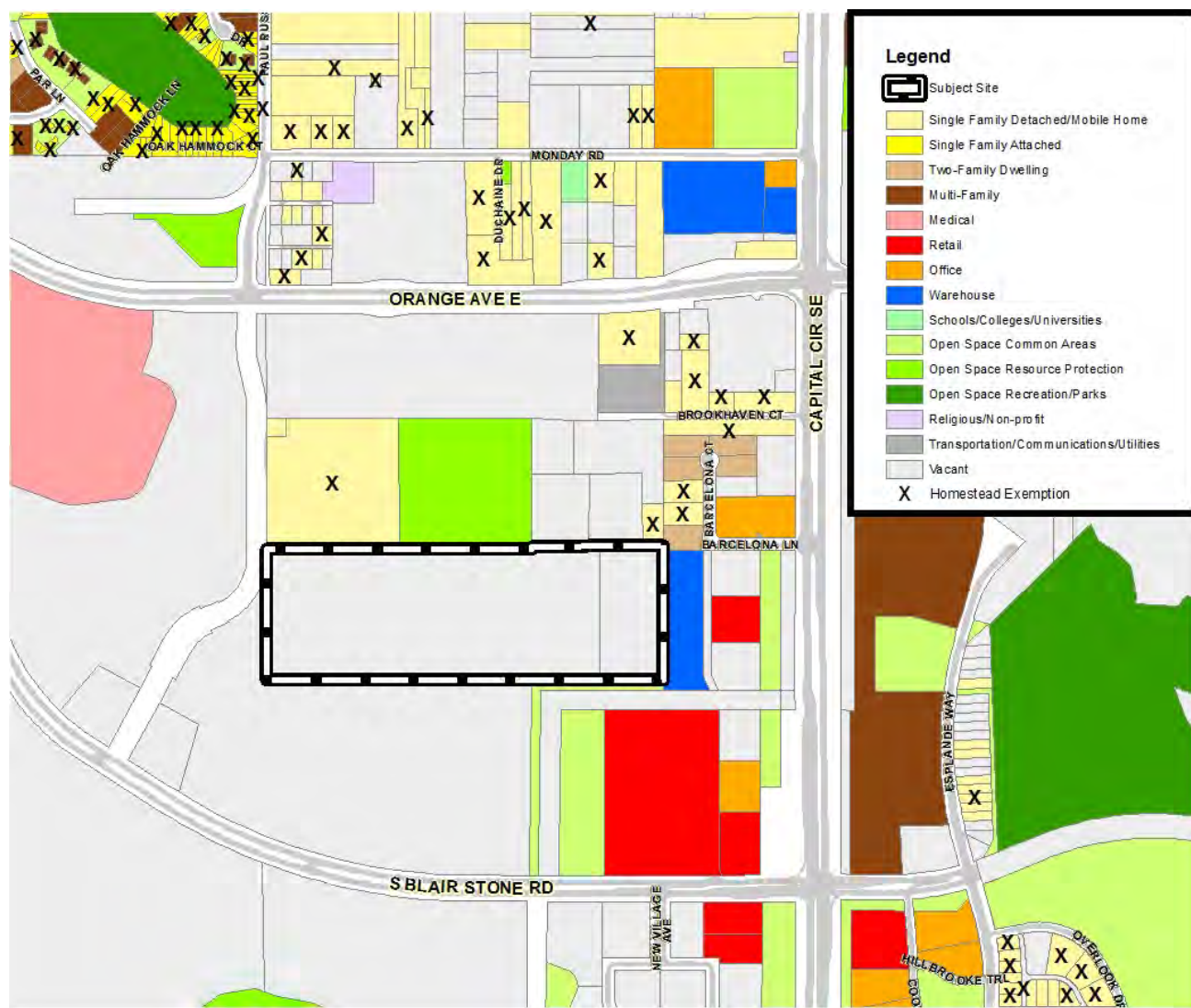


Proposed District

- **Office Residential 2 (OR-2)**

Existing Land Uses

This 30-acre site is currently undeveloped. Surrounding parcels are a mix of single family detached/mobile homes, retail, warehouse, open space resource protection, and vacant lots. In the time since the land use category of subject site was amended from Mixed Use to Urban Residential-2 in 2006, the area surrounding the subject site has seen additional growth and development. Most recently, the Tallahassee VA (Department of Veterans Affairs) Health Care Center was developed in 2016 within 1/3 mile of the subject site. The subject site is adjacent to a StorQuest Self-Storage, which had one warehouse built in 2008 and a second warehouse built in 2013. The site is also in close proximity to the Southwood Village Shopping Center (Publix Supermarket) built in 2003 and a Burger King built in 2009.

Existing Land Use Map

Infrastructure Analysis

Water/Sewer

The subject site currently has a sewer easement on the larger parcel, 3109206360000, which could potentially tie into the smaller parcel, 310920639000. Alternatively, the sewer could be extended from Barcelona Court to the smaller parcel (310920639000). Water is available to both parcels through Barcelona Lane.

Schools

The Subject Area is zoned for Conley Elementary School, Fairview Middle School, and Rickards High School. According to the Leon County School Board, the proposed amendment would have no negative impact to Leon County Schools. A new School Impact Analysis will be submitted once the site plan for the site is determined.

Roadway Network

Currently, the only entrance to the subject site is through Barcelona Lane, a local road, located off of Capital Circle SE, a principle arterial road. Barcelona Lane is partly maintained by the City, partly maintained by the County, and partly privately maintained. There is an easement to the west of the larger parcel for the future extension of Paul Russell Road, which could potentially be developed into an access road that could connect Orange Avenue to Blair Stone Road. Orange Avenue and Blair Stone Road are both classified as minor arterials. At this time, current access road conditions would not allow development of the site. The applicant is aware of this access limitation and has coordinated with City of Tallahassee Public Infrastructure and Leon County Public Works Departments. The applicant would be responsible for providing access to the site and would work concurrently with site plan development and approval to provide access to the site. The applicant's acknowledgement of access responsibility is included as Attachment #3.

The subject site is located outside of the Multimodal Transportation District (MMTD) and any future development may be subject to transportation concurrency. Transportation concurrency will be addressed at site plan submission.

Pedestrian and Bicycle Network

The site is not immediately accessible via sidewalks, trails, bike lanes, or shared lanes. However, Barcelona Lane does connect to Capital Circle SE, which has sidewalks and bike lanes. Additionally, if access was provided to connect with Blair Stone Road or Orange Ave, both of those roads have sidewalks and bike lanes.

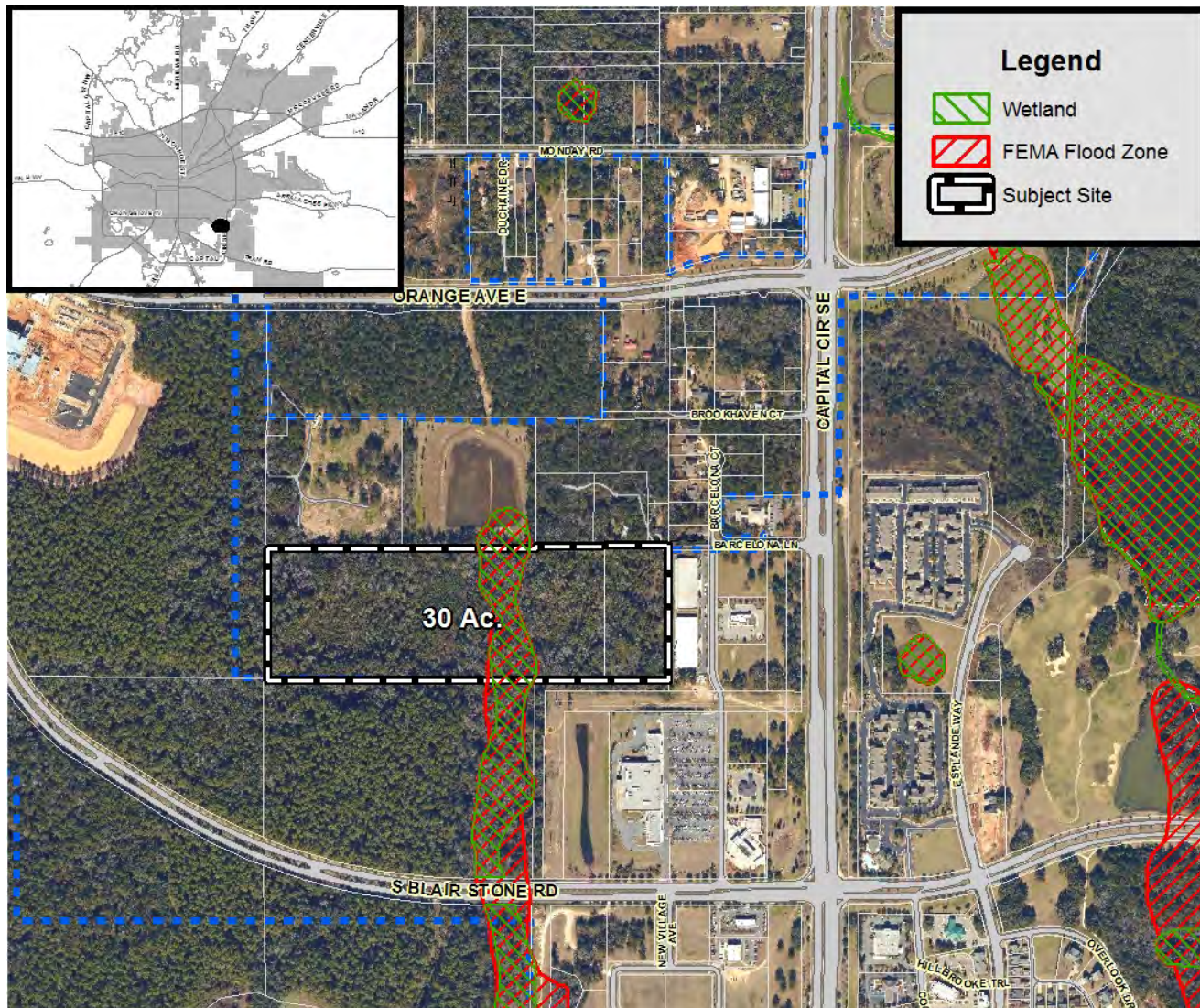
Transit Network

This site is peripherally served by the Southwood Weekday Bus Route. This route runs Monday – Friday from 6:20 am – 7:00 pm and comes every 40 minutes. It stops at the C.K. Steele plaza, the Koger Center, and the Southwood Town Center.

Environmental Analysis

The subject site is currently considered Agricultural Properties by the Property Appraiser and Tax Collector, and is undeveloped. The site is located within the Woodville Recharge Drainage basin, more particularly the Tram Road Closed Basin, as shown on the map below.

Of significance, there are areas of floodplain and wetlands which bifurcate the site, and a terrain grade signature of a potential Karst feature (sinkhole) is located at the northwest corner. In addition to the above, consideration of surface runoff/drainage obligation shall be highlighted, along with the appropriate drainage easement to the benefit of upstream properties to avoid creating “drainage” land locked tracts.



F. PUBLIC OUTREACH AND NOTIFICATION

An initial mailing was sent to 39 property owners within 1,000 feet of Subject Site.

Public Outreach		Date	Details
X	Mail Notification of Proposed Changes	October 23, 2017	Notices Mailed to Property Owners within 1000 feet
X	Notice of Proposed Land Use Change and Rezoning	October 19, 2017	Two signs providing details of proposed land use and zoning changes posted on subject site
X	First Public Open House	November 16, 2017	5:30 PM, Second Floor, Frenchtown Renaissance Center
X	Staff Reports Available Online	December 20, 2017	Email Subscription Notice sent to all users of service

Public Open House - November 16, 2017: 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, five were present to discuss this amendment. They were concerned about how a change in land use and zoning on this property, adjacent to theirs, would increase their taxes.

G. STAFF REPORT UPDATE

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

Cycle 2018 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	November 7, 2017	3:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	January 2, 2018	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	January 23, 2018	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	February 27, 2018	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	April 10, 2018	6:00 PM, Fifth Floor, Leon County Courthouse

Local Planning Agency Public Hearing - December 5, 2017: Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

Local Planning Agency Public Hearing – January 2, 2018: The Local Planning Agency supported staff's recommendation of approval based upon consistency with the Comprehensive Plan and findings of fact outlined in this staff report.

H. ATTACHMENTS

- Attachment #1: Comprehensive Plan policies 2.2.24: [L] Urban Residential 2 (UR-2), Policy 2.2.5: [L] Suburban (SUB), and Policy 2.2.9: [L] Activity Center (AC)
- Attachment #2: Land Development Code sections 10-6.637 Single- and Two-Family Residential District (R-3), section 10-6.614 High Intensity Urban Activity Center District (AC), and section 10-6.6.43 Office Residential 2 (OR-2)
- Attachment #3: Email from the applicant regarding roadway access to the site



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Attachment #1

Comprehensive Plan Policies

- Policies 2.2.24: [L] Urban Residential 2 (UR-2),
- Policy 2.2.5: [L] Suburban (SUB),
- Policy 2.2.9: [L] Activity Center (AC)

Policy 2.2.24: [L]

URBAN RESIDENTIAL 2 (REV. EFF. 7/26/06; REV. EFF. 3/14/07; REV. EFF. 1/22/16)

The primary intent of the Urban Residential 2 land use category, which is to be applied only within the Urban Services Area, is to encourage a range of density (4-20 dwelling units per acre) housing, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The implementing zoning district(s) shall contain design standards as well as locational criteria to accomplish these goals. The Urban Residential category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as open space/recreation and community facilities related to residential uses. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. Urban Residential 2 may serve as a transition category between lower density residential categories and more intensive development such as higher density residential and/or office land uses or major roadways where alternative modes of transportation are available to support the increased residential densities. The category is not intended to be applied within the interior of an existing designated residential preservation area, unless to correct, legal non-conforming uses and/or densities. The maximum residential density within the Urban Residential 2 category is 20 units per acre.

Policy 2.2.5: [L]

SUBURBAN (EFF. 3/14/07)

To create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities with convenient access to low to medium density residential land uses. Employment opportunities should be located near residential areas, if possible within walking distance. This category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects and the principles of traditional neighborhood developments are encouraged, though not required. The Suburban category is most suitable for those areas outside of the Central Core. However, additional areas inside the Central Core may be designated as appropriate based on existing land use pattern.

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at large commercial centers and appropriate street and pedestrian connections established between commercial and residential areas. Except within mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods.

Development shall comply with the Suburban Intensity Guidelines. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

Suburban Intensity Guidelines (EFF. 3/14/07; REV. EFF. 7/14/14)

Table 4: Suburban Intensity Guidelines

Development Patterns	Allowed Land Uses	Gross Residential Density	Non-Res Intensity	Percentage Mix of Uses
Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ (4)	10,000 SQ FT/ACRE	65-80%
Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	0 to 8 UNITS/ (4)	10,000 SQ FT/ACRE (5)	
Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 UNITS/ ACRE	20,000 SQ FT/ACRE	
Medium Density Residential Office	Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 20 UNITS/ ACRE	20,000 SQ FT/ACRE ⁽⁶⁾	
Village Center	Residential, Office, Commercial up to 50,000 SQ FT, maximum business size. Centers shall not be located closer than ¼ mile to another village center or commercial development including more than 20,000 SQ FT of floor area.	8 to 16 UNITS/ ACRE	12,500 SQ FT/ACRE per parcel for center 20 acres or less (7)	65-80%
Urban Pedestrian Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 16 UNITS/ (3) ACRE	Up to 20,000 SQ FT/ACRE (3)	35-50%
Suburban Corridor	Residential, Office, Commercial, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 UNITS/ ACRE	Up to 25,000 SQ FT/ACRE (8)	
Medical Center	Residential, Office, Commercial, Recreation, Light Infrastructure & Community Service	6 to 20 UNITS/ (1) ACRE	80,000 SQ FT/ACRE (2)	
Business Park	Office, Residential and Commercial	Up to 16 UNITS/ ACRE	20,000 SQ FT/ ACRE	5-10%
Light Industrial	Office, Commercial up to 10,000 SQ FT per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post- Secondary Schools and ancillary residential	1 UNIT/ DEVELOP MENT	20,000 SQ FT/ ACRE (9)	

Notes:

- (1) 8 units/acre minimum for exclusively residential;
- (2) Hospitals up 176,000 sq ft/acre;
- (3) 20 units/acre and 40,000 sq ft/acre for multiple use development; Combined residential and non-residential development may have up to 40,000 SF and up to a six story building. Residential use, office use and commercial use is allowed.
- (4) Low Density Residential and Residential Office development patterns can have a minimum of 1 unit per acre if water and sewer are not available.
- (5) The maximum square footage is increased to 12,500 SF if the project is a mixed-use development.

- (6) The maximum square footage increases to 40,000 SF per acre and maximum height increases to six stories if 50% of parking is structured. This provision only applies to areas previously designated as Mixed Use C
- (7) 250,000 SF of total development permitted on 20 to 30 acre centers.
- (8) Storage areas may be 50,000 SF per acre. Office and Retail is allowed.
- (9) Storage areas may be 50,000 SF per acre.

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, retail and light industrial development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.



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Attachment #2

Land Development Code Sections

- Section 10-6.637 Single- and Two-Family Residential District (R-3)
- Section 10-6.614 High Intensity Urban Activity Center District (AC)
- Section 10-6.6.43 Office Residential 2 (OR-2)

Section 10-6.637. R-3 Single- and Two-Family Residential District.

1. District Intent				PERMITTED USES					
				2. Principal Uses				3. Accessory Uses	
The R-3 district is intended to be located in areas designated Bradfordville Mixed Use, Urban Residential, Urban Residential 2, or Suburban on the Future Land Use Map of the Comprehensive Plan which contain or are anticipated to contain a wide range of single-family and two-family housing types. The maximum gross density allowed for new residential development in the R-3 district is 8 dwelling units per acre; a minimum density of 4 dwelling units per acre is required when applied to the Urban Residential future land use category. The minimum density is not applicable if constraints of public easements, concurrency, or preservation an/or conservation features preclude the attainment of the minimum densities. Certain community and recreational facilities related to residential uses are also permitted.				(1) Community facilities related to residential uses including religious facilities, police/fire stations, and elementary, middle, vocational, and exceptional student education schools. Libraries and high schools are prohibited. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations. (2) Golf courses. (3) Passive and active recreational facilities. (4) Single-family attached dwellings. (5) Single-family detached dwellings. (6) Two-Family dwellings. (7) Zero-lot line single-family detached dwellings.				(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.	
DEVELOPMENT STANDARDS									
	4. Minimum Lot or Site Size			5. Minimum Building Setbacks				6. Maximum Building Restrictions	
Use Category	a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)
Single-Family Detached Dwellings	5,000 square feet	50 feet	100 feet	20 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories
Single-Family Attached Dwellings	3,750 square feet end unit; 2,400 square feet interior lot	37.5 feet end unit; 25 feet interior lot	80 feet	20 feet	not applicable	15 feet	25 feet	maximum length: 8 units	3 stories
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
Two-Family Dwelings	8,000 square feet	60 feet	100 feet	20 feet	same as for single-family detached dwellings	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	60 feet	100 feet	25 feet	same as for single-family detached dwellings	15 feet	25 feet	10,000 square feet of gross building floor area per acre	3 stories

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).

Sec. 10-6.614. High Intensity Urban Activity Center District

(a) *Purpose and Intent.* The purpose and intent of high-intensity urban activity center district is to establish an urban activity center providing for community wide or regional commercial activities located in proximity to multi-family housing and office employment centers. This district is intended to provide large-scale commercial activities to serve the retail market of region as well as the community. The intense commercial of this district promotes the efficiency of the transportation system through consolidation of trips and discouragement of the unabated sprawl of commercial activities. Planned, integrated development is required to promote synergy between the different allowable land uses. 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, egress, and internal circulation systems. The district will also allow residential development of complimentary intensity of sixteen (16) to forty-five (45) dwelling units per gross acre.

(b) *Allowable Uses.* For the purpose of this article, the following land use types are allowable in this zoning district and are controlled by the Land Use Development Standards of this article, the Comprehensive Plan and Schedules of Permitted Uses.

- (1) Minor Commercial
- (2) Neighborhood Commercial
- (3) Community Commercial
- (4) Regional Commercial
- (5) Highway Commercial
- (6) Minor Office
- (7) Major Office
- (8) Office Park
- (9) Medium Density Residential
- (10) High Density Residential
- (11) Passive Recreation
- (12) Active Recreation
- (13) Community Services
- (14) Light Infrastructure
- (15) Postsecondary
- (16) Light Industrial--Minor

(c) *List of Permitted Uses.* See Schedules of Permitted Uses, section 10-1207(a). Some of the uses on these schedules are itemized according to the Standard Industrial Code (SIC). Proposed activities and uses are indicated in the

schedules. The activity or use may be classified as permitted, restricted or permitted through special exception, or not allowed.

(d) *Development Standards.* All proposed development shall meet the commercial site location standards (section 10-922); buffer zone standards (section 10-923); the parking and loading requirements (division 7); and the land use development criteria as specified in section 10-1207.

SECTION 10-6.614 HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICT
ALLOWABLE USES; APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL
STANDARDS

P PERMITTED USE
R RESTRICTED USE
S SPECIAL EXCEPTION

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
	RESIDENTIAL														
	Dwelling, Multiple-Family									P	P				
	RETAIL TRADE														
521	Lumber and other building materials	P	P	P	P	P									
523	Paint, glass, and wallpaper stores	P	P	P	P	P									
525	Hardware stores	P	P	P	P	P									
526	Retail nurseries and garden stores	P	P	P	P	P									
527	Mobile home dealers	P	P	P	P	P									
531	Department stores	P	P	P	P	P									
533	Variety stores	P	P	P	P	P									
539	Misc. general merchandise stores	P	P	P	P	P									
541	Grocery stores	P	P	P	P	P									
542	Meat and fish markets	P	P	P	P	P									
543	Fruit and vegetable markets	P	P	P	P	P									
544	Candy, nut and confectionery stores	P	P	P	P	P									
545	Dairy products stores	P	P	P	P	P									
546	Retail bakeries	P	P	P	P	P									
551	New and used car dealers	P	P	P	P	P									
553	Auto and home supply stores	P	P	P	P	P									
554	Gasoline service stations	P	P	P	P	P									
555	Boat dealers	P	P	P	P	P									
556	Recreational vehicle dealers	P	P	P	P	P									
557	Motorcycle dealers	P	P	P	P	P									
56	Apparel and accessory stores	P	P	P	P	P									
571	Furniture and home furnishings stores	P	P	P	P	P									
572	Household appliance stores	P	P	P	P	P									

LEGEND	
MC	= MINOR COMMERCIAL
NC	= NEIGHBORHOOD COMMERCIAL
CC	= COMMUNITY COMMERCIAL
RC	= REGIONAL COMMERCIAL
HC	= HIGHWAY COMMERCIAL
MO	= MINOR OFFICE
MJO	= MAJOR OFFICE
OP	= OFFICE PARK
MR	= MEDIUM DENSITY RESIDENTIAL
HR	= HIGH DENSITY RESIDENTIAL
AR	= ACTIVE RECREATION
CS	= COMMUNITY SERVICES
LI	= LIGHT INFRASTRUCTURE
MI	= MINOR LIGHT INDUSTRIAL

SECTION 10-6.614- HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICT
ALLOWABLE USES; APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL
STANDARDS

P PERMITTED USE
R RESTRICTED USE
S SPECIAL EXCEPTION

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
573	Radio, television, & computer stores	P	P	P	P	P									
5736	Musical instrument stores	P	P	P	P	P									
581	Eating and drinking places	P	P	P	P	P									
591	Drug stores and proprietary stores	P	P	P	P	P									
592	Liquor stores	P	P	P	P	P									
593	Used merchandise stores	P	P	P	P	P									
5941	Sporting goods and bicycle shops	P	P	P	P	P									
5942	Book stores	P	P	P	P	P									
5943	Stationery stores	P	P	P	P	P									
5944	Jewelry stores	P	P	P	P	P									
5945	Hobby, toy, and game shops	P	P	P	P	P									
5946	Camera & photographic supply stores	P	P	P	P	P									
5947	Gift, novelty, and souvenir shops	P	P	P	P	P									
5948	Luggage and leather goods stores	P	P	P	P	P									
5949	Sewing, needlework, and piece goods	P	P	P	P	P									
5961	Catalog and mail-order houses	P	P	P	P	P									
5992	Florists	P	P	P	P	P									
5993	Tobacco stores and stands	P	P	P	P	P									
5994	News dealers and newsstands	P	P	P	P	P									
5995	Optical goods stores	P	P	P	P	P									
5999	Miscellaneous retail stores, nec	P	P	P	P	P									
	FINANCE, INSURANCE,														
	AND REAL ESTATE														
601	Central reserve depositories	P	P	P	P	P	P	P	P						
602	Commercial banks	P	P	P	P	P	P	P	P						
603	Savings institutions	P	P	P	P	P	P	P	P						

LEGEND	
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CS	= COMMUNITY SERVICES
LI	= LIGHT INFRASTRUCTURE
MI	= MINOR LIGHT INDUSTRIAL

SECTION 10-6.614 - HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICT
ALLOWABLE USES; APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL
STANDARDS

P PERMITTED USE
R RESTRICTED USE
S SPECIAL EXCEPTION

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
606	Credit unions	P	P	P	P	P	P	P	P						
611	Federal & federal sponsored credit	P	P	P	P	P	P	P	P						
614	Personal credit institutions	P	P	P	P	P	P	P	P						
616	Mortgage bankers and brokers	P	P	P	P	P	P	P	P						
62	Security and commodity brokers	P	P	P	P	P	P	P	P						
64	Insurance agents, brokers, & service	P	P	P	P	P	P	P	P						
65	Real estate	P	P	P	P	P	P	P	P						
654	Title abstract offices	P	P	P	P	P	P	P	P						
	SERVICES														
701	Hotels and motels	P	P	P	P	P			P						
702	Rooming and boarding houses; dorms	P	P	P	P	P									
721	Laundry, cleaning, & garment services	P	P	P	P	P									
7215	Coin-operated laundries and cleaning	P	P	P	P	P									
723	Beauty shops	P	P	P	P	P									
724	Barber shops	P	P	P	P	P									
725	Shoe repair and shoeshine parlors	P	P	P	P	P									
726	Funeral service and crematories	P	P	P	P	P									
7299	Miscellaneous personal services	P	P	P	P	P									
7311	Advertising agencies	P	P	P	P	P	P	P	P						
732	Credit reporting and collection	P	P	P	P	P	P	P	P						
7334	Photocopying & duplicating services	P	P	P	P	P	P	P	P						
7335	Commercial photography	P	P	P	P	P	P	P	P						
7336	Commercial art and graphic design	P	P	P	P	P	P	P	P						
7353	Heavy construction equipment rental	P	P	P	P	P	P	P	P						
7359	Equipment rental & leasing, nec	P	P	P	P	P	P	P	P						
7361	Employment agencies	P	P	P	P	P	P	P	P						
737	Computer and data processing services	P	P	P	P	P	P	P	P						

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ALLOWABLE USES; APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL
STANDARDS

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R RESTRICTED USE

S SPECIAL EXCEPTION

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
742	Veterinarians	P	P	P		P									
751	Automotive rentals, no drivers	P	P	P	P	P									
752	Automobile parking	P	P	P	P	P									
753	Automotive repair shops	P	P	P	P	P									
754	Automotive services, except repair	P	P	P	P	P									
762	Electrical repair shops	P	P	P	P	P									
763	Watch, clock, and jewelry repair	P	P	P	P	P									
764	Reupholstery and furniture repair	P	P	P	P	P									
783	Motion picture theaters	P	P	P	P	P									
784	Video tape rental	P	P	P	P	P									
791	Dance studios, schools, and halls	P	P	P	P	P									
793	Bowling centers	P	P	P	P	P									
794	Commercial sports	P	P	P	P	P									
7991	Physical fitness facilities	P	P	P	P	P									
7992	Public golf courses	P	P	P	P	P									
7993	Coin-operated amusement devices	P	P	P	P	P									
7996	Amusement parks	P	P	P	P	P									
7997	Membership sports & recreation clubs	P	P	P	P	P									
801	Offices & clinics of Medical doctors					P	P	P							
802	Offices and clinics of dentists					P	P	P							
804	Offices of other health practitioners					P	P	P							
805	Nursing and personal care facilities					P	P	P		P					
806	Hospitals					P	P	P				P			
807	Medical and dental laboratories					P	P	P				P			
808	Home health care services					P	P	P				P			
81	Legal services					P	P	P							
821	Elementary and secondary schools												S		
823	Libraries - Less than 7500 sq. ft.	P	P	P	P	P	P	P		P					

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SECTION 10-6.614 - HIGH INTENSITY URBAN ACTIVITY CENTERS DISTRICTALLOWABLE USES;
APPROPRIATE PERMIT LEVEL AND APPLICABLE DEVELOPMENT AND LOCATIONAL STANDARDS

P PERMITTED USE

R RESTRICTED USE

S SPECIAL EXCEPTION

SIC CODE	NAME OF USE	DEVELOPMENT AND LOCATIONAL STANDARDS													
		MC	NC	CC	RC	HC	MO	MJO	OP	MR	HR	AR	CS	LI	MI
823	Libraries												S		
824	Vocational schools												S		
835	Day care services	P	P	P	P				P						
836	Residential care	P	P	P	P				P						
841	Museums and art galleries			P	P							P			
842	Botanical and zoological gardens											P			
864	Civic and social associations			P	P										
866	Religious organizations	P	P	P	P	P	P	P	P						
871	Engineering & architectural services						P	P	P						
872	Accounting, auditing, & bookkeeping						P	P	P						
873	Research and testing services						P	P	P						
874	Management and public relations						P	P	P						
	PUBLIC ADMINISTRATION														
91	Executive, legislative, and general						P	P	P				P		
921	Courts						P	P	P				P		
922	Public order and safety												P		
9221	Police protection												P		
9224	Fire protection												P		
	RECREATION														
	Hiking & Nature Trails											P			
	Picnicking											P			
	Canoe Trails											P			
	Bicycle Trails											P			
	Horseback Riding Trails											P			
	Tot Lots											P			
	Court Sports											P			
	Field Sports											P			
	Boat Landings											P			
	Archaeological Historical Sites											S			

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HIGH INTENSITY URBAN ACTIVITY CENTER
MAXIMUM ALLOWABLE FLOOR AREA
SECTION 10-6.614

COMMERCIAL LAND USE TYPE	ACTIVITY CENTER
MINOR*	
Total Location	80,000
Single Site or Quadrant	20,000
Single Structure	20,000
NEIGHBORHOOD**	
Total Location	400,000
Single Site or Quadrant	400,000
Single Structure	400,000
COMMUNITY	
Total Location	800,000
Single Site or Quadrant	800,000
Single Structure	800,000
REGIONAL	
Total Location	4,000,000
Single Site or Quadrant	4,000,000
Single Structure	4,000,000

*Maximum of 10,000 gross square feet, if located on a local street.

**Only one neighborhood commercial site (quadrant) will be permitted at the intersection of a major collector and arterial road. The maximum allowable commercial development permitted at the neighborhood commercial area located at the intersection of two major collectors is 50,000 sq. ft. g.s.l.a.

SECTION 10.6.614
MINIMUM DEVELOPMENT STANDARDS
HIGH INTENSITY ACTIVITY CENTER

	MEDIUM OR HIGH DENSITY RESIDENTIAL, COMMERCIAL, OFFICE	INDUSTRIAL LIGHT	COMMUNITY SERVICES; ACTIVE RECREATION; PUBLIC, PRIMARY AND SECONDARY SCHOOLS
MINIMUM SETBACKS			
Front Yard			
Building	20	20	20
Parking	20	20	20
Corner Yard			
Building	20	20	20
Parking	20	20	20
Side Yard			
Building	5	10	5
Parking	5	10	5
Rear Yard			
Building	20	20	20
Parking	10	10	10
Adjoining Lower Intensity			
Zoning District			
Building	50	50	--
Parking	20	20	--
MAXIMUM % IMPERVIOUS			
SURFACE AREA*	75	60	75
HEIGHTS			
Max. at Bldg. Envelope			
Perimeter	40	40	50
Addl. Height/Addl.			
Zoning Setback	4'/1'	2'/1'	4'/1'
Total Height	120	120	120

*May utilize fee in lieu provision of EMA/EMO.

Section 10-6.643. OR-2 Office Residential district.

1. District Intent				PERMITTED USES							
				2. Principal Uses				3. Accessory Uses			
<p>The OR-2 district is intended to be located within areas designated Bradfordville Mixed Use or Suburban on the Future Land Use Map of the Comprehensive Plan in areas where employment and residential uses are encouraged to locate in close proximity to each other. The provisions of this district are intended to promote urban density and intensity of residential and office uses and the mixing of permitted uses to promote the use of public transit and the efficient use of public infrastructure. Off-street parking facilities in the OR-2 district shall be located and designed to promote convenient access to pedestrian and mass transit facilities. A variety of housing types, compatible non-retail activities of moderate intensity, retail commercial activities (limited to the ground floor), and certain community and recreational facilities related to office or residential uses are permitted in the OR-2 district. The maximum gross density allowed for new residential development in the OR-2 district is 16 dwelling units per acre, while the minimum gross density allowed is 8 dwelling units per acre, unless constraints of concurrency or preservation and/or conservation features preclude the attainment of the minimum densities.</p> <p>In order to implement the business park development pattern, a minimum of 10 acres is required with at least 3 types of uses which shall include office and commercial.</p>				<p>(1) Banks and other financial institutions. (2) Broadcasting studios. (3) Community facilities related to office or residential facilities, including libraries, religious facilities, police/fire stations, and elementary and middle schools and vocational schools. Other community facilities may be allowed in accordance with Section 10-6.806 of these regulations. (4) Day care centers. (5) Golf courses. (6) Hotels and motels, including bed and breakfast inns. (7) Medical and dental offices and services, laboratories, and clinics. (8) Multiple-family dwellings. (9) Non-medical offices and services, including business and government offices and services. (10) Nursing homes and other residential care facilities. (11) Off-street parking facilities.</p>				<p>(12) Passive and active recreational facilities. (13) Personal services. (14) Retail drug store with drive thrus (only allowed in a business park development) (15) Retail food and grocery (only allowed in a business park development) (16) Single-family attached dwellings. (17) Single-family detached dwellings. (18) Social, fraternal, and recreational clubs and lodges, including assembly halls. (19) Stand alone restaurants without drive thrus (only allowed in a business park development) (20) Studios for photography, music, art, dance, drama, and voice. (21) Two-family dwellings. (22) Veterinary services, including veterinary hospitals. (23) Zero-lot line single-family detached dwellings. (24) Any use permitted in the C-1 district (and is not listed in uses 1-20 above), provided that the use is on the first floor of a multi-story building containing office and/or residential uses on any of the floors above the first floor.</p>		<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Administrator or designee.</p>	
DEVELOPMENT STANDARDS											
		4. Minimum Lot or Site Size		5. Minimum Building Setbacks				6. Maximum Building Restrictions			
Use Category		a. Lot or Site Area	b. Lot Width	c. Lot Depth	a. Front	b. Side-Interior Lot	c. Side-Corner Lot	d. Rear	a. Building Size (excluding gross building floor area used for parking)	b. Building Height (excluding stories used for parking)	
Single-Family Detached Dwellings		5,000 square feet	50 feet	100 feet	15 feet	7.5 feet on each side; or any combination of setbacks that equals at least 15 feet, provided that no such setback shall be less than 5 feet	15 feet	25 feet	not applicable	3 stories	
Two-Family Dwellings		8,500 square feet	70 feet	100 feet	15 feet	same as single-family above	15 feet	25 feet	not applicable	3 stories	
Single-Family Attached Dwellings		1,600 s.f. min.; avg. of 2,000 square feet	16 feet	none	15 feet	none	15 feet	25 feet	not applicable	3 stories	
Development Standards Continued on Page 2 of 2											

DEVELOPMENT STANDARDS									
Multiple-Family Dwellings	10,000 square feet	80 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	not applicable	3 stories
Zero-Lot Line Single-Family Detached Dwellings	3,750 square feet	30 feet interior lot; 40 feet corner lot	100 feet	20 feet	0 feet one side; 5 feet other side	15 feet	25 feet	not applicable	3 stories
Any Permitted Principal Non-Residential Use	12,000 square feet	60 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	20,000 square feet of gross building floor area per acre	3 stories
Commercial Uses (Only Allowed in Business Park Development)	12,000 square feet	60 feet	100 feet	15 feet	15 feet on each side	25 feet	10 feet	20,000 square feet of gross building floor area per acre; Individual buildings may not exceed 15,000 gross square feet	3 stories
7. Additional Criteria and Restrictions for Business Park Development: Commercial uses shall not exceed 25% of the total square feet of the development.									

GENERAL NOTES:

- 1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12 of the Comprehensive Plan for additional requirements.
- 2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
- 3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).



2018 Comprehensive Plan Amendment Cycle
LMA201805
Barcelona Offices

Attachment #3

Email from the applicant regarding roadway access to the site

From: [Christesen, Julie](#)
To: [White, Artie](#)
Subject: Fwd: 30 acres lot - Barcelona LN
Date: Tuesday, November 28, 2017 2:01:28 PM
Attachments: [image001.png](#)
[image001.png](#)

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From: Ricardo Hernandez <rihernanp@gmail.com>
Sent: Wednesday, November 8, 2017 4:15 PM
Subject: Re: 30 acres lot - Barcelona LN
To: Christesen, Julie <julie.christesen@talgov.com>
Cc: White, Artie <artie.white@talgov.com>

Julie

I got the road plans. I am responsible of building the road and I will do so if I can build office. I can choose if the access will be via Orange Ave or Blair Stone Rd. I was told that the road proposal and final plans is a process that can be done parallel to the site plan approval process. I am aware that access via Barcelona LN is not an option but I would like to know if building the new access road will give me the option to build offices under OR-2.

Sincerely
Ricardo

On Wed, Nov 8, 2017 at 4:01 PM, Christesen, Julie <Julie.Christesen@talgov.com> wrote:

Hi Ricardo –

That's great – I heard from DSEM that it was in the review process as well.

There isn't a way to connect via conference call to the Public Open House, and unfortunately I am not available at all the week of the 20, as I'll be out of the office. I'm happy to speak with you via phone call at any time before that week, though. Were you able to work with the City about the roadway? I think, as the access is currently only Barcelona Lane, you won't be able to construct offices in OR-2 (but we'll know more details once we see the PUV).

Thanks,

Julie

Julie Conn Christesen, AICP

Senior Planner

Tallahassee-Leon County Planning Dept.

Comprehensive Planning & Urban Design

850.891.6433 • Julie.Christesen@talgov.com



Please note that under Florida's Public Records laws, most written communications to or from city and county staff or officials regarding public business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: Ricardo Hernandez [mailto:rihernanp@gmail.com]

Sent: Wednesday, November 08, 2017 2:39 PM

To: Christesen, Julie <Julie.Christesen@talgov.com>; White, Artie <Artie.White@talgov.com>

Subject: 30 acres lot - Barcelona LN

Julie / Artie

I hope you are doing well.

I am still waiting to get the PUV report. I was told that Shawna is reviewing it and I should get it soon.

I have one question. Is there any change I can connect via conference call or video to the Nov 16 Workshop?. Unfortunately I can not be there because I have a planned trip to Tallahassee on Nov 20 and 21. Also let me know how is your time availability on Nov 20. I can meet with you any time in the afternoon.

--

Sincerely

Ricardo

--

Sincerely
Ricardo



2018 Comprehensive Plan Amendment Cycle
PCT201801
Research and Industry Land Use

SUMMARY		
Applicant:	Proposed Change	TLCPD Recommendation:
Tallahassee-Leon County Planning Department	Adoption of a new <i>Research and Industry Land Use</i> category	Approve
TLCPD Staff:	Comprehensive Plan Element	LPA Recommendation:
Artie White	Land Use Element	
Contact Information:	Policy Number(s)	
Artie.White@Talgov.com (850) 891-6400	Policy 2.2.27	
Date: November 13, 2017	Updated: January 3, 2018	

A. SUMMARY:

The proposed amendment would update the Land Use Element of the Tallahassee-Leon County Comprehensive Plan to include a Research and Industry Land Use category. This proposed land use category addresses research and development uses, light industrial uses, mixed use light industrial uses, mining uses, and heavy industrial uses. The propose land use category sets guidelines for the development of implementing zoning districts.

B. STAFF RECOMMENDATION:

Approve.

C. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

D. PROPOSED POLICY CHANGE:

See Attachment #1 (Research and Industry Land Use) and Attachment #2 (proposed text amendments for internal consistency).

E. APPLICANT'S REASON FOR THE AMENDMENT:

The proposed amendment is intended to acknowledge changes and technological advances in the fields of research and development, advanced manufacturing, and industrial and light industrial operations. The proposed amendment also provides guidance for the development of land development regulations that address the compatibility of these uses with other uses in the community.

F. STAFF ANALYSIS

History and Background

The preliminary concept for the Research and Industry Land Use category arose through the Comprehensive Plan Reform effort. During the public outreach for Comprehensive Plan Reform, themes that were discussed included the need for high paying jobs, the need for economic diversification, and the need to address compatibility of different uses more effectively.

During this time, the Office of Economic Vitality prepared Manufacturing Development Program ordinances for consideration by the City Commission and Board of County Commissioners. The Planning Department and Office of Economic Vitality began discussing how manufacturing can be promoted and encouraged in appropriate locations.

Additionally, the Leon County Development Support and Environmental Services Department requested assistance from the Planning Department on how to address legal, non-conforming mines permitted in unincorporated Leon County. Because of this request, the proposed amendment was initiated in advance of other Comprehensive Plan Reform amendments.

If approved, the Planning Department will work closely with the City of Tallahassee Growth Management Department and the Leon County Development Support and Environmental Services Department on updates to the Land Development Regulations to implement the new land use category.

Previous Commission Consideration

The initiation of the proposed amendment is consistent with the direction from the City Commission and Board of County Commissioners to align the land use and development plan with established community priorities, beginning with a comprehensive assessment and revision of the Land Use Element. This direction is included in Leon County's FY2017-2021 Strategic Plan as a Quality of Life Strategic Initiative: Complete a comprehensive review and revision to the Land Use Element of the Comprehensive Plan, including a review of inclusionary housing. (2016-25)

STAFF REPORT UPDATE

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

Cycle 2018 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	November 7, 2017	3:00 PM, Second Floor, Frenchtown Renaissance Center
	Local Planning Agency Public Hearing	February 6, 2018	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	January 23, 2018	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	February 27, 2018	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	April 10, 2018	6:00 PM, Fifth Floor, Leon County Courthouse

Public Open House – November 16, 2017: 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, none were present to discuss this amendment. There were no questions or comments on this proposed amendment.

Science Advisory Committee – December 1, 2017: Staff presented the proposed Research and Industry Land Use Category to the Science Advisory Committee and requested input and feedback. The Committee discussed the amendment and was generally in support of the proposed amendment, but took no formal vote on the item.

Water Resources Committee – December 4, 2017: Staff presented the proposed Research and Industry Land Use Category to the Water Resources Committee and answered questions regarding the proposed amendment.

Local Planning Agency Public Hearing – December 5, 2017: Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

Local Planning Agency Public Hearing – January 2, 2018: Local Planning Agency voted to continue the Public Hearing to the February 6, 2018 Local Planning Agency meeting to provide staff additional time to further refine the density and intensity standards for the proposed land use category.

F. CONCLUSION:

Based on the above analysis, Planning Department staff recommends approval of the amendment request for the following reasons:

- Consistency Comprehensive Plan policies
- Consistency with previous City or County Commission actions
- Consistency with Planning Department projects, initiatives, etc.

H. ATTACHMENTS:

Attachment #1: Proposed *Research and Industry Land Use* category

Attachment #2: Proposed text amendments to provide internal consistency with the Proposed *Research and Industry Land Use* category



**2018 Comprehensive Plan Amendment Cycle
PCT201801
Research and Industry Land Use**

Attachment #1

Research and Industry Land Use

INTENT

Research and development, advanced manufacturing, and industry are key components of an economic development strategy for the City of Tallahassee and Leon County. Dramatic shifts in the technologies used by these sectors are resulting in operations that are often cleaner, quieter, and less noxious to neighboring uses than traditional industrial uses. Maintaining lands used for research and industry and expanding these uses in appropriate areas are necessary for job creation, flexibility to adapt to changing economic trends, and economic diversification essential for the community's future.

The intent of the Research and Industry Land Use category is to recognize the variety of research and industrial uses and the important connections between transportation and industry, and to facilitate the location of jobs relative to the homes of people who need them. Research and Industry uses should be encouraged in areas with access to transit, bicycle, and pedestrian facilities. Research and Industry uses intended for the distribution of manufactured goods should be encouraged in areas with access to the Tallahassee International Airport or the Florida Department of Transportation's (FDOT) Strategic Intermodal System (SIS) facilities. Because of the need for infrastructure and public services, the Research and Industry Land Use shall only apply to areas located within the Urban Services Area.

Because industrial uses vary in their operations and potential for offsite impacts, performance and locational criteria shall be established in the City and County land development codes for the implementing zoning districts. Noise, vibrations, smoke, dust and particulate matter, odor, and lighting resulting from Research and Industry uses shall be mitigated to avoid negative impacts on properties in the vicinity of these uses.

Allowable Uses, Densities, and Intensities

The Research and Industry Land Use category accommodates a variety of uses that may have similar demands on public infrastructure. Research and Development, Light Industrial, Mixed Use Light Industrial, Mining, and Heavy Industrial uses are allowable in the Research and Industry Land Use.

1. **Research and Development** – Research and Development uses shall be permitted at a maximum intensity of 45,000 square feet of gross building floor area per acre. Mixed use Research and Development projects may include commercial, office (other than the research and development uses), and residential uses. These ancillary uses may not exceed 40% of the total Research and Development project.
2. **Light Industrial** – Light Industrial uses shall be permitted at a maximum intensity of 30,000 square feet of gross building floor area per acre. Ancillary residential uses (intended for caretaking, maintenance, the temporary lodging of employees, or security) may not exceed two units per acre.
3. **Mixed Use Research and Industry – Mixed Use Research and Industry** projects may include up to 45,000 square feet of gross building floor area per acre. The mixture of uses shall emphasize the light industrial or research and development nature of development by including in the buildable square footage up to 90% in Light Industrial or Research and Development uses, up to 30% residential uses, and up to 30% in other non-residential support uses. Design standards detailed in the land development code shall provide for the protection of adjacent non-science and industry properties by arranging the residential uses and non-light industrial uses as a buffer or transition to adjacent properties.
4. **Mining** – Mining uses shall be permitted subject to applicable landscaping and natural area requirements and the dimensional standards included in land development regulations. A land reclamation plan shall be submitted demonstrating that upon termination of the activity, the land shall be returned to a condition that will allow an effective reuse compatible with surrounding properties. All mining uses are subject to fencing requirements as identified in the land development regulations. Mining uses may be subject to an Environmental Resource Permit (ERP) pursuant to Chapter 373, F.S., and Rule 62-330, Florida Administrative Code (F.A.C.) and mandatory reclamation requirements pursuant to Chapter 378, F.S., and Rule 62C-39, F.A.C.
5. **Heavy Industrial** – Heavy Industrial uses shall be permitted at a maximum intensity of 30,000 square feet of gross building floor area per acre. All applicable development must comply with Title 14 Code of Federal Regulations Part 77.9 Construction or alteration requiring notice.

SPECIAL CONDITIONS

The following special conditions shall apply to the Research and Industry Future Land Use category:

1. Administrative offices that support and are functionally related to onsite activities are allowed in any of the implementing zoning districts for the Science and Industry Land Use.
2. Site plans must demonstrate the protection of adjacent non-science and industry properties through development standards outlined in the land development codes.
3. A plan for vehicular access to and from the site addressing heavy trucks and equipment must be submitted with site plans and must demonstrate compatibility with adjacent land uses.

GLOSSARY

Research and Development: Research and Development uses shall have minimal offsite impacts and include facilities for developing physics, energy, aerospace, biomedical, and bioscience technologies. Facilities may include laboratories, wet laboratories, classrooms, commercialization centers, coworking spaces, makerspaces, craftsman studios, proof of concept centers, and related facilities. Active and passive recreation, open space, hotels, restaurants, and limited retail and residential are allowed as ancillary uses to support the collaborative nature of research and development centers.

Light Industrial: Light Industrial uses typically constrain potentially offensive impacts onsite, either through complete enclosure or a combination of enclosure and screening. Light Industrial uses shall include the finishing of products composed of previously manufactured component parts (such as the assembly of apparel or food processing excluding slaughter); and any manufacturing, storage, or distribution of products unlikely to cause any of the following impacts to be detected off-site: odor, noise, fumes or dispersion of waste, or radiation. Ancillary commercial uses designed to serve adjacent workers may be permitted. Light Industrial uses are not dependent upon direct access to rail facilities for off-loading and on-loading. Mixed Use Industrial sites allow light industrial uses supported by training facilities, offices, restaurants, small scale commercial storefronts, factory tours, retail, ancillary residential and/or open space uses.

Mining: Mining uses have the potential for substantial offsite impacts and alterations to the land structure on and around the mining site. Mining uses shall include the mining and quarrying of sand, gravel, clay, limestone, ceramic, and refractory minerals. Mining uses typically depend on a transportation system that can support large and heavy trucks.

Heavy Industrial: Heavy industrial uses have or may have substantial offsite impacts, such as noise, vibrations, smoke, dust and particulate matter, noxious or odorous gases, or any other pollution of the air or ground. These areas shall have stringent locational criteria and require extensive buffering and/or relative distance from other land uses. Ancillary commercial uses designed to serve adjacent workers may be permitted. Heavy industrial uses typically depend on access to Strategic Intermodal System (SIS) facilities, rail facilities, or airport facilities.

Commercialization centers: Facilities designed to further develop technologies through research partnerships, assistance with patents, and support for delivers products to the market through licensing and the creation of start-up companies.

Coworking Spaces: Shared workplaces or offices that facilitate the social gathering of a group of people who are still working independently. Unlike in a typical office, those utilizing coworking spaces are usually not employed by the same organization. Coworking spaces are often attractive to work-at-home professionals, independent contractors, or people who travel frequently.

Makerspaces: Collaborative work spaces with tools available for the purposes of enabling people to design, prototype and create manufactured works that typically would not be possible to create with the resources available to individuals working alone.

Makerspaces are intended to provide access to equipment, community, and education. Makerspaces often have a variety of equipment, such as 3D printers, laser cutters, CNC (Computer Numerical Control) machines, soldering irons, or sewing machines.

Proof of Concept Centers: Facilities designed to provide services related to financial capital, business support, and university research to promote the adoption and further development of programs that aid technologies through phases between patenting and the creation of marketable products.

Wet laboratories: Laboratories where chemicals, drugs, or other materials are handled in liquid solutions or volatile phases, requiring direct ventilation and specialized piped utilities (typically water and various gases).



**2018 Comprehensive Plan Amendment Cycle
PCT201801
Research and Industry Land Use**

Attachment #2

Additional Text Amendments for Internal Consistency

Policy 1.4.15: [L] (EFF. 8/17/92)

Waive access standards for industrial land uses within the Heavy Industrial Future Land Use category and Research and Industry Land Use category. This will be done in conjunction with adopting a policy which waives local and minor collector access standards for all planned industrial and commercial development.

Policy 2.1.1: [L] (REV. EFF. 6/28/95; REV. EFF. 7/26/06)

Protect existing residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the residential environment. Comprehensive Plan provisions and Land Development Regulations to accomplish this shall include, but are not limited to:

e) ~~Preclusion of future heavy industrial adjoining any residential area~~ Mitigation of off-site impacts from Research and Industry uses.

Policy 2.2.3: [L]

RESIDENTIAL PRESERVATION (EFF. 7/16/90; REV. EFF. 7/26/06; REV. EFF. 4/10/09)

c) Limitations on existing light industry adjoining residential preservation neighborhoods.

~~New~~, Expanding or redeveloped light industrial uses adjoining low density residential areas within the residential preservation land use category shall mitigate potential negative impacts through buffering or by providing a transitional development area between the light industrial uses and the low and medium density residential uses.

The factors cited in paragraph (e) below shall be considered when determining compatibility, design techniques and the size of the transitional development area.

The design and layout of ~~adjoining~~ expanding or redeveloping light industrial uses adjoining residential preservation areas shall be oriented to place the section of the development with the least potential negative impacts in the area next to the existing and/or future low density residential area in the residential preservation land use category. New light industrial ~~land~~ uses shall ~~not be designated next to a residential preservation area~~ mitigate off-site impacts in accordance with the Research and Industry Land Use category and applicable Land Development Regulations.

Policy 2.2.5: [L]

SUBURBAN (EFF. 3/14/07)

Suburban Intensity Guidelines (EFF. 3/14/07; REV. EFF. 7/14/14)

Table 4: Suburban Intensity Guidelines

~~Light~~~~Industrial~~~~Office, Commercial up to 10,000~~~~SQ FT per business, Light~~~~Industrial, Recreation, Light &~~~~Heavy Infrastructure,~~~~Community Service & Post-~~~~Secondary Schools and ancillary~~~~residential~~~~1 UNIT/~~~~DEVELOP~~~~MENT~~~~20,000-SQ~~~~FT/ ACRE (9)~~

While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, and retail ~~and light industrial~~ development. Allowed land uses within the Suburban Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Suburban Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

Policy 2.2.7: [L]

HEAVY INDUSTRIAL (EFF. 12/10/91; REV. EFF. 7/26/06;

RENUMBERED 3/14/07)

Contains industrial uses which have or may have substantial offsite impacts. These areas have locational criteria more stringent than residential or commercial. Off-site impacts require extensive buffering and/or relative distance from other land uses. Ancillary commercial uses designed to serve adjacent workers may be permitted. Other commercial and residential land uses are prohibited due to the encroachment factor. No new property shall be designated with the Heavy Industrial Land Use category. Amendments to the Future Land Use Map adopted for the purposes of developing industrial uses shall be designated with the Research and Industry Land Use category.

Policy 2.2.26: [L]**Land Use Development Matrix**

(Note: The Land Use Development Matrix does not apply to Bradfordville Mixed Use, Suburban, Research and Industry, Urban Residential 2, Village Mixed Use, Planned Development, Central Core, Central Urban, University Transition, and Woodville Rural Community.)

Policy 4.1.3: [L] (REV. EFF. 12/23/96; REV. EFF. 3/14/07)

~~The following limitations shall apply to industrial development.~~

Industrial development shall be located in such a manner as to prohibit industrial traffic through predominantly residential areas. Land Development Regulations shall address access standards for Research and Industry Land Uses to protect predominantly residential areas from traffic impacts traffic generated by industrial development. ~~At a minimum, the following limitations shall apply:~~

- ~~a) No future heavy industrial uses shall be allowed to adjoin existing low density and medium density residential uses.~~
- ~~b) Future light and heavy industrial uses will be prohibited on local and minor collector streets providing primary access to residential development.~~

Policy 4.1.4: [L] (EFF. 7/16/90)

Environmental impacts, infrastructure availability, transportation and land use compatibility criteria, as pictorially depicted on the matrix, shall be major factors in reviewing and approving ~~heavy industrial land use and intensity~~ Research and Industry Land Uses.

Policy 5.2.2: [L] (EFF. 12/7/99)

~~By 2001,~~ Land development regulations shall establish the maximum allowable dimension of water distribution pipelines necessary to support urban intensity development. Water distribution pipelines that do not exceed this dimension shall be considered public facilities, necessary to support urban development, and allowed within all land use categories. New water distribution pipelines in excess of the established dimension limit for public facilities shall be considered as industrial uses and shall be required to be located within the industrial future Government Operational or Research and Industry land use category.

Glossary

~~HEAVY INDUSTRIAL: (EFF. 7/16/90) The use of land for the manufacture of material or products from extracted or raw material; the extraction of mineral resources, except water; processing of wood to lumber or wood pulp, or wood pulp to paper; any refinement or distillation of petroleum resources, and conversion or smelting of ores to metals. Also, Heavy Industrial Use shall include any manufacturing, distribution, wholesaling or storage of any raw material or product—finished or unfinished—which is characterized by one or more of the following: 1) Producing impacts detectable off-site from smoke, dust, dispersion of particulate matter, noxious or odorous gases, or any other pollution of the air; 2) Producing water pollution detectable off-site, including thermal pollution; 3) The storage, manufacture, processing or distribution of any radioactive waste, explosive, or flammable materials; 4) The creation of noise or vibration not compatible with residential, agricultural, or commercial activities. 5) Any use generating or storing over 1000 KG/MO hazardous waste.~~

~~Heavy Industrial Uses have considerable impacts upon infrastructure and utilities. Heavy Industrial Uses require access and facilities for truck and/or rail delivery and pickup. Loading and off loading is frequently accomplished by truck or rail, seldom by automobile. Demand for water and electricity is typically heavy.~~

~~**LIGHT INDUSTRIAL:** (EFF. 7/16/90) The use of land for the finishing of products composed of previously manufactured component parts; and any manufacturing, storage, or distribution of products unlikely to cause any of the following objectionable impacts to be detected off site: odor, noise, fumes or dispersion of waste, or radiation. Light Industrial uses are not dependent upon direct access to rail facilities for off loading and on-loading. Light Industrial uses typically contain potentially offensive impacts onsite either through complete enclosure or a combination of enclosure and screening. **MINOR:** One activity on a less than 10 acre site. **PARK:** One activity on a greater than 10 acre site or 2 or more activities on one site.~~



2018 Comprehensive Plan Amendment Cycle
PCT201802
Regional Mobility Plan Maps

SUMMARY		
Applicant:	Proposed Change	TLCPD Recommendation:
Tallahassee-Leon County Planning Department	Update Adopted Cost Feasible Plan Maps	Approve
TLCPD Staff:	Comprehensive Plan Element	LPA Recommendation:
Julie Christesen	Mobility Element	Approve
Contact Information:	Policy Number(s)	
Julie.christesen@talgov.com 850-891-6433	Maps 28-41 in the Mobility Element	
Date: October 4, 2017	Updated: January 3, 2018	

A. SUMMARY:

The Mobility Element of the Tallahassee-Leon County Comprehensive Plan includes maps depicting projects from the Cost Feasible Plan section of the Regional Mobility Plan (also known as the Long Range Transportation Plan). The Regional Mobility Plan is updated every five years. This proposed amendment would replace the maps from the 2035 Regional Mobility Plan with maps and project lists from the 2040 Regional Mobility Plan.

This is a regular update conducted approximately every five (5) years.

B. STAFF RECOMMENDATION:

Approve.

B. LOCAL PLANNING AGENCY RECOMMENDATION:

Approve.

C. PROPOSED POLICY CHANGE:

See Attachment #1.

D. APPLICANT'S REASON FOR THE AMENDMENT:

The proposed changes are staff-initiated to ensure consistency between the Tallahassee-Leon County Comprehensive Plan and the adopted 2040 Regional Mobility Plan (Long Range Transportation Plan). This is a regular update conducted approximately every five (5) years.

E. STAFF ANALYSISHistory and Background

The Cost Feasible Plan maps from the 2035 Regional Mobility Plan were adopted into the Tallahassee-Leon County Comprehensive Plan during the 2011 Comprehensive Plan Amendment Cycle. The Capital Region Transportation Planning Agency (CRTPA) Board adopted the 2040 Regional Mobility Plan on November 16, 2015. The proposed amendment would replace the 2035 Regional Mobility Plan maps with a 2040 Regional Mobility Plan map and project lists.

Previous Commission Consideration

- The Cost Feasible Plan Maps from the Regional Mobility Plan were last updated in the Mobility Element during the 2011 cycle.
- The Capital Region Transportation Planning Agency (CRTPA) Board adopted the 2040 Regional Mobility Plan on November 16, 2015.

F. STAFF REPORT UPDATE

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

Cycle 2016 Meetings		Dates	Time and Locations
X	Local Planning Agency Workshop	November 7, 2017	3:00 PM, Second Floor, Frenchtown Renaissance Center
X	Local Planning Agency Public Hearing	January 2, 2018	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	January 23, 2018	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	February 27, 2018	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	April 10, 2018	6:00 PM, Fifth Floor, Leon County Courthouse

Public Open House - November 16, 2017: 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, none were present to discuss this amendment. There were no questions or comments on this proposed amendment.

Local Planning Agency Public Hearing - December 5, 2017: Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

Local Planning Agency Public Hearing – January 2, 2018: The Local Planning Agency supported staff's recommendation of approval based upon consistency with the Comprehensive Plan and findings of fact outlined in this staff report.

G. CONCLUSION:

Based on the above analysis, Planning Department staff recommends approval of the amendment request for the following reasons:

1. This amendment will ensure consistency between the Tallahassee-Leon County Comprehensive Plan and the adopted 2040 Regional Mobility Plan (also known as the Long Range Transportation Plan).
2. Updating the Mobility Element with the 2040 Regional Mobility Plan Cost Feasible Map and project lists is consistent with Goal 1 [M], Motorized, Bicycle, and Pedestrian Circulation, as these projects aid in establishing and maintaining the transportation system laid out in the goal, which states:

Goal 1: [M] Motorized, Bicycle, and Pedestrian Circulation. Establish and maintain a safe, convenient, energy efficient, and environmentally sound automobile, transit, bicycle and pedestrian transportation system, capable of moving people of all ages and abilities as well as goods.

3. Updating the Mobility Element with the 2040 Regional Mobility Plan Cost Feasible Map and project lists is consistent with Policy 1.4.7 [M], Energy Efficiency District Network and Connectivity, which states:

Energy efficiency districts shall have a dense, interconnected network of local and collector streets, sidewalks, bike lanes, and shared-use paths in accordance with the following:

1. The street, bicycle, and pedestrian network shall be comprised of a system of interconnected and direct routes with a connectivity index of 50 or more polygons per square mile;
2. For areas with a connectivity index below 50, the missing links in the network shall be identified and eliminated where feasible through the development and capital improvement process;
3. Prioritization of connectivity projects shall recognize the importance of areas with high concentrations of pedestrian activity and of areas where connections

are needed to ensure easy access between transportation modes, with particular attention to bicycle and pedestrian access to schools, transit stops and regional greenway or trail systems.

4. Direct bicycle and pedestrian connections shall be provided within and between residential areas and

4. Updating the Mobility Elements with the 2040 Regional Mobility Plan Cost Feasible Map and project lists is consistent with Policy 1.6.3: [M], which states:

Future right-of-way needs for selected transportation corridors designated for improvement in the Tallahassee-Leon County Comprehensive Plan are generally depicted in the table below and in the Future Right-of-Way Needs Map and the Long Range Transportation Plan.

5. The proposed amendment will assist the City and County in meeting and maintaining established level of service standards, accommodating planned future growth, and will help assure the continued development of a safe, efficient and sustainable transportation system for the citizens of Tallahassee and Leon County.

H. ATTACHMENTS:

Attachment #1: Cost Feasible Plan map and project tables from the adopted 2040 Regional Mobility Plan.



2018 Comprehensive Plan Amendment Cycle
PCT201802
Regional Mobility Plan Maps

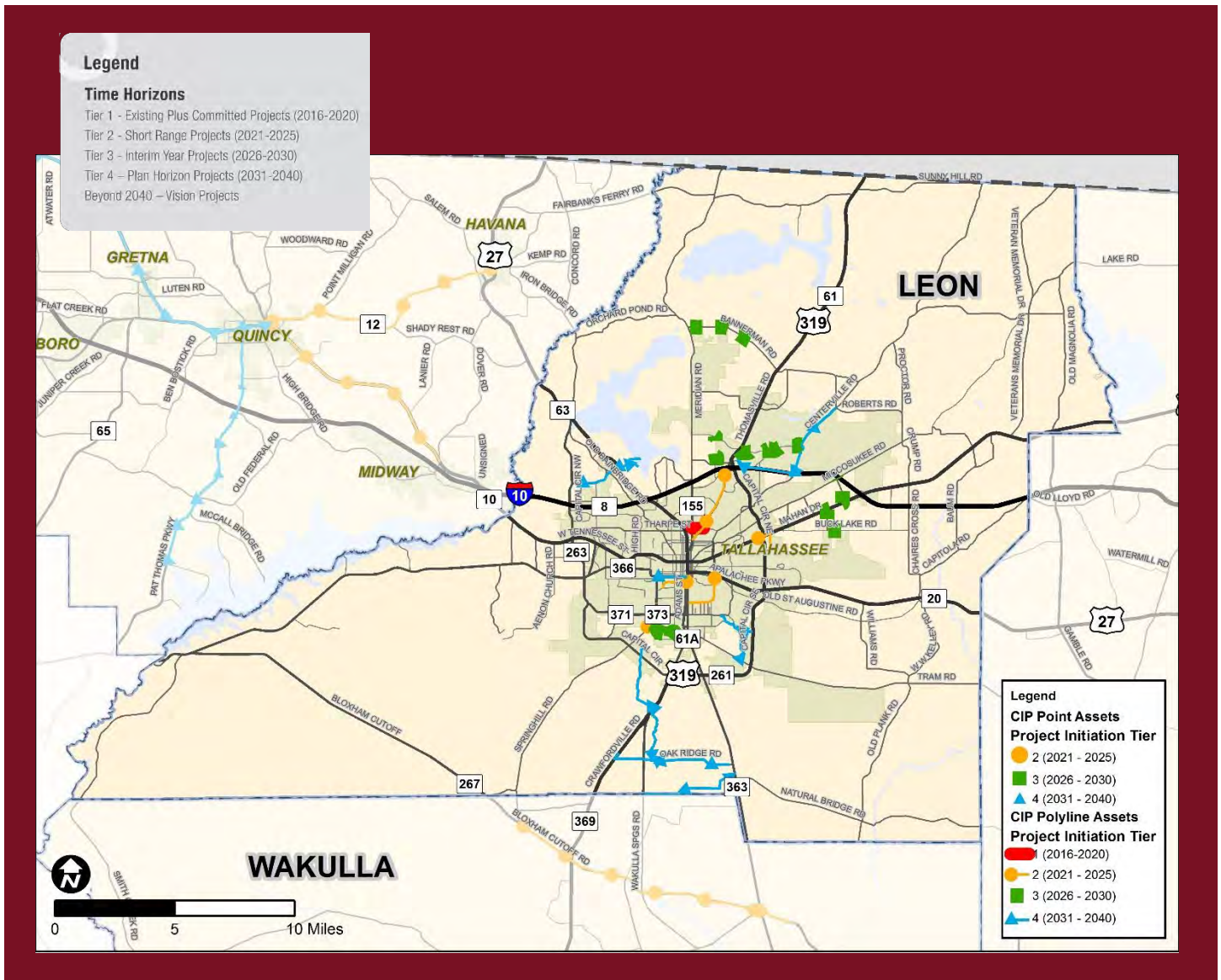
Attachment #1

Remove the following figures from the Mobility Element:

- Map 28: Adopted Cost Feasible Plan, CRTPA Regional Mobility Plan
- Map 29: Adopted Cost Feasible Plan, Bike and Pedestrian Projects
- Map 30: Adopted Cost Feasible Plan, Bike Lanes and Sidewalk Projects
- Map 31: Adopted Cost Feasible Plan, Bike Lane Projects
- Map 32: Adopted Cost Feasible Plan, Bike Route Projects
- Map 33: Adopted Cost Feasible Plan, Bus Rapid Transit Projects
- Map 34: Adopted Cost Feasible Plan, Bus Service Projects
- Map 35: Adopted Cost Feasible Plan, Bus Transfer Center Projects
- Map 36: Adopted Cost Feasible Plan, Express Bus Projects
- Map 37: Adopted Cost Feasible Plan, Median Projects
- Map 38: Adopted Cost Feasible Plan, Shared-Use Path Projects
- Map 39: Adopted Cost Feasible Plan, Sidewalk Projects
- Map 40: Adopted Cost Feasible Plan, Intersection Projects
- Map 41: Adopted Cost Feasible Plan, Other Public Projects

Replace the removed figures with the Cost Feasible Plan map and project tables from the adopted 2040 Regional Mobility Plan.

Leon County Cost Feasible Plan



Leon County Cost Feasible Plan (Roadway)

ID	Project Name	Strategy	Tier 1	Tier 2	Tier 3	Tier 4	Total Cost
75	Thomasville Rd, Meridian Rd, and 7th Ave Intersection*	Intersection		BP	BP		\$ 22,347,900
138	Mahan Dr and Capital Circle Northeast Flyover	Intersection		CRTPA	CRTPA		\$ 46,558,125
397	Lake Bradford Rd to Madison St Connection	New Road			CRTPA		\$ 24,964,940
407	DeSoto Park Dr Extension	New Road			CRTPA		\$ 2,102,100
369	Welaunee Blvd Extension*	New Road		BP	BP		\$ 73,607,361
1571	Welaunee Blvd Extension*	New Road		BP	BP		\$ 29,442,669
137	Welaunee Blvd/I-10 Interchange	New Interchange		CRTPA	CRTPA		\$ 46,558,125
1527	Woodville Hwy/Natural Bridge Rd Roundabout	Roundabout		CRTPA			\$ 828,900
179	Bannerman Rd*	Widen Road		BP	BP		\$ 42,171,150
181	Tharpe St*	Widen Road		BP	BP		\$ 51,391,893
1026	Woodville Hwy*	Widen Road	CRTPA	CRTPA	CRTPA		\$ 42,171,150
1142	Orange Ave	Widen Road				CRTPA	\$ 96,276,383
1365	West Side Student Corridor Gateway (Pensacola St)*	Widen Road		BP		BP	\$ 29,680,572
1554	Orange Ave*	Widen Road		CRTPA	CRTPA		\$ 29,366,796
382	Capital Circle Southwest*	Widen Road	CRTPA	CRTPA	CRTPA		\$ 64,074,515
1513	Capital Circle Southwest*	Widen Road		CRTPA		CRTPA	\$90,012,108
383	Lake Bradford Rd/Springhill Rd*	Widen Road		BP	BP		\$ 81,546,384
Total (17)							\$733,101,071

* = Blueprint (BP) project

Leon County Cost Feasible Plan (Bicycle/Pedestrian)

ID	Project Name	Strategy	Tier 1	Tier 2	Tier 3	Tier 4	Total Cost
136	St Marks Trail Connection to Orange Ave	Bike Intersection		CRTPA			\$ 165,780
422	Glenview Dr	Sidewalk	CRTPA	CRTPA			\$ 534,340
1556	Magnolia Dr	Sidewalk		CRTPA	CRTPA		\$ 811,053
444	Lake Jackson Mounds State Park Trail	Shared Use Path				CRTPA	\$ 3,178,430
447	Capital Cascades Trail*	Shared Use Path		BP			\$ 978,716
454	Goose Pond Trail*	Shared Use Path		BP			\$ 954,156
456	Capital Cascades Trail*	Shared Use Path		BP			\$ 2,447,404
527	Thomasville Rd Trail*	Shared Use Path		BP			\$ 5,142,864
462	Buck Lake Trail	Shared Use Path			BP		\$ 3,018,730
514	Segment 5A Trail (Killearn Greenway)*	Shared Use Path			BP		\$ 1,255,540
525	Timberlane Trail*	Shared Use Path			BP		\$ 1,174,030
180	Bannerman Road Trail*	Shared Use Path			BP		\$ 2,541,110
465	Dr. Charles Billings Greenway*	Shared Use Path			BP		\$ 1,860,430
473	Segment 5A Trail (Killearn Greenway)*	Shared Use Path			BP		\$ 1,335,620
470	Centerville Rd Trail*	Shared Use Path				BP	\$ 4,160,192
474	Southwest Sector Greenway*	Shared Use Path				BP	\$ 3,923,403
476	Segment 5B Trail (I-10 Greenway)*	Shared Use Path				BP	\$ 3,566,399
516	Pine Flats Trail*	Shared Use Path				BP	\$ 7,792,163
518	Oak Ridge Trail*	Shared Use Path				BP	\$ 6,161,965
1374	Lake Jackson Connection*	Shared Use Path				BP	\$ 1,382,481
1440	Gaines St	Shared Use Path				CRTPA	\$ 1,488,125
Total (21)							\$57,760,255

* = Blueprint (BP) project

Leon County Cost Feasible Plan (Transit)

ID	Project Name	Tier 1	Tier 2	Tier 3	Tier 4	Total Cost
3026	Bus Stop Upgrades	StarMetro	StarMetro	StarMetro		\$ 5,303,397
3027	Connection Centers	StarMetro	StarMetro	StarMetro		\$ 3,637,301
3028	Real-Time Bus Location Software	StarMetro				\$ 80,000
3029	Mobile Trip Planner	StarMetro				\$ 27,000
3030	Variable Message Signs	StarMetro				\$ 38,000
3031	Automatic Passenger Counters	StarMetro				\$ 194,000
3032	Stop Annunciation	StarMetro				\$ 349,000
3051	CNG Facility	StarMetro				\$ 4,244,000
3033	Transit Signal Prioritization	StarMetro				\$ 859,000
3034	Fixed-Route Buses	StarMetro	StarMetro	StarMetro		\$ 39,156,351
3035	Demand Response Vans	StarMetro	StarMetro	StarMetro		\$ 3,682,731
3036	Operations and Maintenance Facility		StarMetro	StarMetro		\$ 13,456,456
3037	BRT Infrastructure (including TVMs)				StarMetro	\$ 23,063,200
3038	Park-and-Ride Lots				StarMetro	\$ 8,007,094
3039	Articulated Vehicles				StarMetro	\$ 6,956,118
3040	C.K. Steele Plaza Renovations		StarMetro	StarMetro		\$ 44,441,939
3041	Fareboxes		StarMetro	StarMetro		\$ 2,480,990
3042	Fare Payment Application	StarMetro				\$ 212,000
3047	Expansion Fixed-Route Vehicles			StarMetro		\$ 21,670,280
3048	Spare Fixed-Route Expansion Vehicles				StarMetro	\$ 5,313,170
3049	Expansion Cutaway Vehicles				StarMetro	\$ 3,187,538
3050	Spare Cutaway Expansion Vehicles				StarMetro	\$ 868,832
Total (22)						\$189,228,397



2018 Comprehensive Plan Amendment Cycle
PCT201803
Intergovernmental Coordination Element

SUMMARY		
Applicant:	Proposed Change	TLCPD Recommendation:
Tallahassee-Leon County Planning Department	Remove the limitation on the number of times the Comprehensive Plan can be amended annually and clarify voting procedures for proposed amendments to the Comprehensive Plan.	Approve with Commission Direction
TLCPD Staff:	Comprehensive Plan Element	LPA Recommendation:
Artie White	Intergovernmental Coordination	
Contact Information:	Policy Number(s)	
Artie.White@Talgov.com (850) 891-6400	Objective 1.8 [I] Policy 1.8.1 [I]	
Date: November 15, 2017	Updated: January 4, 2018	

A. SUMMARY:

The proposed amendment would remove the limitation on the number of times the Comprehensive Plan can be amended annually and clarifies the procedure for voting on proposed amendments to the Comprehensive Plan.

B. STAFF RECOMMENDATION:

Find that the proposed text amendment regarding the limitation on the number of times the Comprehensive Plan can be amended annually is consistent with the Tallahassee-Leon County Comprehensive Plan, based on the findings and other information contained in this staff report, and adopt the proposed amendment.

Provide staff with direction regarding the proposed text amendment addressing the procedure for voting on proposed amendments to the Comprehensive Plan.

C. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION:

D. PROPOSED POLICY CHANGE:

See Attachment #1

E. APPLICANT'S REASON FOR THE AMENDMENT:

The proposed amendment is intended to allow more flexibility for initiating Comprehensive Plan amendments while promoting the efficient use of City and County resources. The proposed amendment also provides clarification on the voting procedures for proposed amendments to the Comprehensive Plan.

The proposed amendment is a result of County Commission direction provided at the November 14, 2017 Board of County Commissioners meeting and City Commission direction provided at the December 6, 2017 City Commission meeting. The proposed text amendment to the Intergovernmental Coordination Element (attachment #1) is an attempt by staff to reconcile the different proposed amendments initiated by the City and the County.

F. STAFF ANALYSIS

History and Background for the proposed text amendment regarding the limitation on the number of times the Comprehensive Plan can be amended annually

In 2011, the Florida Legislature passed and the Governor signed HB 7207, comprehensive growth management reform legislation. One of the many changes resulting from this law was the deletion of the limit restricting plan amendments to no more than twice a year (Previously §163.3187(1)(a), F.S.).

The current Intergovernmental Element Policy 1.8.1 reflects the pre-2011 state growth management legislation, which included a restriction on the number of times the local government Comprehensive Plan could be amended each year.

The proposed amendment eliminates the two cycles per year limitation, thereby allowing the City Commission and Board of County Commissioners to dictate the number of amendment cycles to adjust for community needs. If adopted, either the City Commission or Board of County Commissioners may initiate an amendment to the Comprehensive Plan at any point during the year in cases where the applicant demonstrates time sensitivity. Out-of-cycle amendments have occurred in the past by scheduling the required public hearings to coincide with regular City Commission or Board of County Commissioners meetings. This change is not intended to encourage amendments throughout the year, as significant staff time and advertising savings are recognized through the annual process. The annual process also allows for a longer period of public outreach and involvement. Rather, this change is intended to give the City Commission and Board of County Commissioners flexibility to initiate changes in response to unexpected situations.

Considerations for developing policies on out-of-cycle amendments

To provide the flexibility to initiate changes in response to unexpected situations, the City Commission and Board of County Commissioners may consider the development of policies for staff to use when evaluating the initiation additional comprehensive plan amendment cycles. A policy for this purpose may include the initiation of additional amendments:

- When a proposed amendment would provide a public benefit
- When a proposed amendment is time-sensitive and the initiation of an out-of-cycle amendment would expedite the amendment substantively
- When a proposed amendment would more efficiently use local government resources or result in a fiscal cost-savings.
- When a proposed amendment is consistent with established Board or Commission priorities.

The policy may give consideration to the fees needed to cover the cost of advertisements, notices, signage, and other expenditures required as part of the amendment process. The policy may also give consideration to staff time that would be directed to the additional amendment cycles instead of on other Board or Commission priorities.

History and Background for the proposed text amendment regarding the procedures for voting on proposed amendments to the Comprehensive Plan

At the February 7, 2017 Leon County Board of County Commissioners meeting, County Attorney Herb Thiele explained that although the City and County have historically held joint meetings to discuss and approve proposed amendments, only votes taken on amendments affecting the specific entity (City or County) are binding. Votes taken on amendments not affecting the specific entity are ceremonial only. This opinion is outlined in the letter from Chairman Dailey included as Attachment #2.

Based on this opinion from the County Attorney, the Board of County Commissioners refrained from voting on map amendments and text amendments only affecting property within the City limits for the 2017 Cycle Comprehensive Plan Amendments and the 2017 Out-of-Cycle Comprehensive Plan Amendments.

At the February 7, 2017 meeting, County Attorney Thiele stated that staff would bring back an agenda item regarding the amendment process and provide further clarification and/or seek policy direction. County Administrator Vince Long stated that the agenda would address a potential process for how the Board may formally object to decisions made by the City Commission.

Current Practices

The City Commission and Board of County Commissioners currently hold joint workshops, joint Transmittal Public Hearings, and joint Adoption Public Hearings for Comprehensive Plan Amendments. The purpose of these joint meetings is to streamline the process for public input to elected officials (particularly for amendments that affect both jurisdictions),

to facilitate dialog between both Commissions on all amendments, and to recognize the joint nature of the Tallahassee-Leon County Comprehensive Plan.

Intergovernmental Coordination Element Policies

Objective 1.8 of the Intergovernmental Coordination Element of the *Tallahassee-Leon County Comprehensive Plan* is to “Develop a joint comprehensive plan amendment procedure that is consistent with state statute.” The policies associated with this objective do not specify how voting for the amendments is to be conducted or how the votes are to be counted; however, Policy 1.8.3 states, “All local rezoning and subdivision decisions within the jurisdiction of the County and City shall be the responsibility of the respective government.”

Dispute Resolution

Intergovernmental Coordination Element

Objective 1.10 and associated policies in the Intergovernmental Coordination Element of the *Tallahassee-Leon County Comprehensive Plan* outline a dispute resolution process to reconcile differences on planning and growth management issues. The hierarchy for resolving disputes is:

1. Use the procedures established in the referenced agreements
2. Use existing agreements with Leon County and/or the City of Tallahassee
3. The County Manager or the City Manager, respectively, shall direct the appropriate level staff to work with the staff of the other governmental and/or nongovernmental entity to resolve any such conflicts
4. Utilize the dispute resolution process established by Apalachee Regional Planning Council pursuant to Section 186.509, Florida Statutes

Florida Statutes

Should the above ever fail to result in a resolution; Florida Statutes provide a framework for administrative challenges to plans and plan amendments. An affected person, including the affected local government and adjoining local governments that can demonstrate that the plan or plan amendment will produce substantial impacts on the increased need for publicly funded infrastructure or substantial impacts on areas designated for protection or special treatment within their jurisdiction, may file a petition with the Division of Administrative Hearings to request a formal hearing to challenge whether the plan or plan amendments are in compliance. “In compliance” means consistent with the requirements of Ch. 163.3177 (Required and optional elements of comprehensive plan; studies and surveys), Ch. 163.3178 (Coastal Management), Ch. 163.31380 (Concurrency), Ch. 163.3191 (Evaluation and appraisal of comprehensive plan), Ch. 163.3245 (Sector Plan), and Ch. 163.3248 (Rural land stewardship areas), and with the principles for guiding development in designated areas of critical state concern and with part III of chapter 369, where applicable.

Previous Commission Consideration

At the November 14, 2017 Board of County Commissioners meeting, the Board of County Commissioners initiated an amendment regarding the limitation on the number of times the Comprehensive Plan can be amended annually. At this meeting, the Board of County Commissioners decided to not initiate the text amendment regarding the procedures for voting on proposed amendments to the Comprehensive Plan. The agenda item from this meeting is included as Attachment #3.

At the December 6, 2017 City Commission meeting, the City Commission voted to initiate a proposed amendment brought by the City Attorney that addresses both the limitation on the number of times the Comprehensive Plan can be amended annually and the procedures for voting on proposed amendments to the Comprehensive Plan. The agenda item from this meeting is included as Attachment #4.

STAFF REPORT UPDATE

Below is a list of all public meetings and actions taken by appointed or elected bodies in consideration of this proposed amendment:

Cycle 2018 Meetings		Dates	Time and Locations
	Local Planning Agency Public Hearing	February 6, 2018	6:00 PM, Second Floor, Frenchtown Renaissance Center
	Joint City-County Commission Workshop	January 23, 2018	1:30 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Transmittal Public Hearing	February 27, 2018	6:00 PM, Fifth Floor, Leon County Courthouse
	Joint City-County Adoption Public Hearing	April 10, 2018	6:00 PM, Fifth Floor, Leon County Courthouse

Public Open House - November 16, 2017: 14 citizens attended the first open house to discuss the 2018 Cycle amendments. Of the 14 attendees, none were present to discuss this amendment. There were no questions or comments on this proposed amendment.

Local Planning Agency Public Hearing - December 5, 2017: Due to a Blueprint Intergovernmental Agency (IA) meeting being scheduled for the same afternoon, the members of the Local Planning Agency voted to continue the Public Hearing to the January 2, 2018 Local Planning Agency meeting.

Local Planning Agency Public Hearing - December 5, 2017: The Local Planning Agency voted to continue the Public Hearing to the February 6, 2018 Local Planning Agency meeting to allow staff the opportunity to gain additional direction at the January 23, 2018 Joint City-County Commission Workshop.

F. CONCLUSION:

Based on the above analysis, Planning Department staff recommends approval of the amendment addressing the limitation on the number of times the Comprehensive Plan can be amended annually and requests direction from the City Commission and Board of County Commissioners regarding the procedure for voting on proposed amendments to the Comprehensive Plan.

H. ATTACHMENTS:

Attachment #1: Proposed text amendment to Policy 1.8.1: [I]

Attachment #2: Letter from Leon County Commissioner Dailey

Attachment #3: Agenda item from the November 14, 2017 Board of County Commissioners meeting

Attachment #4: Agenda item from the December 6, 2017 City Commission meeting



2018 Comprehensive Plan Amendment Cycle
PCT201803
Intergovernmental Coordination Element

Attachment #1

Objective 1.8: [I]

~~Develop~~ Provide a joint comprehensive plan amendment procedure that is consistent with state statute.

Policy 1.8.1: [I]

~~The Comprehensive Plan may be amended no more than twice a year at a joint City County Commission meeting.~~

To promote the efficient use of City and County resources, one Comprehensive Plan amendment cycle will be initiated annually. The City Commission and Board of County Commissioners may develop policies for the initiation of additional Comprehensive Plan amendments outside of the annual cycle.

Amendments to the Joint Comprehensive Plan shall be effective only upon approval by both the Tallahassee City Commission and the Leon County Board of County Commissioners except as set forth below:

(1) An amendment to the Future Land Use Map which concerns property located entirely within the Tallahassee city limits, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to the City of Tallahassee, shall be effective upon approval solely by the Tallahassee City Commission.

(2) An amendment to the Future Land Use Map which concerns property located entirely within unincorporated Leon County, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to Leon County, shall be effective upon approval solely by the Leon County Board of County Commissioners.



2018 Comprehensive Plan Amendment Cycle
PCT201803
Intergovernmental Coordination Element

Attachment #2

Letter from Leon County Commissioner Dailey regarding voting on proposed amendments to the Comprehensive Plan.

February 9, 2017

Re: 2017 Comprehensive Plan Amendments

Dear Concerned Citizen:

As you know, the 2017 Comprehensive Plan Amendment Cycle is in process presently. Included in this Amendment Cycle are two land use map amendments and accompanying re-zonings for parcels of property in the Myers Park area and in the Killearn Country Club area. Both of these parcels of property are completely within the City of Tallahassee city limits and the City Commission jurisdiction.

The Leon County Attorney has informed the County Commission that since these are completely within the City, the Leon County Commission vote, if any, on these amendments is essentially ceremonial, and could in no way block or overturn the approval of these amendments if the City Commission voted to do so. At the County Commission meeting of February 7, 2017, the Board unanimously voted to authorize the Chairman to send out this letter to clarify the role of the County Commission in the Comprehensive Plan amendment process as regards City only amendments.

With that in mind, while I am more than willing to hear your concerns and to pass those along as needed, I just wanted you to be aware that the Leon County Commission will not be able to approve nor block these two Comprehensive Plan land use map amendments in 2017.

Thank you for your continued interest.

Very truly yours,

LEON COUNTY, FLORIDA

John E. Dailey, Chairman
Leon County Commissioner, District Three



2018 Comprehensive Plan Amendment Cycle
PCT201803
Intergovernmental Coordination Element

Attachment #3

November 14, 2017 Board of County Commissioners meeting Item 14 Comprehensive Plan Amendment to Clarify Voting Procedures

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Leon County Board of County Commissioners

Cover Sheet for Agenda #14

November 14, 2017

To:	Honorable Chairman and Members of the Board
From:	Vincent S. Long, County Administrator
Title:	Comprehensive Plan Amendment to Clarify Voting Procedures

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/Division Review and Approval:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Benjamin H. Pingree, Director, Planning, Land Management & Community Enhancement (PLACE)
Lead Staff/Project Team:	Cherie Bryant, Planning Director Artie White, Principal Planner Jessica Icerman, Assistant County Attorney

Statement of Issue:

This agenda item seeks the Board's approval to initiate a Comprehensive Plan Amendment to clarify the voting procedures for voting on amendments to the Tallahassee-Leon County 2030 Comprehensive Plan.

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option # 1: Direct staff to submit an application to amend the Tallahassee-Leon County Comprehensive Plan, Intergovernmental Coordination Element, Objective 1.8 and Policy 1.8.1 (Attachment #1).

Report and Discussion

Background:

During the Board's February 7, 2017 meeting, several Commissioners requested clarification on the voting procedures for amendments to the Comprehensive Plan. The County Attorney opined that, as to map amendments concerning property located entirely within the City limits, only City Commission votes were necessary for adoption. The County Commission vote as to property located entirely within the City limits was deemed to be ceremonial. Therefore, during the 2017 Comprehensive Plan Amendment Cycle the Board refrained from voting on certain amendments concerning property located entirely within the City.

Historically, the City and County have held joint meetings to discuss proposed amendments. There has been a difference of opinion between City and County officials concerning the effect of votes of the City and County Commission regarding certain Comprehensive Plan amendments. Where an amendment solely affects property within unincorporated Leon County, the County Attorney has deemed only the vote of the County Commission as necessary and, where an amendment solely affects property within the City limits, only the vote of the City Commission is necessary. In contrast to the County Attorney's position, the City Attorney asserted that both Commissions were required to vote on Comprehensive Plan amendments.

County and City staff have reviewed the historic voting procedures and determined that an amendment to the Comprehensive Plan is necessary to clarify and provide certainty to the Comprehensive Plan amendment procedures. Should the Board wish resolve this matter by clarifying the amendment procedures in the Comprehensive Plan, this item describes the process to modify the Comprehensive Plan and provides a draft text amendment for the Board's consideration.

The application window for the 2018 Comprehensive Plan Amendment Cycle ran from April 2017 through September 2017. Since this application would be outside of the application window, Board approval of the request to initiate the amendment is required. Should the Board direct staff to initiate the proposed text amendment, the amendment may be incorporated into the 2018 Cycle.

Analysis:

County and City staff jointly drafted a proposed text amendment to the Comprehensive Plan to amend Objective 1.8 and Policy 1.8.1 of the Intergovernmental Coordination Element (Attachment #1).

If adopted, the proposed text amendment would amend Objective 1.8 [I] to read:

Provide a comprehensive plan amendment procedure consistent with state statute.

Additionally, if adopted, the proposed text amendment would amend Policy 1.8.1 [I] to read:

Amendments to the Joint Comprehensive Plan shall be effective only upon approval by both the Tallahassee City Commission and the Leon County Board of County Commissioners except as set forth below:

1. An amendment to the Future Land Use Map which concerns property located entirely within the Tallahassee city limits, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to the City of Tallahassee, shall be effective upon approval solely by the Tallahassee City Commission.
2. An amendment to the Future Land Use Map which concerns property located entirely within unincorporated Leon County, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to Leon County, shall be effective upon approval solely by the Leon County Board of County Commissioners.

In effect, the proposed text amendment clarifies that all amendments to the Comprehensive Plan must be approved by both the County and City except for map amendments affecting land located solely within the County or City and existing text provisions that are applicable only to the County or City, for which approval is solely required by the respective entity.

The proposed amendment would also eliminate the two cycles per year limitation, thereby allowing the Board and City Commission to dictate the number of amendment cycles to adjust for community needs. This change was requested by the City in response to a few requests over the past several years to initiate amendments outside of the single annual cycle. If adopted, it would allow either the Board or the City Commission to initiate an amendment to the Comprehensive Plan at any point during the year in cases where the applicant demonstrates time sensitivity. Out of cycle amendments have occurred in the past by scheduling the required public hearings to coincide with regular Board or City Commission meetings. This change is not intended to encourage amendments throughout the year, as significant staff time and advertising savings are recognized through the annual process. The annual process also allows for a longer period of public outreach and involvement. Rather, this change is intended to give the Board and City Commission flexibility to initiate changes in response to unexpected situations. If the Board supports this change, staff will bring back an item with recommendations for processing future amendments outside of the cycle prior to the formal adoption of this proposed amendment to the Comprehensive Plan. The analysis will include a review of the fee schedule in order to accommodate additional advertising costs for amendments taken out of cycle.

The City Commission may also consider submitting an application to amend the Comprehensive Plan in the same manner as proposed herein, however, City action is not required for the County to submit the application for the proposed amendment.

This agenda item would not adopt the proposed amendment. Approval of staff's recommendation would simply direct staff to incorporate this text amendment into the 2018

Comprehensive Plan Amendment Cycle. The proposed amendment would come back before the County and City for approval.

Options:

1. Direct staff to submit an application to amend the Tallahassee-Leon County Comprehensive Plan, Intergovernmental Coordination Element, Objective 1.8 and Policy 1.8.1 (Attachment #1).
2. Do not direct staff to submit an application to amend the Tallahassee-Leon County Comprehensive Plan, Intergovernmental Coordination Element, Objective 1.8 and Policy 1.8.1.
3. Board direction.

Recommendation:

Option #1.

Attachment:

1. [Proposed Comprehensive Plan Amendment to Objective 1.8 \[I\] and Policy 1.8.1 \[I\]](#).

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Proposed Amendment to Objective 1.8 [I] and Policy 1.8.1 [I]

COMPREHENSIVE PLAN AMENDMENT PROCESS

Objective 1.8: [I]

~~Develop~~ Provide a ~~joint~~ comprehensive plan amendment procedure ~~that is~~ consistent with state statute.

Policy 1.8.1: [I]

~~The Comprehensive Plan may be amended no more than twice a year at a joint City County Commission meeting.~~

Amendments to the Joint Comprehensive Plan shall be effective only upon approval by both the Tallahassee City Commission and the Leon County Board of County Commissioners except as set forth below:

- (1) An amendment to the Future Land Use Map which concerns property located entirely within the Tallahassee city limits, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to the City of Tallahassee, shall be effective upon approval solely by the Tallahassee City Commission.
- (2) An amendment to the Future Land Use Map which concerns property located entirely within unincorporated Leon County, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to Leon County, shall be effective upon approval solely by the Leon County Board of County Commissioners.



2018 Comprehensive Plan Amendment Cycle
PCT201803
Intergovernmental Coordination Element

Attachment #4

December 6, 2017 City Commission meeting Item 13.08 Comprehensive Plan Voting and Amendment Procedure



Agenda Item Details

Meeting	Dec 06, 2017 - City Commission Meeting & Summary
Category	13. POLICY FORMATION AND DIRECTION
Subject	13.08 Comprehensive Plan Voting and Amendment Procedure -- Lewis E. Shelley, City Attorney
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Budget Source	None
Recommended Action	Options 1 and 2: 1. Provide guidance to staff, and 2. Direct staff to initiate an amendment to the Tallahassee-Leon County Comprehensive Plan, to clarify the amendment voting procedure (Attachment 1).

Public Content

For more information, please contact: Louis C. Norvell, Asst. City Attorney: 850-891-8554.

Statement of Issue

This agenda item seeks Commission guidance concerning the voting procedure for amendment to the Tallahassee-Leon County 2030 Comprehensive Plan, and requests initiation of an amendment to the Comprehensive Plan to clarify the amendment voting procedure.

As discussed further below, it has recently become apparent that there is some uncertainty concerning the process to amend the Comprehensive Plan and the City and County have differing perspectives on existing procedure. The uncertainty was apparent during the 2017 amendment cycle. The Board of County Commissioners also discussed the amendment procedure at its November 14, 2017, meeting and has proposed to strike the existing text from the Comprehensive Plan concerning the amendment procedure without providing for replacement language.

County and City staff jointly drafted the following proposed text amendment to the Comprehensive Plan to amend Objective 1.8 and Policy 1.8.1 of the Intergovernmental Coordination Element (Attachment 1).

The proposed amendment states:

Objective 1.8 [I]:

Provide a comprehensive plan amendment procedure consistent with state statute.

Policy 1.8.1 [I]:

Amendments to the Joint Comprehensive Plan shall be effective only upon approval by both the Tallahassee City Commission and the Leon County Board of County Commissioners, except as set forth below:

(1) An amendment to the Future Land Use Map, which concerns property located entirely within the Tallahassee city limits, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to the City of Tallahassee, shall be effective upon approval solely by the Tallahassee City Commission.

(2) An amendment to the Future Land Use Map which concerns property located entirely within unincorporated Leon County, or an amendment to an existing provision of the Comprehensive Plan, which is designated as specific to Leon County, shall be effective upon approval solely by the Leon County Board of County Commissioners.

The proposed amendment is intended to (a) clarify that the affirmative vote of both the City and County Commissions are necessary for adoption of an amendment except where an amendment solely concerns a future land use map amendment exclusively within or outside the City limits, and (b) remove the limitation on the number of amendment cycles per year.

This item merely requests initiation of an amendment, which would be considered as part of the 2018 amendment cycle. As noted, the County has initiated an amendment with alternative language.

Recommended Action

Options 1 and 2: 1. Provide guidance to staff, and 2. Direct staff to initiate an amendment to the Tallahassee-Leon County Comprehensive Plan, to clarify the amendment voting procedure (Attachment 1).

Fiscal Impact

None.

Supplemental Material/Issue Analysis

History/Facts & Issues

The Comprehensive Plan currently provides:

COMPREHENSIVE PLAN AMENDMENT PROCESS

Objective 1.8: [I]

Develop a joint comprehensive plan amendment procedure that is consistent with state statute.

Policy 1.8.1: [I]

The Comprehensive Plan may be amended no more than twice a year at a joint City-County Commission meeting.

Historically, both the City Commission and the County Commission have voted on the adoption of provisions to the Comprehensive Plan at a joint City-County Commission meeting.

In 2017, an issue arose concerning the effect of County Commission voting as to a future land use amendment where the property was entirely within the City limits. At the March 7, 2017, joint City-County Commission meeting, at the inquiry of a County Commissioner, the County Attorney opined that County Commission votes were solely ceremonial as to a future land use amendment where the property was located entirely within the City limits. The County Attorney further opined that County Commission votes were not required for property exclusively within the City limits. The County Commission subsequently departed the meeting and did not participate in the voting for the City items.

The City Attorney's Office has construed the existing text of the Comprehensive Plan as to require the vote of both the City and County Commissions for approval of an amendment.

County and City staff have reviewed the historic voting procedures and determined that an amendment to the Comprehensive Plan is necessary to clarify and provide certainty to the Comprehensive Plan amendment procedures.

The Board of County Commissioners discussed the amendment procedure at its November 14, 2017, meeting. The County agenda item is attached as Attachment 2. At the November 14, 2017, meeting, the County approved initiation of an amendment striking the existing text from the Comprehensive Plan concerning the amendment procedure. The County did not propose alternative language

concerning the voting procedure.

It is the opinion of the City Attorney's Office that the absence of specific language concerning the voting and amendment procedure creates uncertainty and calls into question the validity of future amendments to the Comprehensive Plan.

Options

1. Provide guidance to staff.
2. Direct staff to initiate an amendment to the Tallahassee-Leon County Comprehensive Plan, to clarify the amendment voting procedure (Attachment 1).
3. Do not initiate an amendment to the Tallahassee-Leon County Comprehensive Plan to clarify the amendment voting procedure.

Attachments/References

1. Proposed Comprehensive Plan Amendment to Objective 1.8 [I] and Policy 1.8.1 [I].
2. Board of County Commissioners November 14, 2017, Agenda Item.

1 - Proposed Amendment.pdf (173 KB)

2 - 11-14-17 BOCC Agenda Item.pdf (147 KB)

Proposed Amendment to Objective 1.8 [I] and Policy 1.8.1 [I]

COMPREHENSIVE PLAN AMENDMENT PROCESS

Objective 1.8: [I]

~~Develop~~ Provide a ~~joint~~ comprehensive plan amendment procedure ~~that is~~ consistent with state statute.

Policy 1.8.1: [I]

~~The Comprehensive Plan may be amended no more than twice a year at a joint City County Commission meeting.~~

Amendments to the Joint Comprehensive Plan shall be effective only upon approval by both the Tallahassee City Commission and the Leon County Board of County Commissioners except as set forth below:

- (1) An amendment to the Future Land Use Map which concerns property located entirely within the Tallahassee city limits, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to the City of Tallahassee, shall be effective upon approval solely by the Tallahassee City Commission.
- (2) An amendment to the Future Land Use Map which concerns property located entirely within unincorporated Leon County, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to Leon County, shall be effective upon approval solely by the Leon County Board of County Commissioners.

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Board of County Commissioners

Cover Sheet for Agenda #14

November 14, 2017

To:	Honorable Chairman and Members of the Board
From:	Vincent S. Long, County Administrator
Title:	Comprehensive Plan Amendment to Clarify Voting Procedures

County Administrator Review and Approval:	Vincent S. Long, County Administrator
Department/Division Review and Approval:	Alan Rosenzweig, Deputy County Administrator Ken Morris, Assistant County Administrator Benjamin H. Pingree, Director, Planning, Land Management & Community Enhancement (PLACE)
Lead Staff/Project Team:	Cherie Bryant, Planning Director Artie White, Principal Planner Jessica Icerman, Assistant County Attorney

Statement of Issue:

This agenda item seeks the Board's approval to initiate a Comprehensive Plan Amendment to clarify the voting procedures for voting on amendments to the Tallahassee-Leon County 2030 Comprehensive Plan.

Fiscal Impact:

This item has no fiscal impact to the County.

Staff Recommendation:

Option # 1: Direct staff to submit an application to amend the Tallahassee-Leon County Comprehensive Plan, Intergovernmental Coordination Element, Objective 1.8 and Policy 1.8.1 (Attachment #1).

Report and Discussion

Backgr ound:

During the Board's February 7, 2017 meeting, several Commissioners requested clarification on the voting procedures for amendments to the Comprehensive Plan. The County Attorney opined that, as to map amendments concerning property located entirely within the City limits, only City Commission votes were necessary for adoption. The County Commission vote as to property located entirely within the City limits was deemed to be ceremonial. Therefore, during the 2017 Comprehensive Plan Amendment Cycle the Board refrained from voting on certain amendments concerning property located entirely within the City.

Historically, the City and County have held joint meetings to discuss proposed amendments. There has been a difference of opinion between City and County officials concerning the effect of votes of the City and County Commission regarding certain Comprehensive Plan amendments. Where an amendment solely affects property within unincorporated Leon County, the County Attorney has deemed only the vote of the County Commission as necessary and, where an amendment solely affects property within the City limits, only the vote of the City Commission is necessary. In contrast to the County Attorney's position, the City Attorney asserted that both Commissions were required to vote on Comprehensive Plan amendments.

County and City staff have reviewed the historic voting procedures and determined that an amendment to the Comprehensive Plan is necessary to clarify and provide certainty to the Comprehensive Plan amendment procedures. Should the Board wish resolve this matter by clarifying the amendment procedures in the Comprehensive Plan, this item describes the process to modify the Comprehensive Plan and provides a draft text amendment for the Board's consideration.

The application window for the 2018 Comprehensive Plan Amendment Cycle ran from April 2017 through September 2017. Since this application would be outside of the application window, Board approval of the request to initiate the amendment is required. Should the Board direct staff to initiate the proposed text amendment, the amendment may be incorporated into the 2018 Cycle.

Analysis:

County and City staff jointly drafted a proposed text amendment to the Comprehensive Plan to amend Objective 1.8 and Policy 1.8.1 of the Intergovernmental Coordination Element (Attachment #1).

If adopted, the proposed text amendment would amend Objective 1.8 [I] to read:

Provide a comprehensive plan amendment procedure consistent with state statute.

Additionally, if adopted, the proposed text amendment would amend Policy 1.8.1 [I] to read:

Amendments to the Joint Comprehensive Plan shall be effective only upon approval by both the Tallahassee City Commission and the Leon County Board of County Commissioners except as set forth below:

1. An amendment to the Future Land Use Map which concerns property located entirely within the Tallahassee city limits, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to the City of Tallahassee, shall be effective upon approval solely by the Tallahassee City Commission.
2. An amendment to the Future Land Use Map which concerns property located entirely within unincorporated Leon County, or an amendment to an existing provision of the Comprehensive Plan which is designated as specific to Leon County, shall be effective upon approval solely by the Leon County Board of County Commissioners.

In effect, the proposed text amendment clarifies that all amendments to the Comprehensive Plan must be approved by both the County and City except for map amendments affecting land located solely within the County or City and existing text provisions that are applicable only to the County or City, for which approval is solely required by the respective entity.

The proposed amendment would also eliminate the two cycles per year limitation, thereby allowing the Board and City Commission to dictate the number of amendment cycles to adjust for community needs. This change was requested by the City in response to a few requests over the past several years to initiate amendments outside of the single annual cycle. If adopted, it would allow either the Board or the City Commission to initiate an amendment to the Comprehensive Plan at any point during the year in cases where the applicant demonstrates time sensitivity. Out of cycle amendments have occurred in the past by scheduling the required public hearings to coincide with regular Board or City Commission meetings. This change is not intended to encourage amendments throughout the year, as significant staff time and advertising savings are recognized through the annual process. The annual process also allows for a longer period of public outreach and involvement. Rather, this change is intended to give the Board and City Commission flexibility to initiate changes in response to unexpected situations. If the Board supports this change, staff will bring back an item with recommendations for processing future amendments outside of the cycle prior to the formal adoption of this proposed amendment to the Comprehensive Plan. The analysis will include a review of the fee schedule in order to accommodate additional advertising costs for amendments taken out of cycle.

The City Commission may also consider submitting an application to amend the Comprehensive Plan in the same manner as proposed herein, however, City action is not required for the County to submit the application for the proposed amendment.

This agenda item would not adopt the proposed amendment. Approval of staff's recommendation would simply direct staff to incorporate this text amendment into the 2018

Comprehensive Plan Amendment Cycle. The proposed amendment would come back before the County and City for approval.

Options:

1. Direct staff to submit an application to amend the Tallahassee-Leon County Comprehensive Plan, Intergovernmental Coordination Element, Objective 1.8 and Policy 1.8.1 (Attachment #1).
2. Do not direct staff to submit an application to amend the Tallahassee-Leon County Comprehensive Plan, Intergovernmental Coordination Element, Objective 1.8 and Policy 1.8.1.
3. Board direction.

Recommendation:

Option #1.

Attachment:

1. [Proposed Comprehensive Plan Amendment to Objective 1.8 \[I\] and Policy 1.8.1 \[I\]](#).

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Citizens Comments

PCM201801

**Parkway Place/
Apalachee Parkway**

**No citizen comments received as of
January 3, 2018**

Citizens Comments

PCM201802

**PetroSouth/
Jackson Bluff Road**

**No citizen comments received as of
January 3, 2018**

Citizens Comments

PCM201803

FSU Health Clinic

**No citizen comments received as of
January 3, 2018**

Citizens Comments

PCM201804

Chapel Drive

Received as of January 5, 2018

Visit the Planning Department website at: <http://www.talgov.com/place/pln-cp-2018.aspx>

NOTICE OF A REQUESTED AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP

An application has been filed to request a change of designation on the Comprehensive Plan Future Land Use Map for the property shown on the map on the reverse side of this notice. You are being notified of this requested change because public records indicate that you own property within approximately 1,000 feet of the subject site. A location map and a summary of the request are shown on the reverse side of this notice.

Listed below are the scheduled Workshops and Public Hearings on this request. The November 16th Open House event is an opportunity for you to come and ask questions in a less formal setting prior to the start of the more formalized public hearing process. Prior to each meeting, please check <http://www.talgov.com/place/pln-cp-2018.aspx> to confirm there have been no changes to this meeting schedule.

The Local Planning Agency, City Commission, and Board of County Commissioners appreciate any information that would be useful to them in their deliberations on the amendment request. In addition to the public hearings, the Local Planning Agency and City and County Commissions will hold workshops on the proposed amendments. The public is invited to attend, but no public comments will be taken at the workshops.

Date	Meeting	Purpose	Time	Location
November 16 (Thursday)	Planning Department Staff	Open House	5:30PM	Renaissance Center 2nd Floor 435 North Macomb Street
November 7 (Tuesday)	Local Planning Agency	Local Planning Agency Workshop	3:00 PM to 5:00 PM	Renaissance Center 2nd Floor 435 North Macomb Street
December 5 (Tuesday)	Local Planning Agency	Local Planning Agency Public Hearing	6:00 PM	Renaissance Center 2 nd Floor 435 North Macomb Street
January 23 (Tuesday)	County and City Commissions	Joint City-County Commission Workshop	1:30 PM	County Commission Chambers 5 th Floor, Leon County Courthouse
February 27 (Tuesday)	County and City Commissions	Joint City-County Adoption Hearing (small scale) & Transmittal Public Hearing (large scale)	6:00 PM	County Commission Chambers 5 th Floor, Leon County Courthouse
April 10 (Tuesday)	County and City Commissions	Joint City-County Adoption Public Hearing	6:00 PM	County Commission Chambers 5 th Floor, Leon County Courthouse

If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least forty-eight (48) hours prior to the hearing (excluding weekends and holidays). The Planning Department Telephone is (850) 891-6400. The Florida Relay TDD Service Telephone is 1-800-955-8771.

If you have concerns that you wish to be considered by the City and County Commissions in regard to this application, you may submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), on the form below or through our website at <http://www.talgov.com/place/pln-cp-2018.aspx>. More detailed information on each proposed amendment is also available on the website.

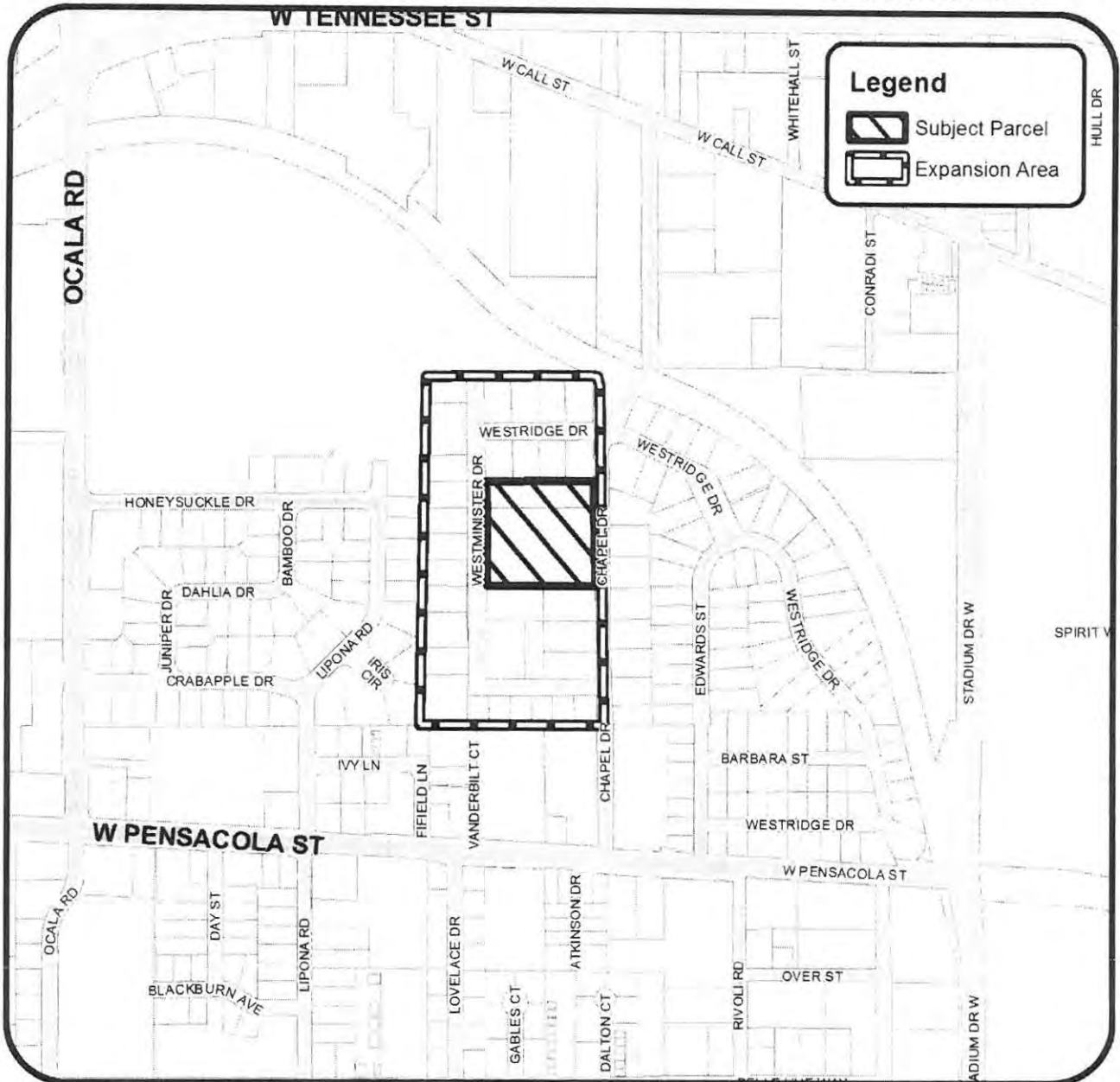
**Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-6400 Fax: (850) 891-6404**

Amendment # PCM201804

I/We as owner(s) of property at this address: 103 S. Adams St. Page 299 of 692 wish the information below to be considered by the Local Planning Agency and the City/County Commissions:

Chapel Drive Amendment

PCM201804



LOCATION MAP

Requested Map Amendment: Chapel Drive

Reference Number: PCM201804

Applicant: Rabbi Schneur Z. Oirechman

This is a request to change the Future Land Use Map (FLUM) designation for two parcels totaling approximately 3.71 acres in the Chapel Ridge neighborhood from Residential Preservation (RP) to University Transition (UT).

The Residential Preservation FLUM designation allows for single-family houses, townhomes, and duplexes at a maximum density of six (6) units per acre. The University Transition FLUM designation allows for a mix of uses, including smaller scale retail and commercial uses, entertainment commercial uses, offices, and residential housing up to fifty (50) units per acre.

A rezoning application has been filed concurrent with this amendment. A zoning change from Planned Unit Development [PUD] and RP-1 Residential Preservation to University Transition (UT) is being requested to implement the proposed amendment to the Future Land Use Map.

315 S. Calhoun St
Tallahassee, FL 32301

Akin Akinyemi, R.A.
Leon County Property Appraiser

Phone - (850) 606-6200
www.leonpa.org

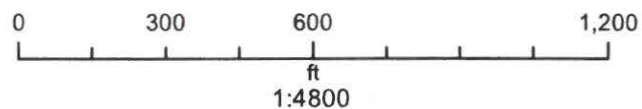


2134510000010

POCKET OF RP-1

CURRENT UT

Legend	
■	National Parks and Forests
■	State Parks and Forests
■	Local Parks
■	Waterbody
	Buildings 2012 Aerial
	Railroad
	Parcels



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Date Drawn: Oct 26, 2017

I support this reasoning of Residential Preservation-1 (RPI-1) to University Transition (UT). That said, I feel the city is not going far enough and leaving a pocket of RP-1 in Lambert Heights on Edwards Street, Barbara Street, & Westridge Drive. This makes no sense and literally creates a circle around Lambert Heights, which is surrounded by UT. Please include the rest of Lambert Heights so it will match the surrounding neighborhoods of Fairmeadow, Holmeswood, Prince Murat Heights, Atkinson Court, White Sub, and Westwood.

Visit the Planning Department website at: <http://www.talgov.com/place/pln-cp-2018.aspx>

NOTICE OF A REQUESTED AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP

An application has been filed to request a change of designation on the Comprehensive Plan Future Land Use Map for the property shown on the map on the reverse side of this notice. You are being notified of this requested change because public records indicate that you own property within approximately 1,000 feet of the subject site. A location map and a summary of the request are shown on the reverse side of this notice.

Listed below are the scheduled Workshops and Public Hearings on this request. The November 16th Open House event is an opportunity for you to come and ask questions in a less formal setting prior to the start of the more formalized public hearing process. Prior to each meeting, please check <http://www.talgov.com/place/pln-cp-2018.aspx> to confirm there have been no changes to this meeting schedule.

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Date	Meeting	Purpose	Time	Location
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If you have concerns that you wish to be considered by the City and County Commissions in regard to this application, you may submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), on the form below or through our website at <http://www.talgov.com/place/pln-cp-2018.aspx>. More detailed information on each proposed amendment is also available on the website.

**Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-6400 Fax: (850) 891-6404**

Amendment # PCM201804

I/We as owner(s) of property at this address: 206 Juniper wish the information below to be considered by the Local Planning Agency and the City/County Commissions:

SEE MAP AND COMMENTS ATTACHED

SIGNED: _____

Jennifer Pearce



Applicant: Rabbi Schneur Z. Oirechman

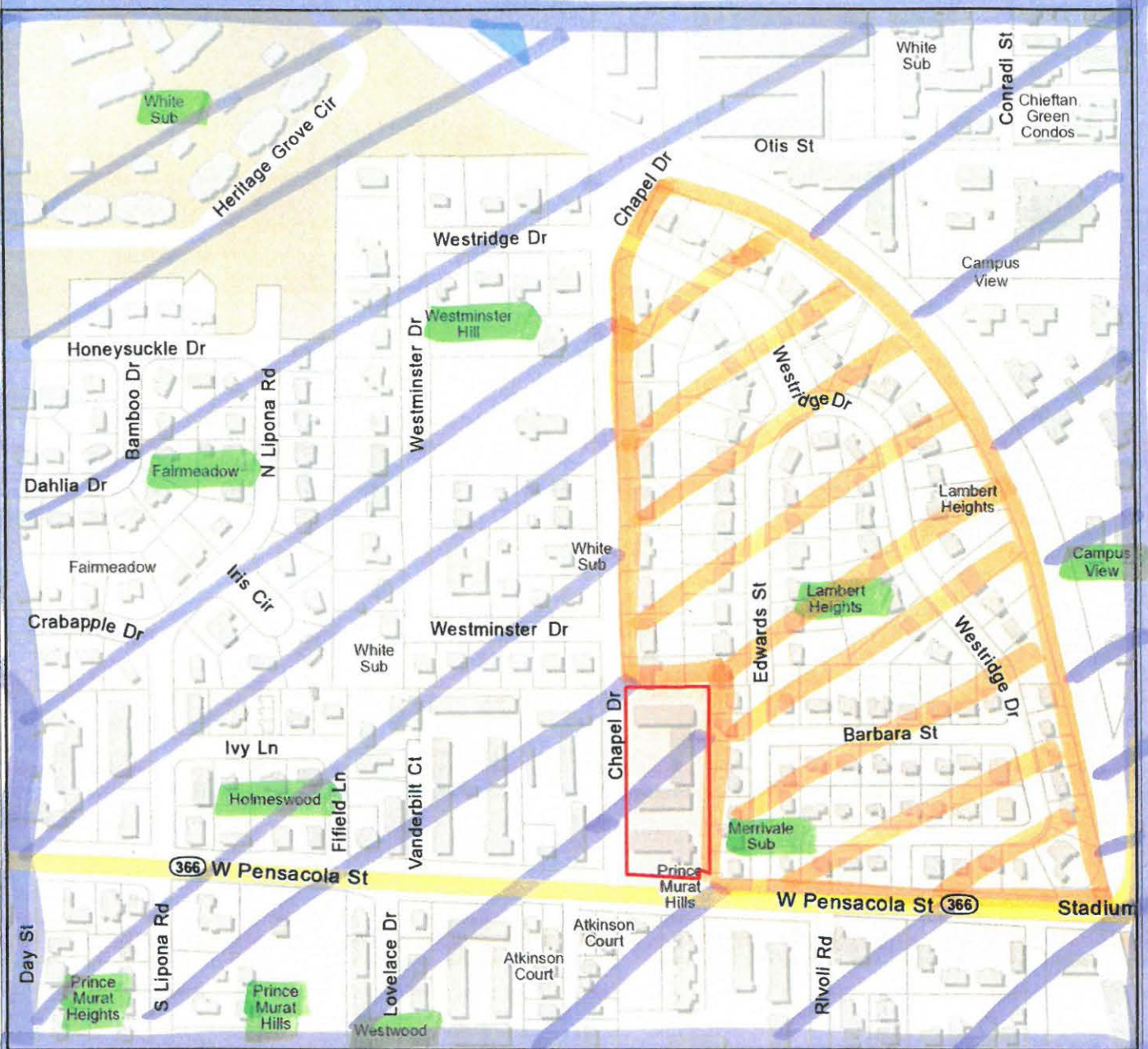
Please direct questions regarding this amendment to Sean Reiss 850-891-6400

To view information on this amendment, go to <http://www.tal.gov.com/place/pln-cp-2018.aspx>.

315 S. Calhoun St
Tallahassee, FL 32301

Akin Akinyemi, R.A.
Leon County Property Appraiser

Phone - (850) 606-6200
www.leonpa.org

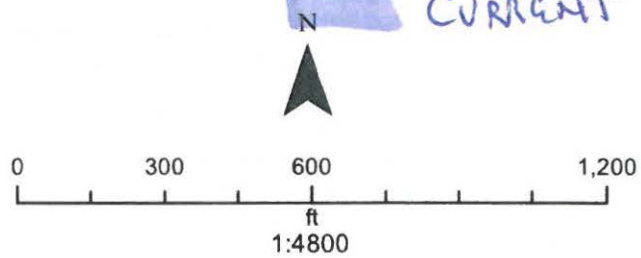


2134510000010

POCKET OF RP-1

CURRENT UT

Legend	
	National Parks and Forests
	State Parks and Forests
	Local Parks
	Waterbody
	Buildings 2012 Aerial
	Railroad
	Parcels



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Date Drawn: Oct 26, 2017

I support this reasoning of Residential Preservation-1 (RPI-1) to University Transition (UT). That said, I feel the city is not going far enough and leaving a pocket of RP-1 in Lambert Heights on Edwards Street, Barbara Street, & Westridge Drive. This makes no sense and literally creates a circle around Lambert Heights, which is surrounded by UT. Please include the rest of Lambert Heights so it will match the surrounding neighborhoods of Fairmeadow, Holmeswood, Prince Murat Heights, Atkinson Court, White Sub, and Westwood.

Visit the Planning Department website at: <http://www.talgov.com/place/pln-cp-2018.aspx>

NOTICE OF A REQUESTED AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP

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Listed below are the scheduled Workshops and Public Hearings on this request. The November 16th Open House event is an opportunity for you to come and ask questions in a less formal setting prior to the start of the more formalized public hearing process. Prior to each meeting, please check <http://www.talgov.com/place/pln-cp-2018.aspx> to confirm there have been no changes to this meeting schedule.

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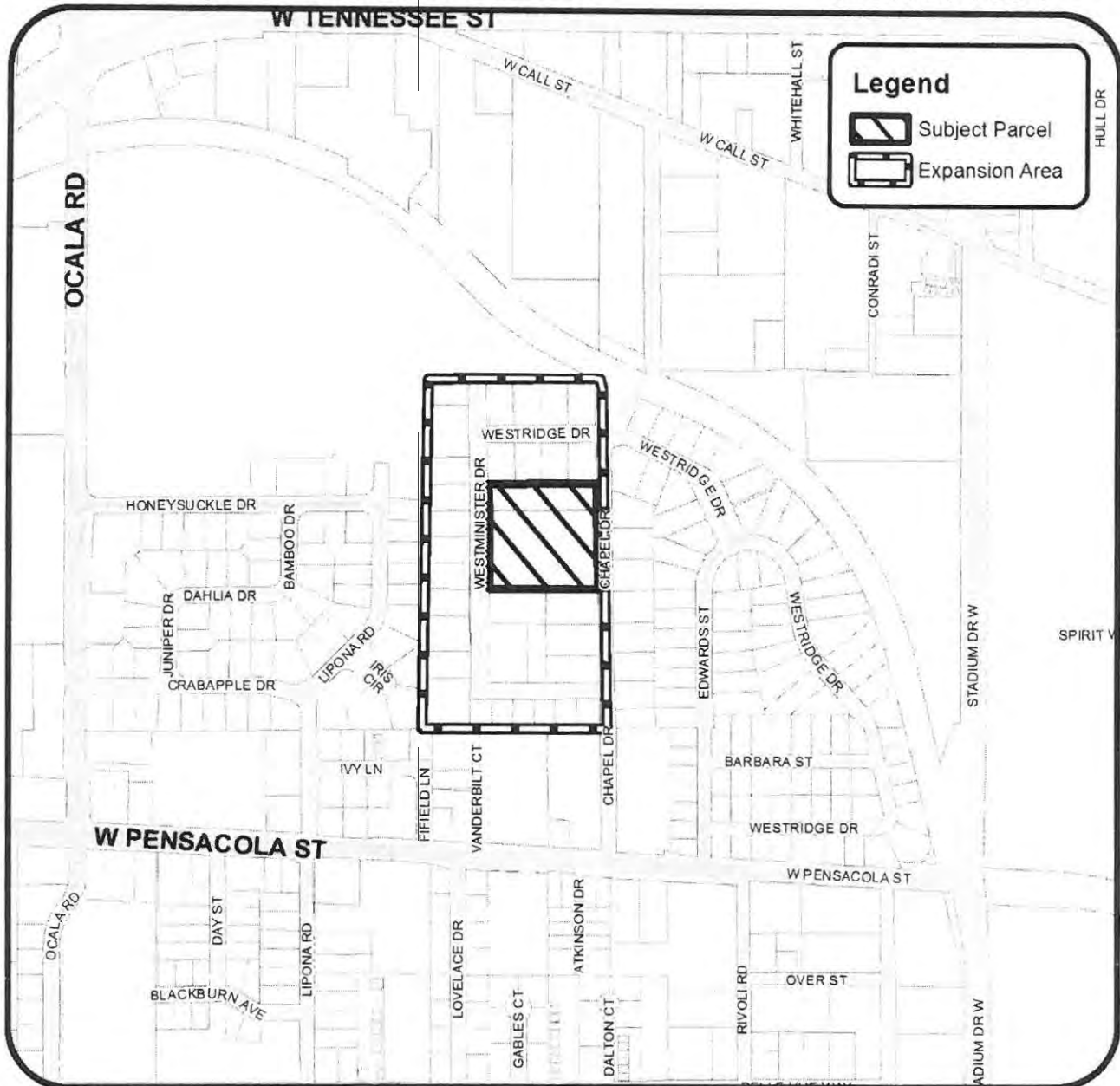
**Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-6400 Fax: (850) 891-6404**

Amendment # PCM201804

I/We as owner(s) of property at this address: 1730 N. Macicola St. wish the information below to be considered by the Local Planning Agency and the City/County Commissions:

Chapel Drive Amendment

PCM201804



LOCATION MAP

Requested Map Amendment: Chapel Drive

Reference Number: PCM201804

Applicant: Rabbi Schneur Z. Oirechman

This is a request to change the Future Land Use Map (FLUM) designation for two parcels totaling approximately 3.71 acres in the Chapel Ridge neighborhood from Residential Preservation (RP) to University Transition (UT).

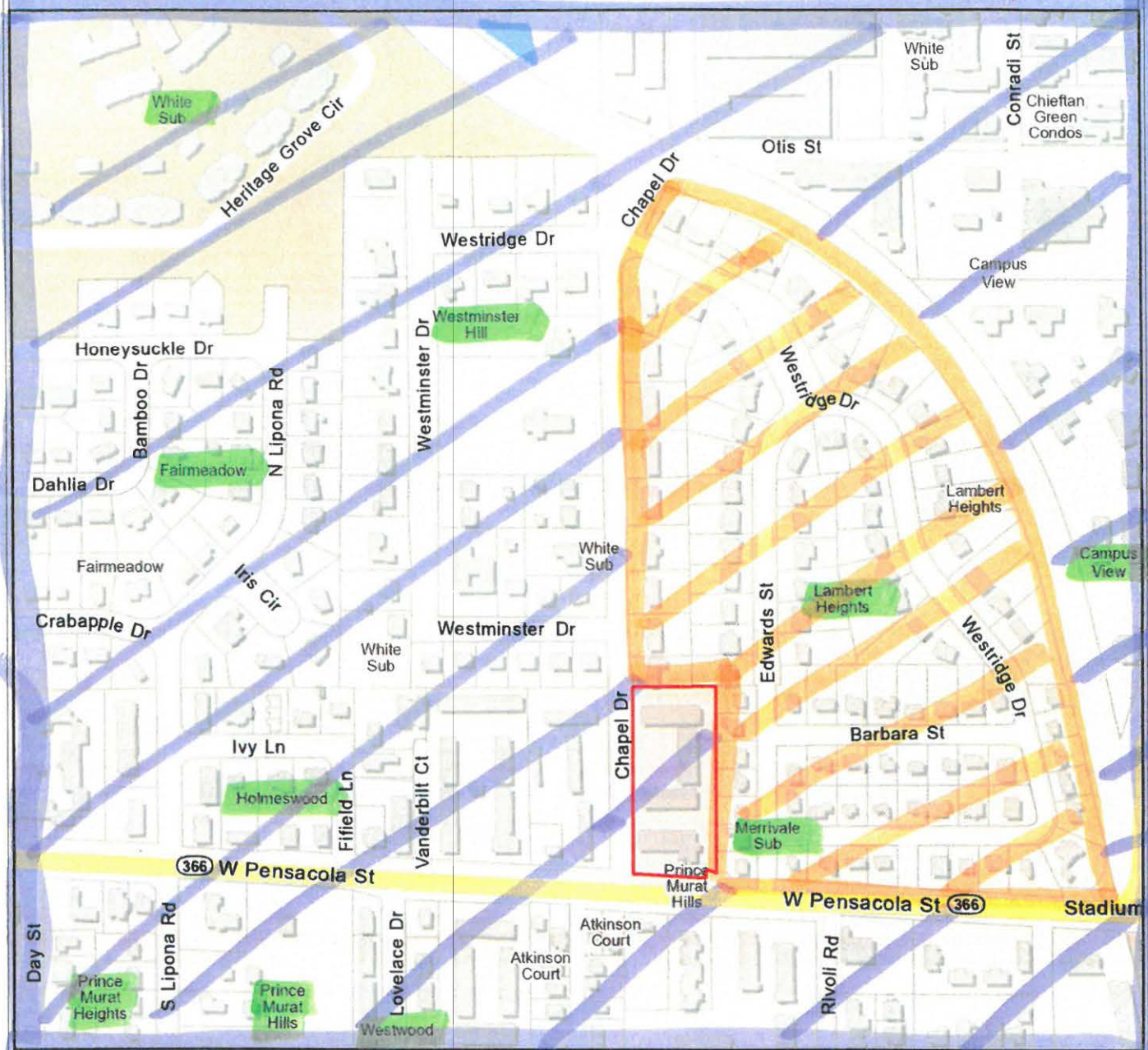
The Residential Preservation FLUM designation allows for single-family houses, townhomes, and duplexes at a maximum density of six (6) units per acre. The University Transition FLUM designation allows for a mix of uses, including smaller scale retail and commercial uses, entertainment commercial uses, offices, and residential housing up to fifty (50) units per acre.

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315 S. Calhoun St
Tallahassee, FL 32301

Akin Akinyemi, R.A.
Leon County Property Appraiser

Phone - (850) 606-6200
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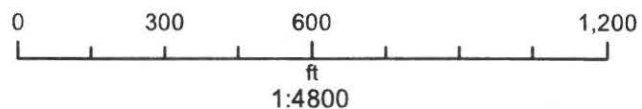


2134510000010

POCKET OF RP-1

CURRENT UT

Legend	
■	National Parks and Forests
■	State Parks and Forests
■	Local Parks
■	Waterbody
	Buildings 2012 Aerial
	Railroad
	Parcels



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Date Drawn: Oct 26, 2017

I support this reasoning of Residential Preservation-1 (RPI-1) to University Transition (UT). That said, I feel the city is not going far enough and leaving a pocket of RP-1 in Lambert Heights on Edwards Street, Barbara Street, & Westridge Drive. This makes no sense and literally creates a circle around Lambert Heights, which is surrounded by UT. Please include the rest of Lambert Heights so it will match the surrounding neighborhoods of Fairmeadow, Holmeswood, Prince Murat Heights, Atkinson Court, White Sub, and Westwood.

An application has been filed to request a change of designation on the Comprehensive Plan Future Land Use Map for the property shown on the map on the reverse side of this notice. You are being notified of this requested change because public records indicate that you own property within approximately 1,000 feet of the subject site. A location map and a summary of the request are shown on the reverse side of this notice.

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Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-6400 **Fax: (850) 891-6404**

Amendment # PCM201804

I/We as owner(s) of property at this address: 1854 E. Fiddlen Ln. wish the information below to be considered by the Local Planning Agency and the City/County Commissions:

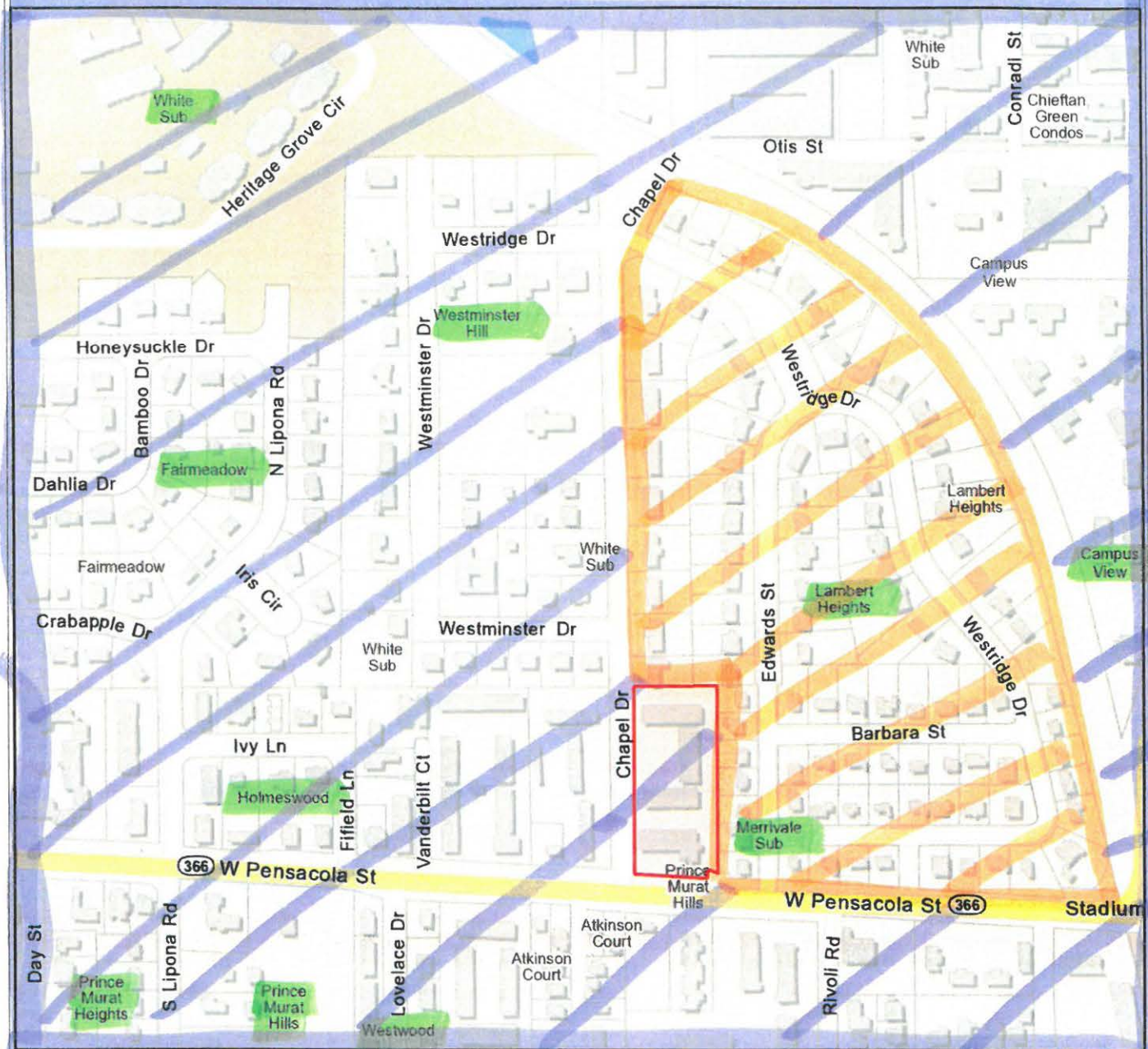


A rezoning application has been filed concurrent with this amendment. A zoning change from Planned Unit Development [PUD] and RP-1 Residential Preservation to University Transition (UT) is being requested to implement the proposed amendment to the Future Land Use Map.

315 S. Calhoun St
Tallahassee, FL 32301

Akin Akinyemi, R.A.
Leon County Property Appraiser

Phone - (850) 606-6200
www.leonpa.org

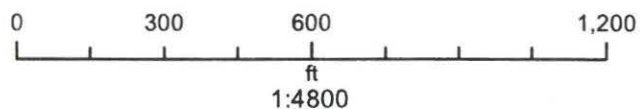


2134510000010

POCKET OF RP-1

CURRENT UT

Legend	
■	National Parks and Forests
■	State Parks and Forests
■	Local Parks
■	Waterbody
	Buildings 2012 Aerial
	Railroad
	Parcels



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Date Drawn: Oct 26, 2017

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NOTICE OF A REQUESTED AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP

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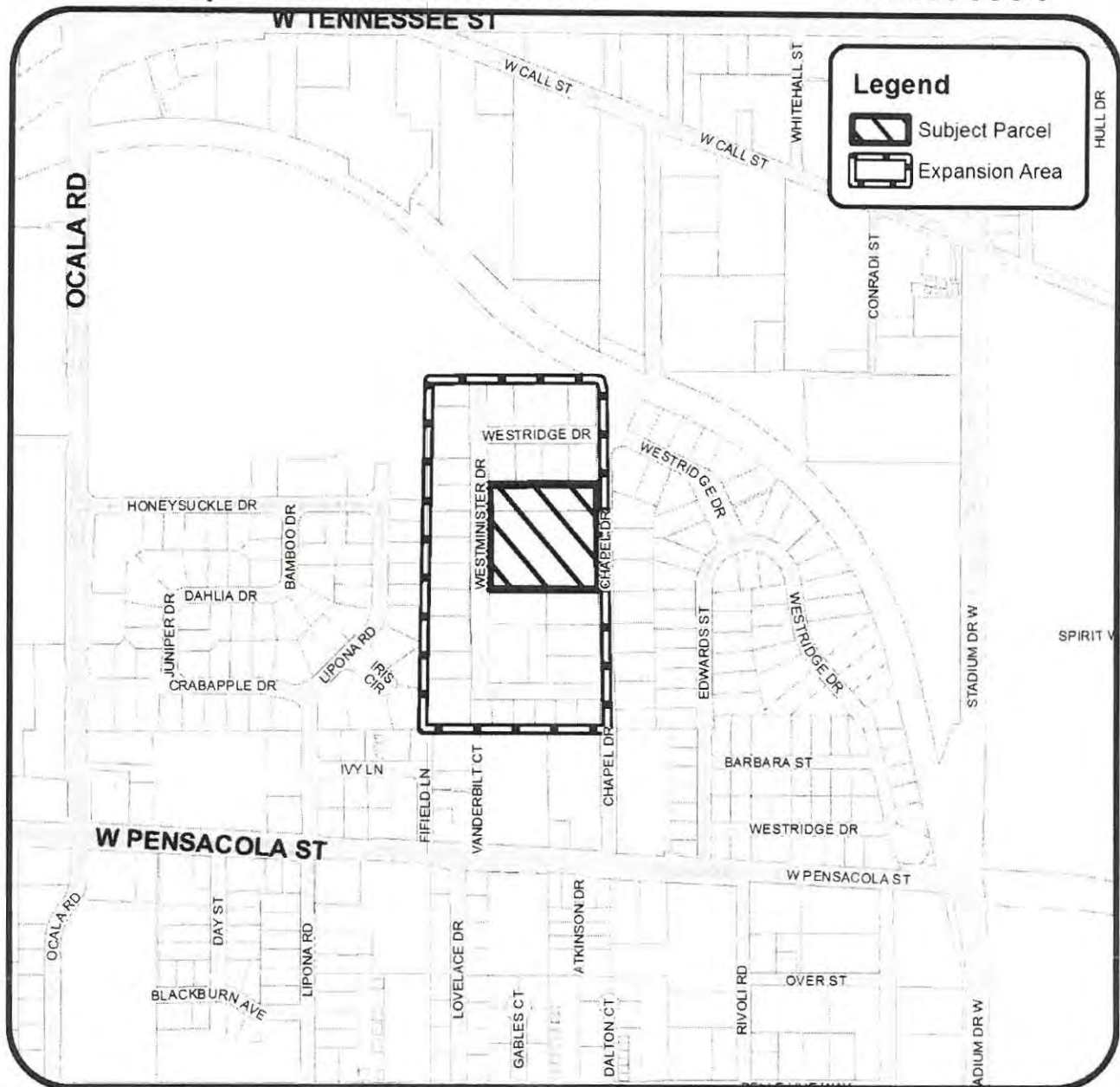
**Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-6400 Fax: (850) 891-6404**

Amendment # PCM201804

I/We as owner(s) of property at this address: 1862 W. Pensacola St. wish the information below to be considered by the Local Planning Agency and the City/County Commissions:

Chapel Drive Amendment

PCM201804



LOCATION MAP

Requested Map Amendment: Chapel Drive

Reference Number: PCM201804

Applicant: Rabbi Schneur Z. Oirechman

This is a request to change the Future Land Use Map (FLUM) designation for two parcels totaling approximately 3.71 acres in the Chapel Ridge neighborhood from Residential Preservation (RP) to University Transition (UT).

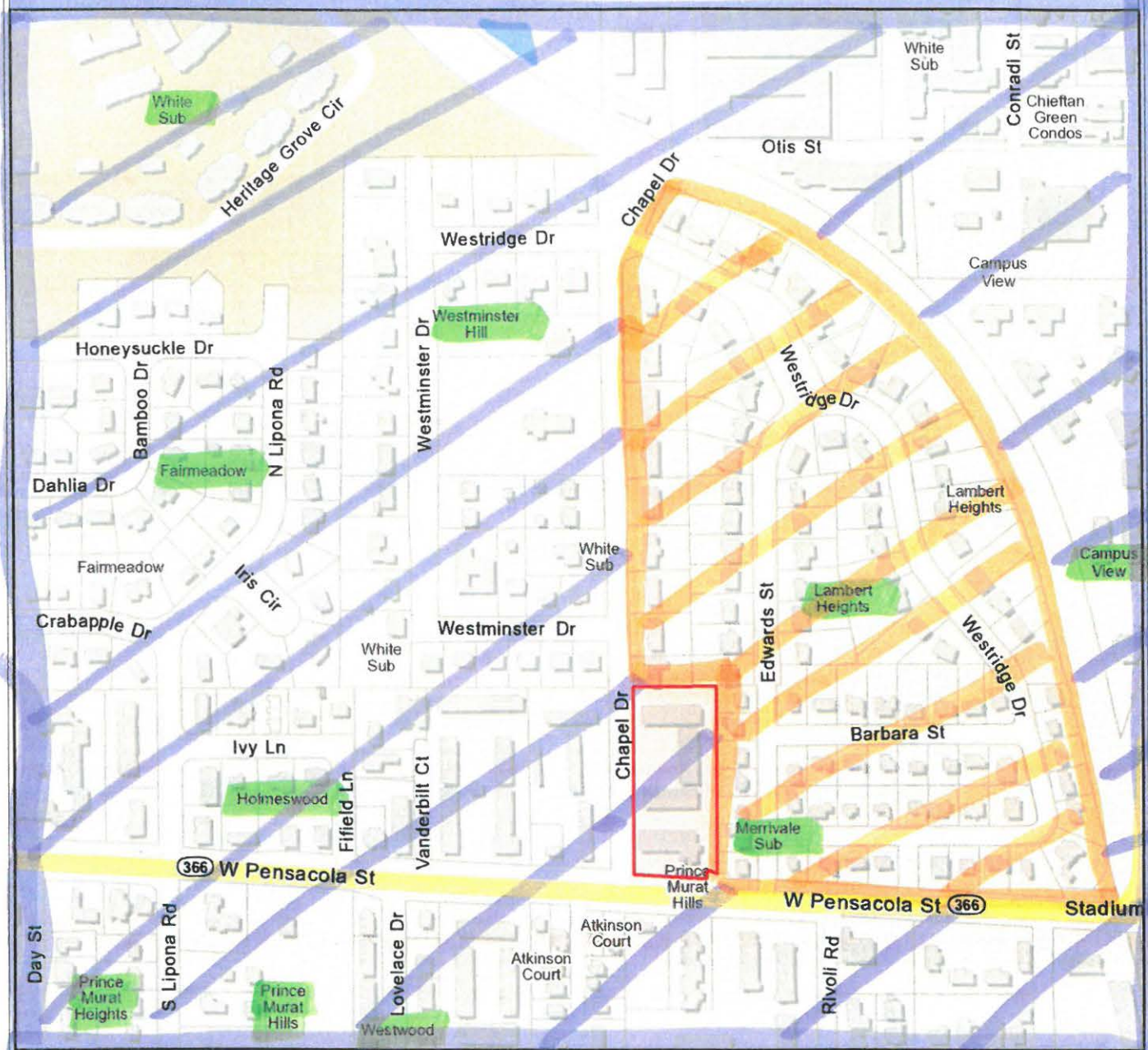
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A rezoning application has been filed concurrent with this amendment. A zoning change from Planned Unit Development [PUD] and RP-1 Residential Preservation to University Transition (UT) is being requested to implement the proposed amendment to the Future Land Use Map.

315 S. Calhoun St
Tallahassee, FL 32301

Akin Akinyemi, R.A.
Leon County Property Appraiser

Phone - (850) 606-6200
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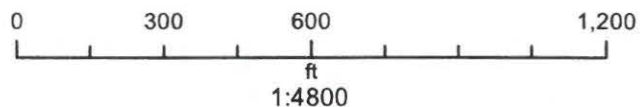


2134510000010

POCKET OF RP-1

CURRENT UT

Legend	
■	National Parks and Forests
■	State Parks and Forests
■	Local Parks
■	Waterbody
	Buildings 2012 Aerial
	Railroad
	Parcels



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Date Drawn: Oct 26, 2017

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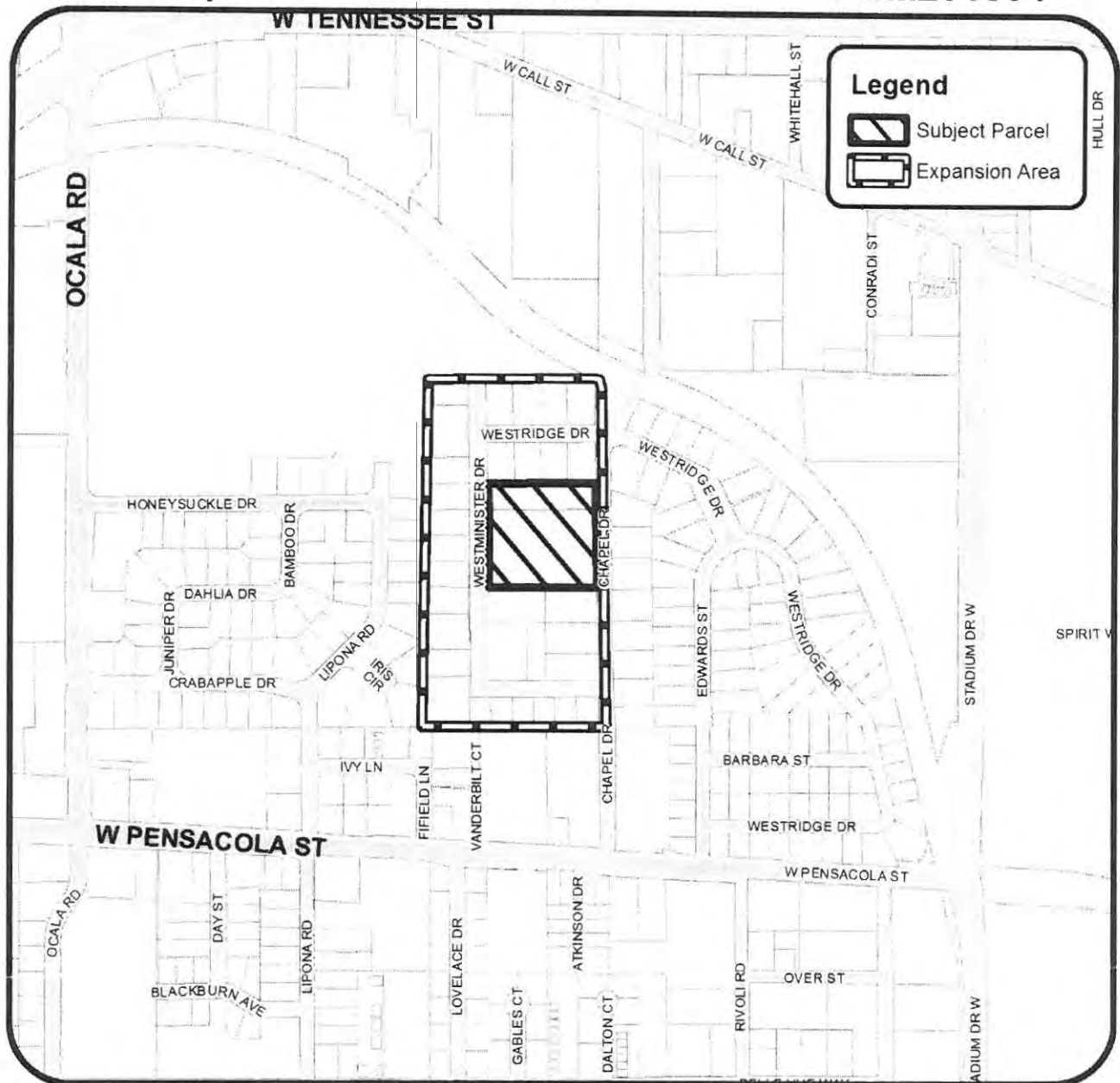
**Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-6400 Fax: (850) 891-6404**

Amendment # PCM201804

I/We as owner(s) of property at this address: 1904 W. 2nd St. wish the information below to be considered by the Local Planning Agency and the City/County Commissions:

Chapel Drive Amendment

PCM201804



LOCATION MAP

Requested Map Amendment: Chapel Drive

Reference Number: PCM201804

Applicant: Rabbi Schneur Z. Oirechman

This is a request to change the Future Land Use Map (FLUM) designation for two parcels totaling approximately 3.71 acres in the Chapel Ridge neighborhood from Residential Preservation (RP) to University Transition (UT).

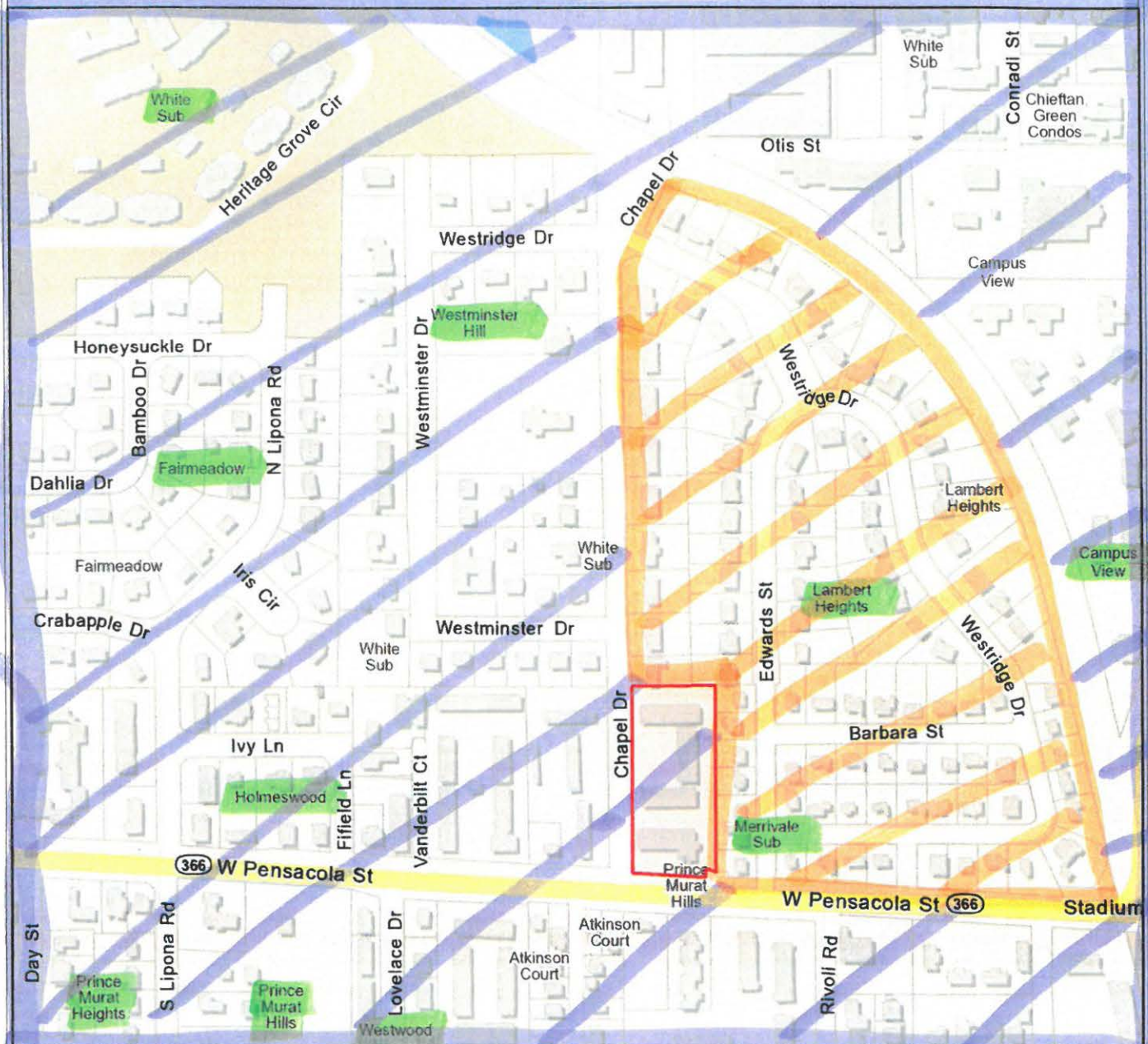
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315 S. Calhoun St
Tallahassee, FL 32301

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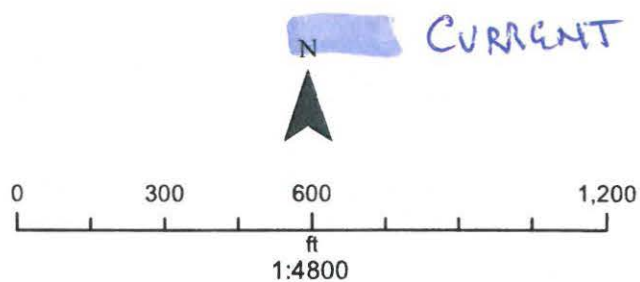


2134510000010

POCKET OF RP-1

CURRENT UT

Legend	
■	National Parks and Forests
■	State Parks and Forests
■	Local Parks
■	Waterbody
	Buildings 2012 Aerial
	Railroad
	Parcels



DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Date Drawn: Oct 26, 2017

I support this reasoning of Residential Preservation-1 (RPI-1) to University Transition (UT). That said, I feel the city is not going far enough and leaving a pocket of RP-1 in Lambert Heights on Edwards Street, Barbara Street, & Westridge Drive. This makes no sense and literally creates a circle around Lambert Heights, which is surrounded by UT. Please include the rest of Lambert Heights so it will match the surrounding neighborhoods of Fairmeadow, Holmeswood, Prince Murat Heights, Atkinson Court, White Sub, and Westwood.

Visit the Planning Department website at: <http://www.talgov.com/place/pln-cp-2018.aspx>

NOTICE OF A REQUESTED AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP

An application has been filed to request a change of designation on the Comprehensive Plan Future Land Use Map for the property shown on the map on the reverse side of this notice. You are being notified of this requested change because public records indicate that you own property within approximately 1,000 feet of the subject site. A location map and a summary of the request are shown on the reverse side of this notice.

Listed below are the scheduled Workshops and Public Hearings on this request. The November 16th Open House event is an opportunity for you to come and ask questions in a less formal setting prior to the start of the more formalized public hearing process. Prior to each meeting, please check <http://www.talgov.com/place/pln-cp-2018.aspx> to confirm there have been no changes to this meeting schedule.

The Local Planning Agency, City Commission, and Board of County Commissioners appreciate any information that would be useful to them in their deliberations on the amendment request. In addition to the public hearings, the Local Planning Agency and City and County Commissions will hold workshops on the proposed amendments. The public is invited to attend, but no public comments will be taken at the workshops.

Date	Meeting	Purpose	Time	Location
November 16 (Thursday)	Planning Department Staff	Open House	5:30PM	Renaissance Center 2nd Floor 435 North Macomb Street
November 7 (Tuesday)	Local Planning Agency	Local Planning Agency Workshop	3:00 PM to 5:00 PM	Renaissance Center 2nd Floor 435 North Macomb Street
December 5 (Tuesday)	Local Planning Agency	Local Planning Agency Public Hearing	6:00 PM	Renaissance Center 2 nd Floor 435 North Macomb Street
January 23 (Tuesday)	County and City Commissions	Joint City-County Commission Workshop	1:30 PM	County Commission Chambers 5 th Floor, Leon County Courthouse
February 27 (Tuesday)	County and City Commissions	Joint City-County Adoption Hearing (small scale) & Transmittal Public Hearing (large scale)	6:00 PM	County Commission Chambers 5 th Floor, Leon County Courthouse
April 10 (Tuesday)	County and City Commissions	Joint City-County Adoption Public Hearing	6:00 PM	County Commission Chambers 5 th Floor, Leon County Courthouse

If you have a disability requiring accommodations, please call the Tallahassee-Leon County Planning Department at least forty-eight (48) hours prior to the hearing (excluding weekends and holidays). The Planning Department Telephone is (850) 891-6400. The Florida Relay TDD Service Telephone is 1-800-955-8771.

If you have concerns that you wish to be considered by the City and County Commissions in regard to this application, you may submit written comments in response to this notice. You may submit your comments by letter, facsimile (fax), on the form below or through our website at <http://www.talgov.com/place/pln-cp-2018.aspx>. More detailed information on each proposed amendment is also available on the website.

**Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301
Telephone: (850) 891-6400 Fax: (850) 891-6404**

Amendment # PCM201804

I/We as owner(s) of property at this address: 1924 W. 3rd St. wish the information below to be considered by the Local Planning Agency and the City/County Commissions:



A rezoning application has been filed concurrent with this amendment. A zoning change from Planned Unit Development [PUD] and RP-1 Residential Preservation to University Transition (UT) is being requested to implement the proposed amendment to the Future Land Use Map.



-

DISCLAIMER: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

I support this reasoning of Residential Preservation-1 (RPI-1) to University Transition (UT). That said, I feel the city is not going far enough and leaving a pocket of RP-1 in Lambert Heights on Edwards Street, Barbara Street, & Westridge Drive. This makes no sense and literally creates a circle around Lambert Heights, which is surrounded by UT. Please include the rest of Lambert Heights so it will match the surrounding neighborhoods of Fairmeadow, Holmeswood, Prince Murat Heights, Atkinson Court, White Sub, and Westwood.

Calhoun, Sherri

From: Alexparker850@gmail.com
Sent: Tuesday, November 07, 2017 2:18 PM
To: CMP_PLN_AMND
Cc: Calhoun, Sherri
Subject: 2018 Comp Plan Public Comment Submission

- **Amendment:** PCM201801 Map
- **Name:** Alex Parker
- **Address:** 932 Spottswood Dr
- **City:** Tallahassee
- **State:** Florida
- **Zip:** 32308
- **Email Address:** Alexparker850@gmail.com
- **Comments:** I am the owner of 1806 Westridge Dr, which is in the Westminister Hill neighborhood and support the zoning change from RP-1 to UT for the entire neighborhood. I do not support spot zoning and only changing the zoning for the applicant and their 2 parcels. I believe this would be unfair to the other residents and create an environment that lacks consistency in future development. With that, I would like to request that in addition to Westminister Hill being rezoned as a whole, that consideration be given to the properties on the East side of Chapel Dr be included in the UT rezone. These lots include: 223, 229, 227, 223, 119, 117, 109, 105 and 103 Chapel Dr. Chapel Dr is a main corridor that is heavily traveled and very visible. Again, to have one side of the street experience rezoning that allowed for future development potential and not the other side of the street could create a visual inconsistency that would detract from the neighborhood. I think it is fair that if one side of the street is rezoned, the other side of the street should be allowed the same zoning change. I do not support the zoning change into any further lots in the Lambert Heights other than those on the East side of Chapel Dr. The reason for this is that the lots on Westridge Dr and Edwards are smaller and have irregular shapes, making them less than ideal for redevelopment. More importantly, this neighborhood does not have adequate access to Pensacola St or Call St without having to use Chapel Dr as an access point. A large infill of development and thus bodies, would further add to the congestion and unsafe road ways on Westridge Dr and Edwards St. The access from Edwards St to Pensacola does not have a stop light and making a left hand turn towards campus, which is what a majority of the student tenants would do when leaving the neighborhood, requires you to cross over a busy 4 lane high way. The streets on Westridge are already unsafe and this is evidenced by the fact that in April of this year, a drunk driver was heading East on Westridge Dr from Edwards and instead of turning left, he continued straight and around 2:00 am drove his car into the house I own at 119 Westridge Dr. Luckily no one was killed but it is a dangerous corner and before the area sees any sort of development inflow, measures need to be put in place to slow down traffic and make it safer. There are also no side walks for pedestrians.

Reiss, Sean

From: Chris Fluehr <cfluehr11@gmail.com>
Sent: Tuesday, October 31, 2017 1:04 PM
To: Reiss, Sean
Subject: Fwd: Chapel Drive Amendment - PCM201804

Dear Mr. Reiss,

Thank you for the notice I recently received regarding the possible rezoning of the Chapel Drive area. I am the managing member of Joe Lynn LLC which owns 1800 Westridge Drive, 32304.

I believe the entire area should be taken into consideration from "The Trail" west to Westminister Drive and from West Pensacola Street north to Westridge Drive.

This area has been long neglected by code enforcement and trash removal. I have sent pictures of many violations with no corrections.

The exception was our property which has been cited for nitpicking non-violations. In fact we believe we own the most well kept property in the area.

We appreciate your consideration of expanding of the entire area.

Thank you,

Chris Fluehr
Cell 561-271-9163

Calhoun, Sherri

From: ann.mcmaster@me.com
Sent: Sunday, November 05, 2017 4:51 PM
To: CMP_PLN_AMND
Cc: Calhoun, Sherri
Subject: 2018 Comp Plan Public Comment Submission

- **Amendment:** PCM201801 Map
- **Name:** Elizabeth Ann McMaster
- **Address:** 1801 Westridge Dr
- **City:** Tallahassee
- **State:** Florida
- **Zip:** 32304
- **Email Address:** ann.mcmaster@me.com
- **Comments:** It is my understanding that the Chabad House has requested their property be rezoned to University Transition. As the owner of 1801 Westridge Drive, which directly abuts the applicant's property to the north, I strongly object to any spot zoning within the neighborhood. I do, however, support a broader zoning change to University Transition IF it encompasses a larger contiguous area. This would address the current reality that this is predominantly a student-occupied neighborhood. This is apparent by the lack of maintenance on many properties, multiple vehicles parked on lawns, high noise levels and general evening and weekend revelry. I own the property through a sole member LLC, and it is rented to two FSU students, one of whom is my son. The last time I visited on a football weekend, an unknown, highly inebriated student repeatedly tried to enter our home after midnight because he was so impaired we could not convince him he was at the wrong house. I would even not consider living there myself. Optimally, the City would rezone the entire area from "the Trail" west to Westminster Drive and from West Pensacola Street north to Westridge, consistent with the width of the Chabad properties but also including a logical inclusion to West Pensacola. However, I do not object to any larger expansion of the rezoning. At a minimum, the City must include 1801 and 1800 Westridge Drive in any rezoning of the Chabad properties, as these two Westridge Drive properties have side (east) boundaries on the busy major thoroughfare Chapel Drive. Rezoning the Chabad properties would leave these two Westridge properties as the only Residential Preservation zoning with Chapel boundaries from the Chabad House north. This is simply not acceptable. Spot zoning the Chabad properties will have a serious negative impact on the value of these two adjacent properties if the larger issue of the need to rezone the neighborhood or at least the Chapel Drive corridor is not properly addressed. Thank you for your consideration of these serious concerns. Elizabeth Ann McMaster Managing Member, 1801 Westridge Drive LLC

Calhoun, Sherri

From: lsjarrett@embarqmail.com
Sent: Monday, October 30, 2017 5:25 PM
To: CMP_PLN_AMND
Cc: Calhoun, Sherri
Subject: 2018 Comp Plan Public Comment Submission

- **Amendment:** PCM201804 Map
- **Name:** Lincoln and Sally Jarrett
- **Address:** 119 Chapel Drive
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32304
- **Email Address:** lsjarrett@embarqmail.com
- **Comments:** Thank you for the notice about the Chapel Drive Plan Amendment. We oppose the propose change from Residential Preservation (RP) to University Transition (UT). Certainly we do not oppose development of the property that is consistent with the RP designation. City and County elected officials have publicly and consistently expressed their support for neighborhood preservation and the proposed amendment is not compatible with that principle. Therefore, we oppose the amendment.

October 30, 2017

✓ Sean Reiss
Tallahassee-Leon County Planning Department
Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301

RE: Amendment #PCM201804

Thank you for the notice about the Chapel Drive Plan Amendment. We oppose the propose change from Residential Preservation (RP) to University Transition (UT). Certainly we do not oppose development of the property that is consistent with the RP designation. City and County elected officials have publicly and consistently expressed their support for neighborhood preservation and the proposed amendment is not compatible with that principle. Therefore, we oppose the amendment.

Sincerely,



Lincoln and Sally Jarrett
119 Chapel Drive
Tallahassee, FL 32304

850/576-4398
cc: Commisioner Curtis Richardson
Jeff and Maribel Parzych
Richard Hixon
Robert and Chris Nava
Rabbi Schneur Z. Oirechman

2017 NOV 9 AM 10:08



Mr & Mrs Lincoln Jarrett
119 Chapel Dr.
Tallahassee, FL 32304

TALLAHASSEE FL 323

08 NOV 2017 PM 3.1



Tallahassee - Leon County Planning Department
Comprehensive Planning Division
Attention: Sean Reiss
300 So. Adams Street
Tallahassee, FL 32301

Plann

32301-173799



From: sleoni@shsweb.us
To: [CMP_PLN_AMND](#)
Cc: [Calhoun, Sherri](#)
Subject: 2018 Comp Plan Public Comment Submission
Date: Thursday, January 04, 2018 7:30:33 PM

- **Amendment:** PCM201804 Map
- **Name:** SHS Management LLC
- **Address:** 1801 W Pensacola Street
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32304
- **Email Address:** sleoni@shsweb.us
- **Comments:** I support this reasoning of Residential Preservation-1 (RPI-1) to University Transition (UT), provided the City modifies the area to encompass the entire neighborhood. The City is not going far enough and leaving a pocket of RP-1 in Lambert Heights on Edwards Street, Barbara Street, & Westridge Drive. This makes no sense and literally creates a circle around Lambert Heights, which is surrounded by UT. Please include the rest of Lambert Heights so it will match the surrounding neighborhoods of Fairmeadow, Holmeswood, Prince Murat Heights, Atkinson Court, White Sub, and Westwood.

From: sleoni@stevenleoni.com
To: [CMP_PLN_AMND](#)
Cc: [Calhoun, Sherri](#)
Subject: 2018 Comp Plan Public Comment Submission
Date: Thursday, January 04, 2018 7:29:33 PM

- **Amendment:** PCM201804 Map
- **Name:** Ivy Lane Villas LLC
- **Address:** 1862 W Pensacola Street
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32304
- **Email Address:** sleoni@stevenleoni.com
- **Comments:** I support this reasoning of Residential Preservation-1 (RPI-1) to University Transition (UT), provided the City modifies the area to encompass the entire neighborhood. The City is not going far enough and leaving a pocket of RP-1 in Lambert Heights on Edwards Street, Barbara Street, & Westridge Drive. This makes no sense and literally creates a circle around Lambert Heights, which is surrounded by UT. Please include the rest of Lambert Heights so it will match the surrounding neighborhoods of Fairmeadow, Holmeswood, Prince Murat Heights, Atkinson Court, White Sub, and Westwood.

From: sleoni@stevenleoni.com
To: [CMP_PLN_AMND](#)
Cc: [Calhoun, Sherri](#)
Subject: 2018 Comp Plan Public Comment Submission
Date: Thursday, January 04, 2018 7:05:26 PM

- **Amendment:** PCM201804 Map
- **Name:** Student Housing 104, LLC
- **Address:** 1701 W Pensacola Street
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32304
- **Email Address:** sleoni@stevenleoni.com
- **Comments:** I support this reasoning of Residential Preservation-1 (RPI-1) to University Transition (UT), provided the City modifies the area to encompass the entire neighborhood. The City is not going far enough and leaving a pocket of RP-1 in Lambert Heights on Edwards Street, Barbara Street, & Westridge Drive. This makes no sense and literally creates a circle around Lambert Heights, which is surrounded by UT. Please include the rest of Lambert Heights so it will match the surrounding neighborhoods of Fairmeadow, Holmeswood, Prince Murat Heights, Atkinson Court, White Sub, and Westwood.

From: sleoni@stevenleoni.com
To: [CMP_PLN_AMND](#)
Cc: [Calhoun, Sherri](#)
Subject: 2018 Comp Plan Public Comment Submission
Date: Thursday, January 04, 2018 7:04:34 PM

- **Amendment:** PCM201804 Map
- **Name:** Christine Leoni
- **Address:** 103 Chapel Drive
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32304
- **Email Address:** sleoni@stevenleoni.com
- **Comments:** I support this reasoning of Residential Preservation-1 (RPI-1) to University Transition (UT), provided the City modifies the area to encompass the entire neighborhood. The City is not going far enough and leaving a pocket of RP-1 in Lambert Heights on Edwards Street, Barbara Street, & Westridge Drive. This makes no sense and literally creates a circle around Lambert Heights, which is surrounded by UT. Please include the rest of Lambert Heights so it will match the surrounding neighborhoods of Fairmeadow, Holmeswood, Prince Murat Heights, Atkinson Court, White Sub, and Westwood.

From: jennifer@shsweb.us
To: [CMP_PLN_AMND](#)
Cc: [Calhoun, Sherri](#)
Subject: 2018 Comp Plan Public Comment Submission
Date: Thursday, January 04, 2018 7:03:09 PM

- **Amendment:** PCM201804 Map
- **Name:** Jennifer Pearce
- **Address:** 1861 Ivy Lane
- **City:** Tallahassee
- **State:** FL
- **Zip:** 32304
- **Email Address:** jennifer@shsweb.us
- **Comments:** I support this reasoning of Residential Preservation-1 (RPI-1) to University Transition (UT), provided the City modifies the area to encompass the entire neighborhood. The City is not going far enough and leaving a pocket of RP-1 in Lambert Heights on Edwards Street, Barbara Street, & Westridge Drive. This makes no sense and literally creates a circle around Lambert Heights, which is surrounded by UT. Please include the rest of Lambert Heights so it will match the surrounding neighborhoods of Fairmeadow, Holmeswood, Prince Murat Heights, Atkinson Court, White Sub, and Westwood.

Citizens Comments

LMA201802

**Capital Circle and
Tram Road**

**No citizen comments received as of
January 3, 2018**

Citizens Comments

LMA201804

East Mahan Drive

Received as of December 7, 2017

Amendment # LMA201804

I/We as owner(s) of property at this address: 3860 Beechnut Gum Trail wish the information below
to be considered by the Local Planning Agency and the City/County Commissions:

Please restore this property to a RURAL designation!
SIGNED: J Frese
Johanna C. Frese

mailing
address : 9601-33 Micoyuk Rd
Tallahassee Florida 32309

Johanna Christine Frese
9601-33 Miccosukee Rd.
Tallahassee, Florida 32309

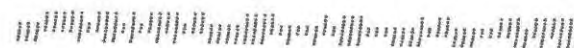
TALLAHASSEE FL 323

03 NOV 2017 PM 3 L



Tallahassee-Leon County Planning Department
ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301

32301-173799



From: jacnrg@aol.com
To: [CMP_PLN_AMND](#)
Cc: [Calhoun, Sherri](#)
Subject: 2018 Comp Plan Public Comment Submission
Date: Thursday, November 02, 2017 5:58:17 PM

- **Amendment:** PCM201801 Map
- **Name:** Jan Campbell
- **Address:** 9601 Miccosukee
- **City:** Tallahassee
- **State:** Florida
- **Zip:** 32309
- **Email Address:** jacnrg@aol.com
- **Comments:** Don't know which map applies, but do prefer more RURAL zoning, so efficient in-town building infill can be encouraged.

TALLAHASSEE FL 323

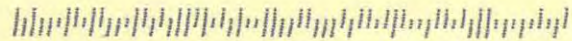
12 DEC 2017 PM 3:11



TALLAHASSEE-LEON COUNTY PLANNING DEPT
ATTN: COMPREHENSIVE PLANNING DIVISION
300 S. ADAMS STREET
TALLAHASSEE, FL

32301

32301-173799



Tallahassee-Leon County Planning Department

ATTN: Comprehensive Planning Division

300 South Adams Street

Tallahassee, Florida 32301

Telephone: (850) 891-6400

Fax: (850) 891-6404

Amendment # PCM201804

I/We as owner(s) of property at this address: CAROL D. DENNING (SPRADLIN) wish the information below to be considered by the Local Planning Agency and the City/County Commissions:

WITH ALL THE CONSTRUCTION OF APARTMENTS FOR BOTH STUDENTS & ADULTS, COULD NOT AN AREA OF SINGLE FAMILY DWELLINGS

SIGNED:

Carol D Denning

BE LEFT TO
THRIVE & ENRICH
THEIR COMMUNITY
& NEIGHBORHOOD?
PLEASE REFUSE
THE AMENDMENT
REQUEST.

ATTN: Comprehensive Planning Division
300 South Adams Street
Tallahassee, Florida 32301

Attachment #13
Page 50 of 60

Telephone: (850) 891-6400

Fax: (850) 891-6404

Amendment # LMA201804

I/We as owner(s) of property at this address: 9601 McCoskey Rd #58 wish the information below
to be considered by the Local Planning Agency and the City/County Commissions:

I support the return to Rural Designation for the
above property.

SIGNED: _____

Jane Terrell

300 South
Tallahassee
Telephone: (850) 891-6400

Amendment

I/We as owner(s) of property at this address: 9601 M
to be considered by the Local Planning Agency and the

I support the return
above property.

SIGNED:

Jane Terrell

RECEIVED

2017 DEC -7 A 9:29

TALLAHASSEE/LEON CO
PLANNING DEPARTMENT

9601 Mccoskey Rd #58
Tallahassee, FL 32309

32301-173799



Comprehensive Planning Division
300 South Adams St.
Tallahassee, FL 32301

TALLAHASSEE FL 323
05 DEC 2017 PM 2 L



Citizens Comments

LMA201805

Barcelona Offices

Received as of January 3, 2018

From: [Christesen, Julie](#)
To: [White, Artie](#)
Subject: Fw: Public Open House
Date: Friday, December 08, 2017 8:35:48 AM
Attachments: [image001.png](#)
[Tallahassee Planning Committee 111617.docx](#)

From: Christesen, Julie
Sent: Monday, November 27, 2017 9:37 AM
To: Calhoun, Sherri
Subject: FW: Public Open House

Comments for amendment LMA201805

From: Mary A [mailto:maryash1020@gmail.com]
Sent: Sunday, November 19, 2017 4:04 PM
To: Christesen, Julie <Julie.Christesen@talgov.com>
Subject: Re: Public Open House

Hello Julie,
Please find attached a copy of my concerns from the Public Open House Hearing November 16th, 2017, in Tallahassee, Florida. Please include with other comments associated with the Barcelona Office (LMA201805) proposed amendment to be disseminated to the decision-making Commissioners.

Thank you for your attention to this matter.

Mary R. Ash
(954) 675-3911

"Nurture your mind with great thoughts."

Benjamin Disraeli

On Wed, Nov 15, 2017 at 2:21 PM, Mary A <maryash1020@gmail.com> wrote:

Okay, thank you Julie.

On Nov 15, 2017 2:15 PM, "Christesen, Julie" <Julie.Christesen@talgov.com> wrote:

Mary,

It might be easier and create more of a record if you e-mailed it to me or submitted it through the website. However, you're welcome to give it to us at the meeting if you'd rather.

Julie

From: Mary A [mailto:maryash1020@gmail.com]
Sent: Wednesday, November 15, 2017 2:13 PM
To: Christesen, Julie <Julie.Christesen@talgov.com>
Subject: RE: Public Open House

Okay. Will I be able to submit the page I will be speaking from to the Planning Staff during the meeting?

On Nov 15, 2017 1:13 PM, "Christesen, Julie" <Julie.Christesen@talgov.com> wrote:

Hi Mary,

Planning Staff will put a general summary of input received at the Public Open House into our staff reports that are provided to the Commissioners. Additionally, any comments provided to us via e-mail, through the website, or mailed or faxed, regarding any of the amendments, will be included as an attachment to the staff report provided to the Commissioners.

Thanks,

Julie Conn Christesen, AICP

Senior Planner

Tallahassee-Leon County Planning Dept.

Comprehensive Planning & Urban Design

850.891.6433 • Julie.Christesen@talgov.com

Description: JUST-PLN



Please note that under Florida's Public Records laws, most written communications to or from city and county staff or officials regarding public business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: Mary A [mailto:maryash1020@gmail.com]
Sent: Wednesday, November 15, 2017 1:09 PM
To: Christesen, Julie <Julie.Christesen@talgov.com>
Subject: RE: Public Open House

So how will the concerns of the residents be disseminated to the Commissioners and those involved in the decision-making process?

On Nov 15, 2017 12:52 PM, "Christesen, Julie" <Julie.Christesen@talgov.com> wrote:

You're welcome. The public open houses are not recorded.

From: Mary A [mailto:maryash1020@gmail.com]

Sent: Wednesday, November 15, 2017 12:43 PM

To: Christesen, Julie <Julie.Christesen@talgov.com>

Subject: Re: Public Open House

Thanks Julie,

Will the session be recorded?

On Nov 15, 2017 11:46 AM, "Christesen, Julie" <Julie.Christesen@talgov.com> wrote:

Hi Mary,

The Local Planning Commission will not be in attendance at the Public Open House. You'll be speaking to Planning Department Staff.

Thank you,

Julie Conn Christesen, AICP

Senior Planner

Tallahassee-Leon County Planning Dept.

Comprehensive Planning & Urban Design

850.891.6433 • Julie.Christesen@talgov.com

Description: JUST-PLN



Please note that under Florida's Public Records laws, most written communications to or from city and county staff or officials regarding public business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

Good evening, I am Mary R. Ash, speaking on the behalf of my mother, Rosella Hall Ash and other family members.

To The Tallahassee Planning Dept. Staff:

The land or real estate we are defending is our heritage, my 90 year old mother, Rosella Hall Ash and my 88 year old, Aunt Willie Lee Hall Alexander's birthright, and, who are stilling living today. My Aunt Katie Mae Hall Elias, and my Aunt Emma Lee Hall DeNeal are now deceased, however, they have passed on their portion of inheritance, from their mother, Inez Thompson Hall, to their descendants. So as you can see, we are defending much more than a piece of land. Our very heritage could be at stake, or even threaten with high property taxes which will impose a hardship on those on a fixed income.

By no means are we trying to stand in the way of progress, it's inevitable, or certain to happen. As we look around us, we see change and progress already in effect. However, we the Hall Family, the land owners, are asking that the zoning laws do not change from residential use to commercial use, at this time.

I believe this request is a reasonable and fair one, in that, there has been no dialogue between the petitioner and the surrounding residents, in particular, those who own land. If the current zoning laws are changed from residential to commercial use, the surrounding undeveloped land will (1) increase in value, causing property taxes to increase and escalate, imposing a hardship on those who are on a fixed income, as well as, the hard-working citizen. (2) the surrounding undeveloped land will inhabit a great amount of wildlife, such as snakes, bears, possums, rabbits, raccoons, wildcats, etc. and (3) with increased wildlife migrating to the undeveloped land, where currently, young children and adults live, livelihoods would be threaten, and endangered.

What we are asking, now that we are faced with an imposition, is additional time to have dialogue with the petitioners, the surrounding residents, and with family members to discuss the best and fair outcome for all. In addition, time is needed

to strategize and implement a plan, should property taxes increase beyond necessary provisions.

As stated earlier, change is inevitable, it's bound to happen, but it should be met with excitement and enthusiasm, not opposition. After all, this country is a democracy, not a dictatorship. Meaning, ruling in favor of changing the land use from residential to commercial at this time, is coercing the surrounding residents into hardships or forcing us to give up our inheritance by default, not by choice.

In reviewing the application submitted by Mr. Ricardo Hernandez, on behalf of the Townsend Mary D Trust, no effort has been made to reach out to the surrounding residents or land owners regarding the purpose of changing the land use from residential to commercial, other than filing an application to do so. All things have been considered in the application, except one thing, the hardship or heavy taxation that will be placed on the nearby land owners, once their projects are under construction and fully developed.

Upon my research and preparation for this meeting, I found out that my family is already paying almost 6 times as much, in property taxes, for almost 10 acres vs 30 acres of the Townsend Mary D Trust, although, Mrs. Townsend's land is under a special category. So my questions to the Tallahassee Planning Dept. is what provisions, supplements, programs or relief is there to assist land owners in paying their taxes, when they are increased, due to nearby development and projects? (Pause, wait for answer). Do you have information or council available to advise land owners of alternatives to reduce property taxes, due to surrounding or future developments?

In conclusion, we are asking all those involved with the decision-making process to take into consideration our request NOT TO CHANGE THE LAND USE FROM RESIDENTIAL TO COMMERCIAL, and to put yourselves in our shoes, would you want your property taxes to increase drastically before a strategy or plan is put into place to save your inheritance or land?

Thank you for allowing us to voice our concerns.

Citizens Comments

PCT201801

Research and Industry

Land Use

**No citizen comments received as of
January 3, 2018**

Citizens Comments

PCT201802

Regional Mobility Plan

Maps

**No citizen comments received as of
January 3, 2018**

Citizens Comments

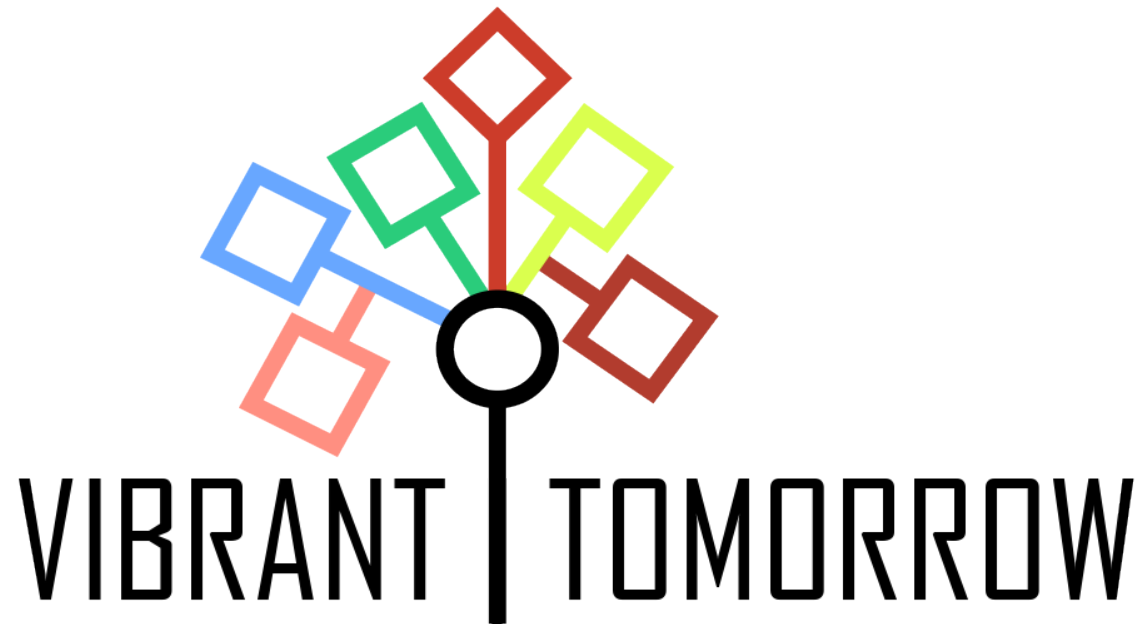
PCT201803

**Intergovernmental
Coordination Element**

**No citizen comments received as of
January 5, 2018**

Summary of Public Input on Community Values

Comprehensive Plan Reform



Executive Summary

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. This report summarizes the input received from the public includes a draft Vision Statement and draft Goals for consideration by the Local Planning Agency, the City Commission, and the Leon County Board of County Commissioners.

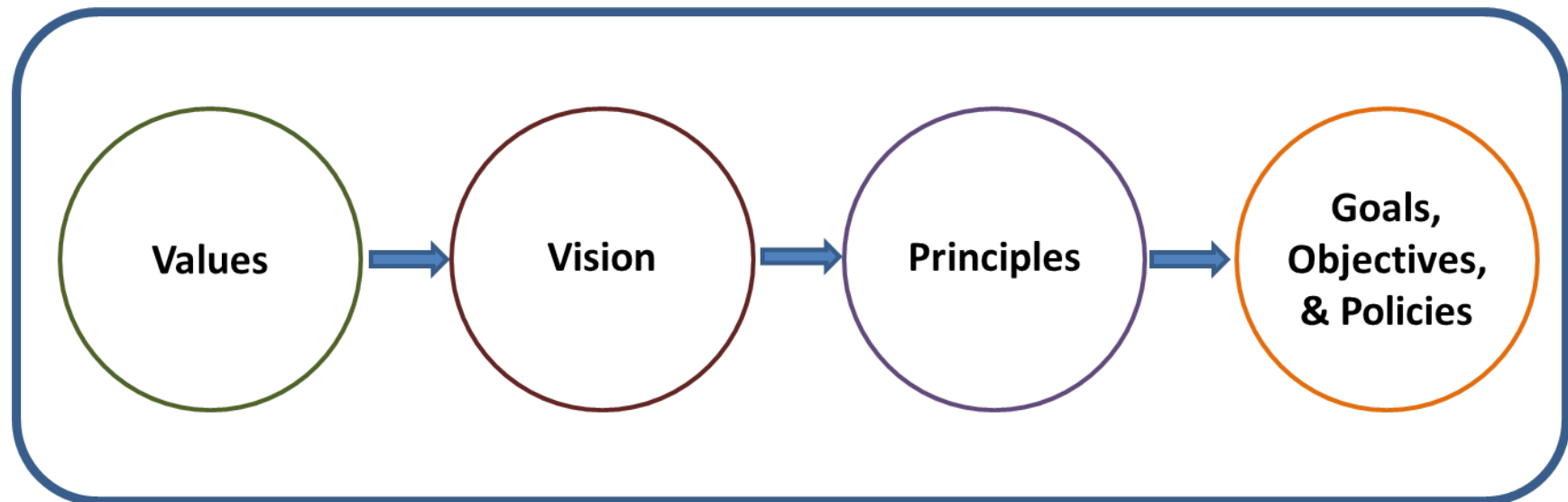


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Background

A Values Driven Approach

A values-driven approach to comprehensive planning uses the issues and values expressed by citizens as the basic for the development of the Goals, Objectives, and Policies of the Plan. Engrained in the values-driven approach is the idea that planning for future growth and development should be guided by the things that people value about the place where they live and how they would like to see the community change for the better in the future.

Build on Recent and Ongoing Public Participation Efforts

Many recent projects in the community included visioning efforts and other public participation. Instead of beginning the Comprehensive Plan Update by asking the public similar questions and collecting similar information as was recently collected through these other projects, the Comprehensive Plan Update project began with reviews of these recent projects, their visioning efforts, and the feedback and input from the public. These reviews of recent projects lead to the development of Preliminary Community Values.

Outreach Efforts

To foster a high level of public participation, the following organizations, committees, and media outlets were leveraged to inform the community of the survey and workshops: City of Tallahassee Website, Leon County Website, Planning Department Website, Planning Department Email Subscription Service, Local Planning Agency/Planning Commission, City of Tallahassee Facebook Page, Leon County Facebook Page, Leon County LINK, Leon County Leadership Meeting, City of Tallahassee Twitter Feed, Office of Economic Vitality Newsletter, Water Resources Citizens Committee, Canopy Roads Citizens Committee, Joint City-County Bicycle Workgroup, Science Advisory Committee, Greater Tallahassee Chamber of Commerce, Greater Tallahassee Chamber of Commerce Business Advocacy Committee, 2017 Annual Chamber Conference, Tallahassee.Bike, Tallahassee Board of Realtors, Tallahassee Builders Association, Capital Outlook, Tallahassee Democrat, WFSU, Domi Station, FAMU Sustainability Institute, Sustainable Tallahassee Transportation Committee, Sustainable Tallahassee Green Drinks, Office of Neighborhood Affairs Neighborhood Liaisons, Tallahassee Community College, Tallahassee Bike Commuters, Florida State College of Sociology, Urban Agriculture Focus Group, FDOT Lunch and Learn, Florida State University Department of Urban and Regional planning, WCTV, WTXL, Neighborhood Leadership Academy, and Frenchtown Placemaking Charrette. Other individuals and neighborhood associations shared information about the survey and workshops independently.

Summary of Input from Community Values Survey



Community Values Survey

The Community Values Survey was available online from April 5, 2017 to November 15, 2017. A printable version of the survey was also available. The survey received 1,092 responses online and one printed response.

Community Values

1. Equity – Having services, safety, housing opportunities, jobs, education, recreation, and other elements that contribute to a high quality of life readily available to all residents.



Overall rating: 4.44 of 5

Common themes: Affordability, Green Spaces, Housing Equity, Transportation Options, Access to Health Care and Nutritious Food, Safety, Gender and Age Equity.

A complete list of responses is included as Appendix A.

2. Livability – A safe, environmentally friendly and economically sustainable built environment that offers distinct and vibrant mixed-use centers (development that blends residential, commercial, cultural, institutional, or industrial uses), employment districts (such as large offices and research and development complexes), neighborhoods, and green spaces.



Overall rating: 4.14 of 5

Common themes: Compatibility of Industrial and Residential Uses, Mixed Use Centers, Walkability, Protection of the Natural Environment, Accessibility for Persons with Disabilities, Protection of Rural Areas, Historic Preservation, Appropriate Housing Mix, Neighborhoods with Character (not “cookie cutter”).

A complete list of responses is included as Appendix A.

3. Choice – Options and the freedom to make informed choices and decisions to improve our individual and collective lifestyles. Examples of choice include having a variety of housing types to select from when buying or renting a home, having different ways to travel around the community, having different types of parks and recreational facilities, etc.



Overall rating: 4.18 of 5

Common themes: Transportation Options, Parks and Green Spaces, Affordability, Variety of Residential Options, Bicycle and Pedestrian Options, Dependable Transit.

A complete list of responses is included as Appendix A.

4. Opportunity – Access to opportunities to flourish as individuals and as a community, and to improve our individual and collective lifestyles. Opportunity can include the ability to access services, the ability to access educational opportunities or job training, the ability to start a new business, etc.



Overall rating: 4.21 of 5

Common themes: Grow Small Businesses, Taxes and Fees, and Limiting Business Regulations or Restrictions.

A complete list of responses is included as Appendix A.

5. Stewardship – Environmental stewardship and the responsible management of our resources and assets so that future economic, social, physical, environmental, and fiscal growth and development of the community occur in an orderly and balanced manner.



Overall rating: 4.40 of 5

Common themes: Parks and Green Spaces, Historic Resources, Sustainability.

A complete list of responses is included as Appendix A.

6. Other – What other values do you have regarding transportation, infrastructure, land use, recreation, housing, conservation, and other characteristics of community development?

Common themes: Urban Forestry, Stable and Viable Neighborhoods, Bicycle and Pedestrian Facilities, Private Property Rights, Parks, Public Transportation, Community Character, Reduced Automobile Dependence, Jobs, Integration, Local Businesses, Better Urban Design, Safer Transportation System, Canopy Roads, Affordability, Better Stormwater Management Options, Address Food Deserts, Local Food Production, Consider Cost-Feasibility of Goals, Fiscal Stewardship, Historic Preservation.

Economic Bus Routes Water Climate Change Sidewalks
Local Government Green Spaces Side of Town Parks
Mass Transit Neighborhoods Structures
Community Power Development
Public Transit Transportation Rural Areas
Tallahassee Capital Circle Value Transit System
Jobs South Monroe Traffic Housing Going Safety Historic

Ranking of Values

Priority order from most important to least important:

1. Equity
2. Livability
3. Stewardship
4. Opportunity
5. Choice

Comment Themes: The values are all important and relate to one another. Ranking the values is difficult.

Land Use and Transportation Principles

1. A healthy environment comes first

Our community will maintain an environment with clean water, air, and open spaces vital to the overall health, well-being, and productivity of everyone in the community. The preservation of natural areas, including conservation areas, environmentally sensitive features, and water resources, will be a primary priority when making land use and transportation decisions. Environmental stewardship and economic development will be mutually reinforcing and our healthy ecosystem will support clean, vibrant places that are good for the economy and attract new businesses and residents. The City and County will coordinate with each other and with neighboring jurisdictions to effectively address and manage natural resources that extend beyond jurisdictional boundaries in ways that reflect the importance of context and scale at the neighborhood, city, county, and regional level.



Overall rating: 4.48 of 5

Common themes: Relationships between Environmental Preservation and Economic Development, Historic and Cultural Resources.

A complete list of responses is included as Appendix A.

2. Maintain the distinction between rural and urban areas

Our community will maintain the distinction between rural and urban/sub-urban areas to provide diversity in lifestyle choice while reducing sprawl, promoting efficient development patterns, lowering infrastructure costs, and requiring that growth pay for itself. Maintaining the distinction between rural and urban/sub-urban areas will support the protection of agricultural uses and the growing and cultivation of trees, natural resource-based activities, ecosystem functions, ecosystem services, scenic vistas, and pastoral landscapes. Our community will maintain the distinction between rural and urban/sub-urban areas to support revitalization efforts, sprawl repair strategies, fiscally-responsible infrastructure spending, and economic development.



Overall rating: 4.09 of 5

Common themes: Development that Pays for Itself, Preserving Green Space and Greenways in the Urban Areas, Minimizing Urban Sprawl, Maintain the Urban Service Area.

A complete list of responses is included as Appendix A.

3. Value and invest in transportation choices

Our community will provide transportation options that allow residents to choose how they travel through the provision of roadways, trails, sidewalks, bicycle facilities, and transit routes. Providing useful mobility options that do not prioritize motorized transportation systems at the expense of non-motorized transportation options will acknowledge and account for right-of-way constraints, the cost of transportation infrastructure, and the effects of widening roadways on neighborhoods and community character. The provision of useful transportation options will empower residents, visitors, and businesses to make informed travel mode and expenditure choices. The City and County will coordinate with each other and with neighboring jurisdictions to effectively address and manage transportation systems that extend beyond jurisdictional boundaries in ways that reflect the importance of context and scale at the neighborhood, city, county, and regional level.



Overall rating: 4.17 of 5

Common themes: Improve Transit, Provide Separate Facilities for Bicycles, Reduce Vehicular Speeds, Consider Land Use and Transportation Together.

A complete list of responses is included as Appendix A.

4. Housing diversity and choice for all

Our community will ensure greater diversity of the housing stock to offer more choices, provide opportunities to people with varying income levels, and allow more flexibility for people in different stages of life. Increasing the diversity of housing types across the community will also include options for higher density housing supported by transit and non-motorized forms of transportation. The provision of housing choices will balance the needs of existing neighborhoods with the development of new neighborhoods. The character of existing neighborhoods will be preserved through a focus on neighborhood design, the shapes and sizes of buildings, and non-motorized transportation. New developments will include a variety of uses and housing types while incorporating design elements (such as sidewalks, trails, bike lanes, streets, bus stops, etc.) to promote transportation options.



Overall rating: 3.96 of 5

Common themes: Consider housing and transportation options together, Housing for Aging Populations, Housing for a Variety of Incomes, Housing for People with Disabilities, Affordability, Avoid Segregation through Housing.

A complete list of responses is included as Appendix A.

5. Livable, walkable neighborhoods and places

Design and build neighborhoods, activity centers, and employment districts to be lively, safe, sustainable, and healthy. Well-designed places result in destinations with increased safety, more diversity of the built environment, increased social interaction, improved accessibility, more flexibility in meeting different community goals, and more unique identities.



Overall rating: 4.31 of 5

Common themes: Revitalize Existing Neighborhoods, Maintain the Aesthetic of Existing Neighborhoods, Improve Walkability, Improve Ability to Bike to Places.

A complete list of responses is included as Appendix A.

6. Economic Opportunity

Our community will expand the local economy by supporting the development of vibrant places, the linkage of different community assets, and access to more employment options and opportunities. Land use and transportation strategies will support innovation, improved access to training and job opportunities, the incubation of local businesses, and new industry. Industrial and light industrial land uses will be provided in areas compatible with growth and development plans. Transportation strategies will support the movement of freight and cargo while maintaining a safe, multimodal network.



Overall rating: 4.12 of 5

Common themes: Opportunities Across Income Levels, Support Local Businesses, Quality of Life, Environmental Stewardship, Land Use Compatibility.

A complete list of responses is included as Appendix A.

7. Respect Regional Interconnectedness

Exhibit regional leadership and responsibility with intergovernmental and multi-jurisdictional issues. Many issues that impact the community, such as natural resource management and transportation, extend beyond jurisdictional boundaries. Intergovernmental coordination is necessary between the County and the City, as well as with neighboring jurisdictions to effectively address and manage these issues. Decisions related to issues such as the management of our natural environment and transportation networks should reflect the importance of context and scale at the neighborhood, city, county, and regional level.



Overall rating: 4.14 of 5

Common themes: Cultural Resources, Coordinated Law Enforcement.

A complete list of responses is included as Appendix A.

8. Healthy Communities

Provide for access to recreational opportunities, active transportation, healthy food options, and health services, while ensuring environmental justice and safe neighborhoods. Healthy communities are characterized by the ability of people to make choices from a variety of safe, healthy, available, accessible, and affordable opportunities to meet their daily needs while being treated equally and equitably.



Overall rating: 4.32 of 5

Common themes: Local Food Production, Food Deserts.

A complete list of responses is included as Appendix A.

9. Other

What else needs to be considered when making land use and transportation decisions?

Common themes: Bicycle and Pedestrian Facilities, Parks and Open Spaces, Community Character, Neighborhoods, Improved Transit Service, Dense Urban Environments, Preserved Rural Environments, Arts and Cultural Options, Natural Resources.

A complete list of responses is included as Appendix A.



A word cloud of various transportation and land use themes. The words are arranged in a non-uniform, overlapping manner, with some words being significantly larger than others. The colors are primarily shades of blue and teal. The words include: Sustainability, Common Sense, Vehicle, Aging Population, Public, Capital Circle, Neighborhoods, Quality, Cost, Sense of Place, Roads, Walking, Community, Transit, Development, Opportunity, Transportation, Natural Resources, Parking, Rural, Stop, Affordable Housing, Access, Zoning Changes, City and County, Social Engineering, and Bike Lanes.

Sustainability Common Sense Vehicle Aging Population Public
Capital Circle Neighborhoods Quality Cost
Sense of Place Roads Walking Community
Transit Development Opportunity
Transportation Natural Resources Parking
Rural Stop Affordable Housing Access Zoning Changes
City and County Social Engineering Bike Lanes

Vision

What is your vision for the future of Tallahassee and Leon County?

Common themes: Healthy Natural Environment, Vibrant Economy, Social Equity, Improve Cycling and Walking, Urban Forests, Economic Diversification, Reduced Crime, Downtown, Reduced Sprawl, Affordability, Local Business Development, Reduced Automobile Dependence.

"I'd like to see us be a leader in urban tree management."

"I want to Tallahassee/Leon Co to maintain the natural setting that makes this city so unique. I'd like for Tallahassee to be forward thinking and vibrant with an emphasis on high quality jobs, arts and culture."

"A safe place that is walkable and where it is not impossible to buy a house."

"Safe community that offers walking and alternative transportation for citizens who need assistance or start aging to have the same opportunities as others have for living in the community."

"A safe, diverse, environmentally sensitive, fiscally responsible, big town where people continue to thrive in community."

"Judicious stewardship of the most beautiful place in Florida."

"A place of beauty, history, culture, and comfort that is forward-thinking and leading the state/nation in innovation, art, and healthy living."

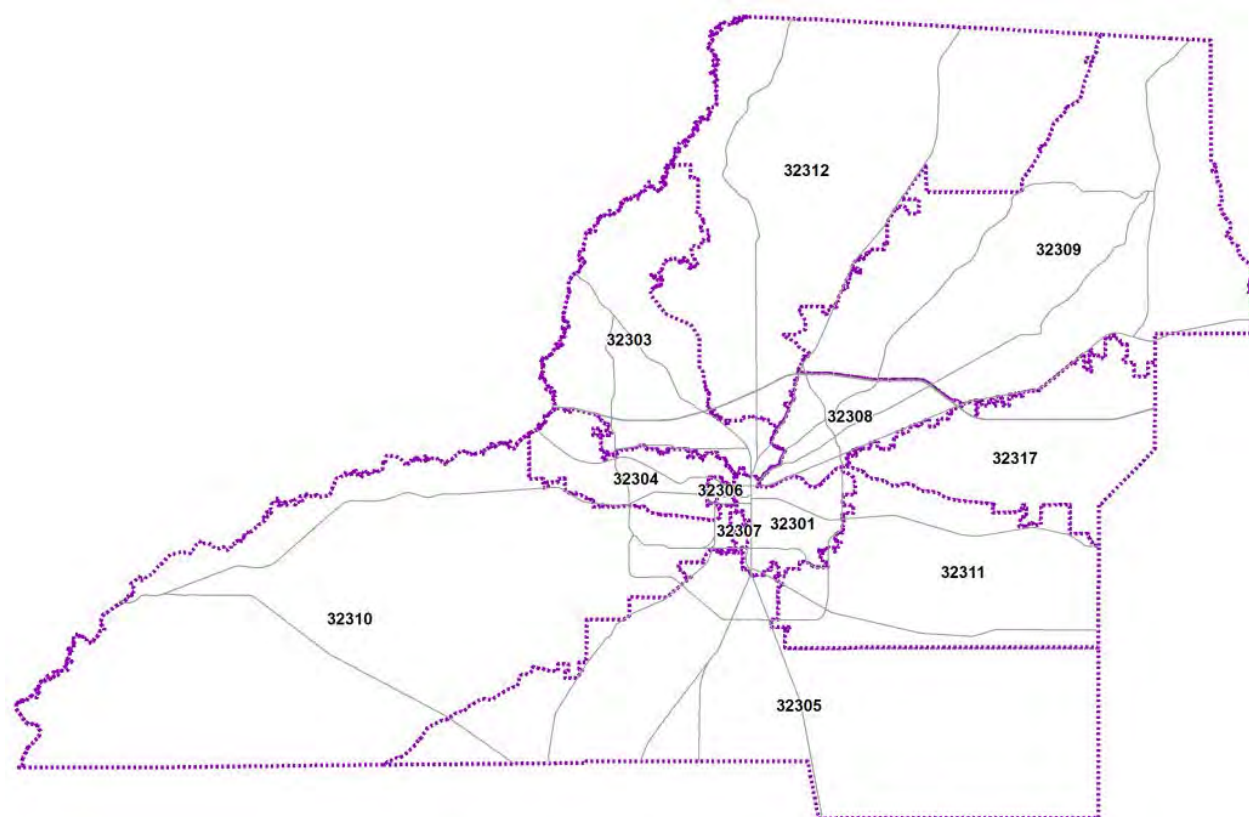
"I want it to be a place I cherish and want to grow old in. A place I can be proud of as a leader in environmental standards/actions, a place that loves its residents in return."

"Tallahassee and Leon in the future will be models of a healthy, diverse, educated, environmentally secure and friendly place where we celebrate the way people of all races come together."

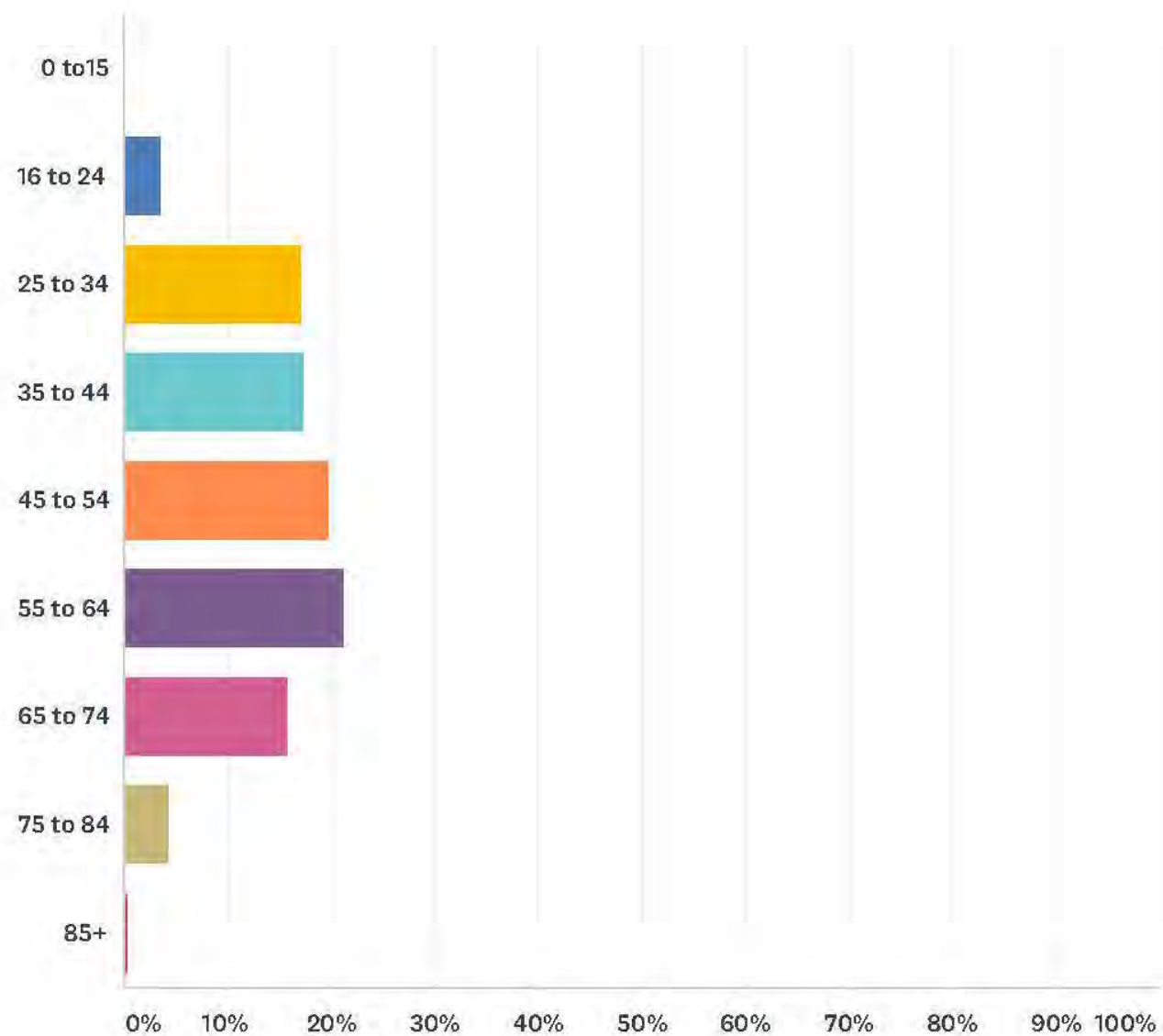
Demographics (Optional)

In what zip code is your home located?

Zip Code	Percentage of Respondents
30030	0.13%
32301	21.02%
32302	0.13%
32303	15.50%
32304	4.58%
32305	2.16%
32307	0.13%
32308	13.88%
32309	14.96%
32310	3.23%
32311	5.26%
32312	12.40%
32313	0.27%
32316	0.13%
32317	5.12%
32327	0.81%
32333	0.13%
39828	0.13%



What is your age?



What is your gender?

This question was formatted to allow open-ended responses. The Gender Identity categories presented below were provided by the respondents to the survey.

Gender Identity	Percentage of Respondents
AFAB/Assigned Female at Birth	0.15%
Cisgender woman	0.15%
Demigirl	0.15%
Female/F/Woman	51.77%
Female Dahling	0.15%
Femalewhute	0.15%
Femalie	0.15%
Male/M	46.76%
Male. Is this question relevant to this survey?	0.15%
Nonspecific	0.15%
One Male & One Female	0.15%
Safe Space	0.15%

What is your racial or ethnic heritage?

This question was formatted to allow open-ended responses. The Racial or Ethnic Heritage categories presented below were provided by the respondents to the survey.

Racial or Ethnic Heritage	Percentage of Respondents
African/ Africa	0.34%
African American/ American of African origins/ Black/ Black American/ Black Ethnic Heritage: African American	7.37%
American	0.34%
Native American/American Indian	0.50%
American/Latino	0.17%
American/Welsh	0.17%
Anglo	0.17%
Anglo, American Indian/ Native American, White/ White and Native American	0.50%
Are you really asking this question in 2017?	0.17%
Asian	0.50%
B	0.17%
Bangladeshi	0.17%
Bi-racial with focus on African American Heritage	0.17%
Black and White	0.17%
Caucasian (Non-Hispanic)/ C/ White/ American White/ Caucasian, European	76.38%
Caucasian/ Native American	0.17%
Caucasian Hispanic/ Hispanic White	0.50%
Cuban	0.17%
Discrimination will not end until this is not asked	0.17%
Divine	0.17%
Does it matter?	0.17%
European	0.34%
European, human	0.17%
French Canadian-German	0.17%

German-Irish	0.17%
Greek	0.17%
Greek, French, English	0.17%
Hispanic/Latino/Latina	2.85%
Homo sapiens	0.34%
Human	0.84%
Human, because there is actually only one race, but you like to call me white or Caucasian	0.17%
Irish/ White, Irish	0.50%
Irish-Italian (White)	0.17%
Italian	0.17%
Jewish	0.17%
Latin, Anglo, American Indian	0.17%
Mixed/Mixed heritage/Multi	1.68%
Mixed Hispanic	0.17%
Multiracial- B/W/NA	0.17%
Negro	0.17%
No one's business!	0.17%
Northern European	0.17%
Not relevant	0.17%
Other	0.84%
Transcultural family, White, Asian	0.17%
WASP	0.17%
White Hispanic	0.17%
White non-Hispanic (ethnically Jewish)	0.34%
White, but why does this matter to you?/ White, but I don't think this should matter	0.34%
W-NH	0.17%

Are there any other aspects of your identity you wish to share?

Think Christian Florida Progressive Family Native Floridian
Owner City Employee FSU Health Community
Parent Lived Planning Tallahassee Active
Resident Income Retired College Graduate
Educated Mom Married Veteran Single Government Employee
Gay

A complete list of responses is included as Appendix A.

Summary of Input from Public Workshops



Workshop Dates and Locations:

Monday, October 2 – Lake Jackson Community Center

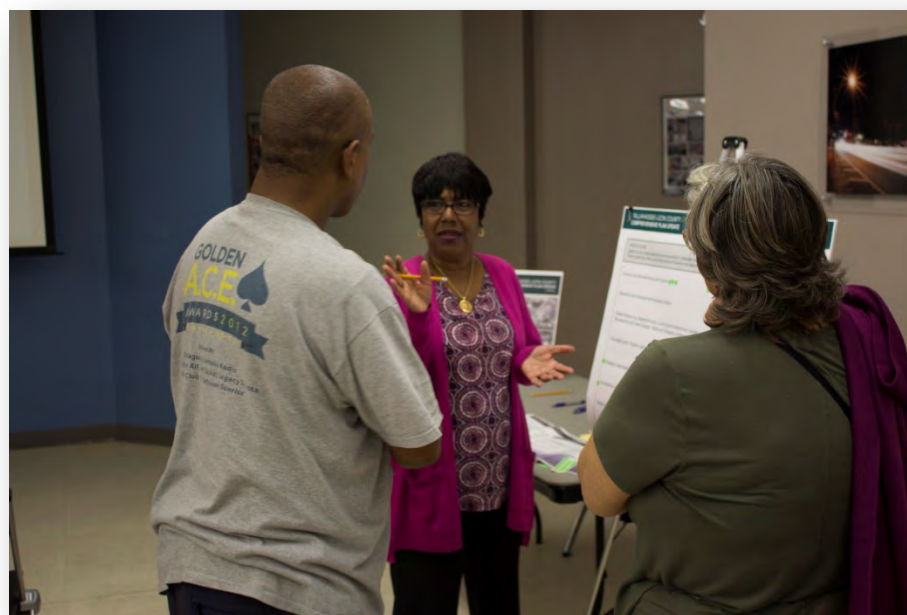
Thursday, October 5 – Community Room at Amtrak Center

Monday, October 9 – Jack McLean Community Center

Thursday, October 12 – Dorothy Spence Community Center

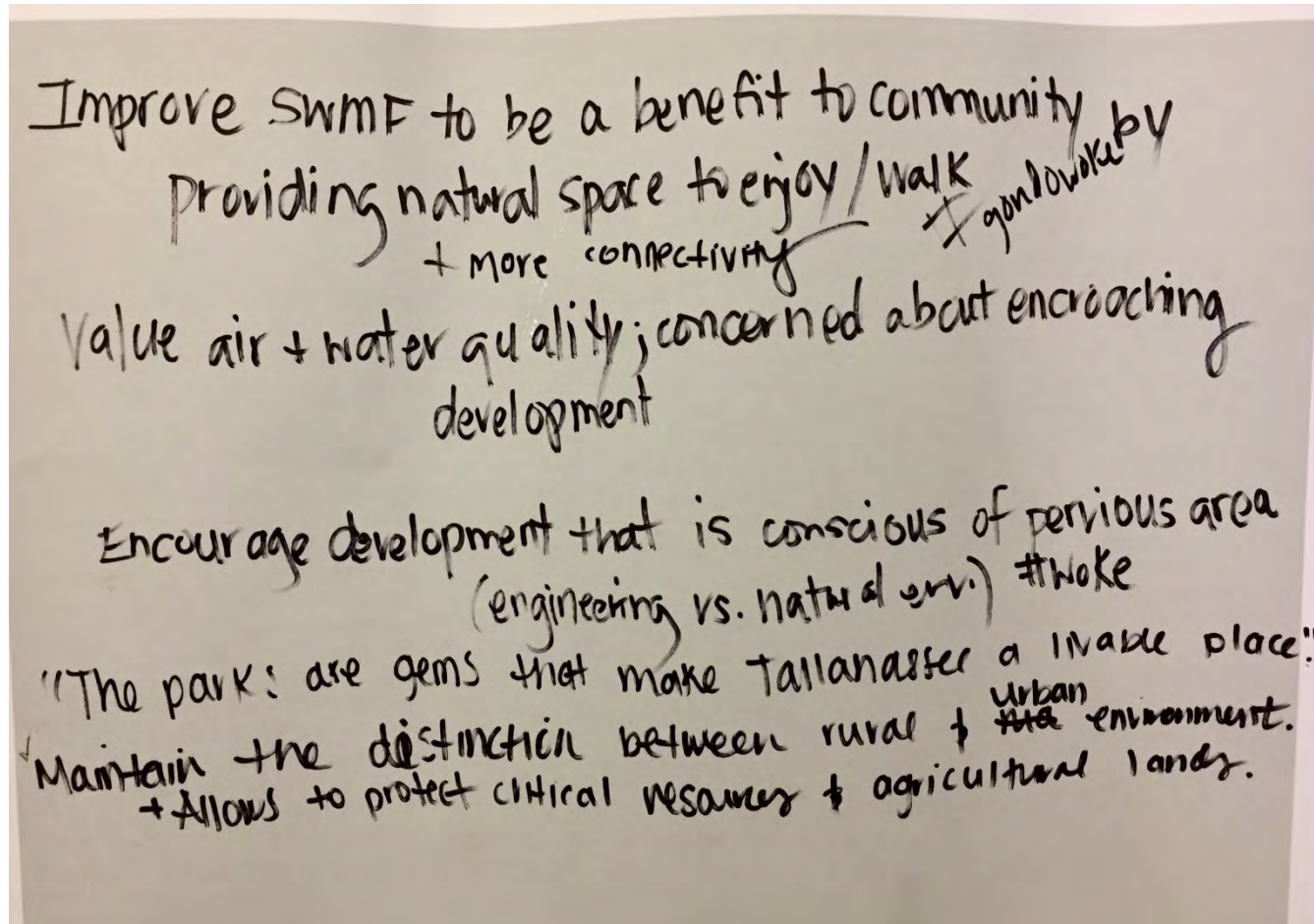
Monday, October 23 – Bradfordville Community Center

Monday, October 30 – Fort Braden Community Center



A Healthy Environment

Common themes: Equestrian trails, buffers between urban development and rural/agriculture uses, nodal development patterns, maintain the current Urban Services Area boundary, Septic tanks.



Transportation Choices

Common themes: Need for more bicycle facilities, preference for neighborhoods streets with sidewalks on both sides of the road and homes closer to the sidewalk, need for improved transit service.







TRANSPORTATION CHOICES

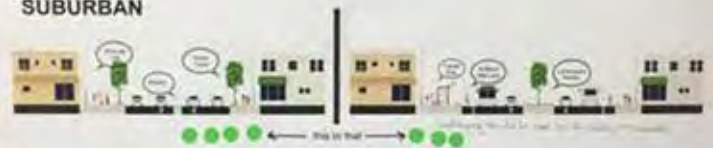
Tallahassee-Leon County Comprehensive Plan Update

DOWNTOWN



Comments:
The plan is good, but I think it should be more specific about the downtown area.

SUBURBAN



Comments:
I think the plan is good, but I think it should be more specific about the suburban area.

NEIGHBORHOOD



Comments:
The plan is good, but I think it should be more specific about the neighborhood area.

PLANNING

TRANSPORTATION CHOICES

Tallahassee-Leon County Comprehensive Plan Update

DOWNTOWN



Comments:
The plan is good, but I think it should be more specific about the downtown area.

SUBURBAN



Comments:
I think the plan is good, but I think it should be more specific about the suburban area.

NEIGHBORHOOD



Comments:
The plan is good, but I think it should be more specific about the neighborhood area.

PLANNING

Housing Diversity

The Housing Diversity station consisted of two poster activities to engage workshop attendees. The first poster consisted of various housing types, ranging from lower to higher intensity development (e.g., a single family detached home to a midrise apartment building). Attendees were asked to place a sticker on all the housing types they lived in throughout their life. Attendee responses showed the diversity of housing types they have occupied. The second poster had a variety of housing types and prompted attendees to place stickers on the housing types that they thought would benefit the community most. Attendees were supportive of the notion that a diverse housing stock is good because it provides ample choice for residents.

Common themes: A common topic was the need for infill development in existing neighborhoods, which would assist in preserving rural areas and help create more walkable and transit supported neighborhoods within the multi-modal transportation district. Several attendees pointed out that the lack of allowed flexibility in housing types and density in existing neighborhoods, particularly those in Residential Preservation, make it difficult for infill development to occur. Attendees generally supported the notion that housing types of similar scale and massing to typical single-family detached houses should be compatible with existing neighborhoods. Attendees noted that there is plenty of single-family detached housing and rental apartments (mostly for college students), but other housing options are rather limited, especially if driving is not your preferred method of transportation. The two most popular housing types were cottage court housing and live/work units.

Housing Types Attendees Have Lived In Before

Housing Type	Number of Responses
Single Family Detached	31
Single Family Detached – Front Garage	15
Small-Lot Single Family Detached	8
Single Family with Accessory Dwelling Unit	10
Stacked Duplex	6
Side-by-Side Duplex	12
Triplex	3
Fourplex	8
Townhouse	17
Multiplex Apartment	15
Garden Apartment	10
Midrise Apartment	8

TALLAHASSEE-LEON COUNTY
COMPREHENSIVE PLAN UPDATE

HOUSING DIVERSITY

PLANNING
DEPARTMENT
A DIVISION OF PLACE

Which of These Housing Types Have You Lived in?



Single Family Detached



Single Family Detached - Front Garage



Small-Lot Single Family Detached



Single Family w/ Accessory Dwelling Unit



Stacked Duplex



Side-By-Side Duplex



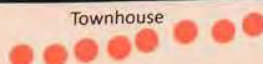
Triplex



Fourplex



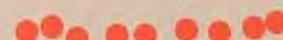
Townhouse



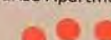
Multiplex Apartment



Garden Apartment



Midrise Apartment



TALLAHASSEE-LEON COUNTY
COMPREHENSIVE PLAN UPDATE

HOUSING DIVERSITY

PLANNING
DEPARTMENT
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Which of These Housing Types Have You Lived in?



Single Family Detached



Single Family Detached - Front Garage



Small-Lot Single Family Detached



Single Family w/ Accessory Dwelling Unit



Stacked Duplex



Side-By-Side Duplex



Triplex



Fourplex



Townhouse



Multiplex Apartment



Garden Apartment



Midrise Apartment



LINE TAKEN 10/11

TALLAHASSEE-LEON COUNTY
COMPREHENSIVE PLAN UPDATE

HOUSING DIVERSITY

PLANNING
DEPARTMENT
PLACE

Which of These Housing Types Have You Lived in?



Single Family Detached



Single Family Detached - Front Garage



Small-Lot Single Family Detached



Single Family w/ Accessory Dwelling Unit



Stacked Duplex



Side-By-Side Duplex



Triplex



Fourplex



Townhouse



Multiplex Apartment



Garden Apartment



Midrise Apartment



Housing Types Attendees Feel Would Benefit the Community

Housing Type	Number of Responses
Single Family Detached	6
Single Family Detached – Cottage Court	20
Small-Lot Single Family Detached	10
Stacked Duplex	5
Side-by-Side Duplex	7
Fourplex	7
Townhouse Example #1	9
Townhouse Example #2	11
Live/Work Unit	17
Attendee Suggestions: <ul style="list-style-type: none">• Tiny Houses• Rural farmhouses• A diverse housing stock• Accessible and inclusionary housing for people with disabilities and seniors• Housing types that limit urban sprawl and preserve rural communities• More flexibility in allowed housing types in existing neighborhoods• More midrise apartments	

TALLAHASSEE-LEON COUNTY
COMPREHENSIVE PLAN UPDATE

HOUSING DIVERSITY

Which Housing Types Would Benefit Our Community Most?



Cottage Court - Single Family Detached



Small Lot Single Family Detached



Fourplex



Stacked Duplex



Live/Work Units



Single Family Detached - Front Garage



Side-by-Side Duplexes



Townhouse Example #1



Townhouse Example #2



Are we missing anything?

Please make your suggestions here.
Thanks!

PLANNING
DEPARTMENT
...and a PLACE

LAKE JACKSON
10/11

TALLAHASSEE-LEON COUNTY
COMPREHENSIVE PLAN UPDATE

HOUSING DIVERSITY

Which Housing Types Would Benefit Our Community Most?



Cottage Court - Single Family Detached



Small Lot Single Family Detached



Fourplex



Stacked Duplex



Live/Work Units



Single Family Detached



Side-by-Side Duplex



Townhouse Example #1



Townhouse Example #2



Are we missing anything?
TINY HOMES!
Please make your suggestions here.
Thanks!

More flexibility in housing diversity in existing neighborhoods

PLANNING DEPARTMENT
a division of PLACE

TALLAHASSEE-LEON COUNTY
COMPREHENSIVE PLAN UPDATE

HOUSING DIVERSITY

Which Housing Types Would Benefit Our Community Most?





Economic Resiliency

Common themes: Participants were asked to rank factors impacting economic opportunity. The following list is arranged from most impactful to least impactful, as prioritized by participants.

1. Multimodal Transportation Options (Airport, Rail, Freeways, Trails, Bike Lanes, Sidewalks, etc.)
2. Diverse Job Market/Employment Options
3. Vibrant Places (Neighborhoods, Cultural & Entertainment, Centers, Recreational and Open Spaces, Retail and Shopping Centers)
4. Educated and/or Trained Labor Pool
5. Job Training/Education Access
6. Connective of People, Places, Services and Products
7. Housing Choice: Variety of Types and Price Points
8. Infrastructure (Roads, Water and Sewer, etc.)
9. Strategic Intermodal Transportation System/Designated Freight Routes
10. Research and Development/Innovation Districts
11. Land Costs
12. Ready to go Sites (Land Use, Zoning, etc. in Place)
13. Land Available for Development
14. Critical Mass (Concentration of other Related Industries in the Area)
15. Governmental Policies/Incentives

Participants were asked to provide other factors that impact economic opportunity. The following additional factors were provided by participants.

- Orientations about job opportunities in the city, county and community at large
- Livable wages
- Better Public Awareness concerning programs and training opportunities
- Mandatory Career Awareness in High School
- Job Fairs for unskilled workers
- Land Available for development /infill
- Urban Agriculture
- More greenspace/better buffers between and Major Developments like Welaunee
- Reliable Transportation for Children (Better Reliable Transit)
- More tutoring and services for children Initiatives
- Programs to hire people with criminal records
- Low wages a problem
- Affordable Home Ownership
- Need a central list of resources provided by city, county and non-profits

TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN UPDATE

ECONOMIC RESILIENCY

INSTRUCTIONS

Below is a list of factors affecting economic opportunity in Tallahassee-Leon County as it relates to Land Use and Transportation. Place a green dot under your top three choices for having the most positive impact on Economic Opportunity.

Diverse Job Market/Employment Options ●●● 3

● Job Training/Education Access 1

Research and Development/Innovation District

Multimodal Transportation Options (Airport, Rail, Freeways, Trails, Bike Lanes, Sidewalks, etc.) ●●●●● 5

Vibrant Places (e.g. Neighborhoods, Cultural and Entertainment Centers, Recreational and Open Spaces, Retail and Shopping Centers) ●●● 3

Housing Choice: Variety of Types and Price Points ●● 2

Educated and/or Trained Labor Pool

Infrastructure (Roads, Water and Sewer, etc.) ●● 2

● Strategic Intermodal Transportation System/Designated Freight Routes ● 1

Land Available for Development

● Connectivity of People, Places, Services, and Products /

Land Costs




Ready to go Sites (Land Use, Zoning, etc. in Place)

Governmental Policies/Incentives

● Critical Mass (Concentration of other Related Industries in the Area) 1

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TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN UPDATE		ECONOMIC RESILIENCY	
INSTRUCTIONS Below is a list of factors affecting economic opportunity in Tallahassee-Leon County as it relates to Land Use and Transportation. Place a green dot under your top three choices for having the most positive impact on Economic Opportunity.			
Diverse Job Market/Employment Options ●		Job Training/Education Access ●	
Research and Development/Innovation District		Multimodal Transportation Options (Airport, Rail, Freeways, Trails, Bike Lanes, Sidewalks, etc.)	
Vibrant Places (e.g. Neighborhoods, Cultural and Entertainment Centers, Recreational and Open Spaces, Retail and Shopping Centers)		Housing Choice: Variety of Types and Price Points	
Educated and/or Trained Labor Pool ●		Infrastructure (Roads, Water and Sewer, etc.)	
Strategic Intermodal Transportation System/Designated Freight Routes		Land Available for Development	
Connectivity of People, Places, Services, and Products		Land Costs	
Ready to go Sites (Land Use, Zoning, etc. in Place)		Governmental Policies/Incentives	
		Critical Mass (Concentration of other Related Industries in the Area)	

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TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN UPDATE

ECONOMIC RESILIENCY

INSTRUCTIONS

Below is a list of factors affecting economic opportunity in Tallahassee-Leon County as it relates to Land Use and Transportation. Place a green dot under your top three choices for having the most positive impact on Economic Opportunity.

Diverse Job Market/Employment Options

Unlabeled - Agriculture

Research and Development/Innovation District

more green space - buffer between road and water

Vibrant Places (e.g. Neighborhoods, Cultural and Entertainment Centers, Recreational and Open Spaces, Retail and Shopping Centers)

Educated and/or Trained Labor Pool

Strategic Intermodal Transportation System/Designated Freight Routes

Connectivity of People, Places, Services, and Products

Reliable transportation

Ready to go Sites (Land Use, Zoning, etc. in Place)

Job Training/Education Access

Multimodal Transportation Options (Airport, Rail, Freeways, Trails, Bike Lanes, Sidewalks, etc.)

Housing Choice: Variety of Types and Price Points

Infrastructure (Roads, Water and Sewer, etc.)

Land Available for Development

Land Costs

Governmental Policies/Incentives

Critical Mass (Concentration of other Related Industries in the Area)

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TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN UPDATE

ECONOMIC RESILIENCY

INSTRUCTIONS

Below is a list of factors affecting economic opportunity in Tallahassee-Leon County as it relates to Land Use and Transportation. Place a green dot under your top three choices for having the most positive impact on Economic Opportunity.

Diverse Job Market/Employment Options ●



Research and Development/Innovation District ●



Vibrant Places (e.g. Neighborhoods, Cultural and Entertainment Centers, Recreational and Open Spaces, Retail and Shopping Centers) ● ●

Educated and/or Trained Labor Pool



Strategic Intermodal Transportation System/Designated Freight Routes



Connectivity of People, Places, Services, and Products

Ready to go Sites (Land Use, Zoning, etc. in Place)



Job Training/Education Access ● ● ●



Multimodal Transportation Options (Airport, Rail, Freeways, Trails, Bike Lanes, Sidewalks, etc.) ● ● ● ●



Housing Choice: Variety of Types and Price Points ● ●



Infrastructure (Roads, Water and Sewer, etc.)



Land Available for Development ●



Land Costs ●



Governmental Policies/Incentives

Critical Mass (Concentration of other Related Industries in the Area)

TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN UPDATE

ECONOMIC RESILIENCY

Oct 9 2017

INSTRUCTIONS

Below is a list of factors affecting economic opportunity in Tallahassee-Leon County as it relates to Land Use and Transportation. Place a green dot under your top three choices for having the most positive impact on Economic Opportunity.

Diverse Job Market/Employment Options ● ● ● ●

Control Job of resources provided by the City/County or local government

Research and Development/Innovation District ●

Vibrant Places (e.g. Neighborhoods, Cultural and Entertainment Centers, Recreational and Open Spaces, Retail and Shopping Centers) ● ● ● ● ● ● ● ●

Educated and/or Trained Labor Pool ● ●

Strategic Intermodal Transportation System/Designated Freight Routes

Connectivity of People, Places, Services, and Products ● ● ● ● ● ● ● ●

Ready to go Sites (Land Use, Zoning, etc. in Place)

Job Training/Education Access ● ● ● ●

Low Wages

Multimodal Transportation Options (Airport, Rail, Freeways, Trails, Bike Lanes, Sidewalks, etc.) ● ● ● ● ● ● ● ●

Housing Choice: Variety of Types and Price Points ●

Wider Affordable Housing

Infrastructure (Roads, Water and Sewer, etc.) ● ●

Land Available for Development

Land Costs ● ●

Governmental Policies/Incentives

Critical Mass (Concentration of other Related Industries in the Area)

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TALLAHASSEE-LEON COUNTY COMPREHENSIVE PLAN UPDATE

ECONOMIC RESILIENCY

INSTRUCTIONS

Below is a list of factors affecting economic opportunity in Tallahassee-Leon County as it relates to Land Use and Transportation. Place a green dot under your top three choices for having the most positive impact on Economic Opportunity.

Diverse Job Market/Employment Options ●●

Job Training/Education Access

Research and Development/Innovation District

Multimodal Transportation Options (Airport, Rail, Freeways, Trails, Bike Lanes, Sidewalks, etc.) ●●

Vibrant Places (e.g. Neighborhoods, Cultural and Entertainment Centers, Recreational and Open Spaces, Retail and Shopping Centers) ●●

Housing Choice: Variety of Types and Price Points ●●

Educated and/or Trained Labor Pool

Infrastructure (Roads, Water and Sewer, etc.)

Strategic Intermodal Transportation System/Designated Freight Routes ●

Land Available for Development

Connectivity of People, Places, Services, and Products

Land Costs

Ready to go Sites (Land Use, Zoning, etc. in Place)

Governmental Policies/Incentives

Critical Mass (Concentration of other Related Industries in the Area)

Livable Neighborhoods and Places

Common themes: Walkability, Human-scaled environments, increasing affordable housing alternatives without increasing the number of student apartments, supporting community gardening, placing a greater priority on pedestrian and cyclist mobility, and expanding greenways and park systems. A number of participants emphasized the need to fortify the urban service area boundary to prevent sprawled development. Additional concerns included increased traffic management and high levels of crime.





THE BAD: What makes a place less livable?

Overdevelopment
x11 Overdevelopment 1.1
- ditto
x1 Crime
old Bismarck at 44 - many stolen pipes/bicycles
Overdevelopment
Monroe corridor unsafe for cyclists
Monroe corridor visually unappealing
Too many large Apartment complexes
Suburban traffic during peak periods
Lack of
Quality housing for all income ranges
Driver-thous - especially in places we are overbuilding
multimodal / Banner Crossing
Lack of housing choice [for housing type options]
re's
overruns
people can't pass thru
Traffic congestion
• Uncongested traffic lights
• Changing the right of way (as shown)
• Left turn slip lane
• Making Northbound
Too many people driving
unimodal - transit
to drive to school
* URBAN SPREADS! ✓
Keep communities in focus on public
transportation routes, but limit house
per acre in rural communities
Communities in rural areas are
OK, but only when built the right size
- small concentrated area, lots of
trees surrounded by green space
- waterways, trails, limit house
squares, parks on rural roads
Rural roads
speeding in
at high traffic
Local jobs in rural areas in
over urban env't
- Too few housing choices
- Too few transportation options
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Community Vision

Post Cards

Participants at the public workshops were asked to select one of four postcards when they arrived. Participants could write their vision for the community on the back of the postcard and provide them to staff during the workshop. *The following statements were provided by public workshop participants on the respective postcards:*

My Vision for the Community is:



Our Growing City & Downtown

- Straddle the line between booming metropolis of rust belt cities and the sprawling suburbs of south Florida. Make the MMTD matter. Collect taxes and spend them well!!! Destroy all current zoning and restart.
- My vision for our Tallahassee community is an integrated city that lets individual neighborhoods shine but also encourages citizens to interact with all parts of the city.
- A healthy clean all people friendly place! Lots of sidewalks, trees, housing choices, and activities.
- Walkable, affordable, attractive to senior living.
- More density in walkable/bicycle friendly city. Rural areas stay rural. Roads designed to discourage speeding.
- Walkable, easy to understand layouts. More senior housing. Easy access to info about public resources.
- An equal merger of rural and urban spaces with shopping and businesses that is offset with outdoor recreation and unique trail spaces.
- Having more of a walking city with more sidewalks and restaurants\shops\cafes downtown. I don't know if growth in the city of Tallahassee would justify this, but light rail would be nice for the future.
- For the historic demographic makeup of Frenchtown to be inclusively provided access and opportunity to participate in the growth of a Frenchtown area.
- Seek community input on major architectural design. This might have avoided the planned cascade monstrosity.
- Enhance fairgrounds, add observation tower so get a view of the community.
- A lounge of some sort for college students and Southside citizens, like Tennessee Street. At 10pm the only venues open are fast food. The Southside community needs more.
- Avoid gentrification of historic neighborhoods for the sake of downtown.
- That we preserve and grown what's wonderful about Tallahassee-our heart. The spirit of community we see in things like longest table, the caring for the environment and sustainable city se see with solar electricity. Please let's grow what's working or support the dreams of folks who've been dreaming here-please don't apply for anymore amazon headquarters, etc...
- Slow some this this growth down and retain what is in place.
- Dear city, keep on truckin' (bicycling) and penny sales taxin'.
- Define the "Downtown" area and keep it that way. What you need is a card for Tallahassee's neighborhoods – you know, where people live!



Our Majestic Canopy Roads

- Please! Do not move the urban services boundary!! We have plenty.
- One where healthy food is accessible and people can get around without cars.
- I really appreciate the rural character of my Quail Valley neighborhood and would hate to see it change!!
- We need more healthy vegan restaurant options. (More upscale, not just fast food “vegan junk food”) and not just a salad or veggie burger, but a whole menu of vegan options. A skate park would be fun and encourage more physical activity.
- Mixed income neighborhoods and hella bike lanes.
- Historic preservation, preserved greenways concentrated communities in rural areas to preserve rural beauty and space.
- Green-trees, bike transit and lights for safe neighborhoods.
- Increased density, multiplicity of housing types, decrease vehicular volumes and increase alternative transit modes (bike trails, bus)
- Do not move the urban services boundary. The guiding planning principal should be protecting the environment.
- Nightlife for FAMU college students. In order to enjoy nightlife, the students have to travel away from Southside. Southside Tallahassee needs nightlife, similar to Gaines Street.
- A vibrant urban forest, where development is built within the trees and topography, not on top. Any city can have a strip mall-our asset is community within the ecology. Preserve old trees and forest rather than replace with nursery stock. And prevent sprawl.
- A more balanced approach to the preservation of trees that allows sidewalks on Miccosukee Road. It seems dangerous for children who have to walk down the side of the road in the morning for school bus.
- A place with small town charm that includes pension earning jobs, quality schools, neighborhoods with detached houses and recreation that offers young and old a place to relax and enjoy nature.
- A community where you can be submersed in nature and then walk through a lively part of town.
- My vision for the community is preserving, refurbishing our tree canopy. These majestic trees provide shelter, encourage community gatherings, help define our surroundings.
- Preserve as much as possible the canopy roads and the community character they represent.



Our Majestic Canopy Roads (Continued)

- Make the Monroe corridor safer for cyclist and pedestrians. “Beautify” the Monroe corridor.
- Enlarge and expand our great park/trail system. Put a perimeter around city that prevents urban approval. Create a high-speed light rail on Thomasville Road or a system of many small neighborhood uses. Electric cars
- Let’s keep the unique atmosphere on Cascade Park and not build two 8 story cement buildings.
- Open green conservation lands. No overdevelopment on Lake Jackson keep zoning for lake protection intact.
- Vibrant protected rural areas.
- To retain the natural beauty of this area and maintain clear water. Limit urban approval.
- Rural preservation. Historic preservation. Limit urban sprawl. Utilize historic buildings instead of building new. Small businesses vitality, arts and culture, city transportation (more) and mental health/crime prevention services.
- Keep them, protect them, maintain them! Very high priority!

Our Exciting Trails and Parks

- Healthy environment pollution controls, drainage controls. Don't expand the urban services. The level is sufficient for our population size and growth for many years.
- More access to trails for Southside resident's beautification of all current trails and all sides of town.
- Public need (purpose) park. A park across from O'Reily auto parts and the Alliance apartment complex. There's an unattended grass area that needs beautification. Placing a park there would bring it to life.
- More lighting for safety.
- A supportive community which supports and promotes accessible and inclusionary housing, jobs, training. A community which realize the importance of next generation and enact policies in support of providing for families and future.
- A place that's safe for a person to walk alone without fear of being mugged/assaulted/verbally hassled. Public spaces should be designed with safety in mind. Streets, sidewalks and parks are clean no fast food trash, baby diapers, doggie poop, cigarette butts littering our streets, drains and parking lots sadly it is all over. How do you change people's behavior?
- Tallahassee as an arrangement of "villages" each offering activities you don't have to drive to.
- A safe, crime free place with fresh air, good quality water and lots of open spaces to enjoy nature and outdoors. Keep rural areas very rural; infill city with affordable housing.
- Preservation of rural quality of life.
- Add to parks and trails etc... and not subtract. Keeping existing parkland and open spaces. Historic Preservation-Tallahassee has done a lousy job on this. Tear down and build bigger is not good policy. Too much being proposed around Cascades with loss of historic properties- wrong to do away with old to bring in the latest with no track record.
- Continuation of development of parks, recreation, and natural areas to provide calming sections, areas for play & pristine natural areas. This is critical to quality of life.



Our Thriving Social Scene

- More kid friendly activities on each side of town.
- Tallahassee has very little to offer a college educated single woman of color. Events tend to be clustered by race.
- More coffee shops (local), family related activities and gathering spots (Fun station and bowling, etc.) on Southside.
- More opportunities for unskilled workers. More affordable housing.
- Walkable metropolitan with better mass transit. More affordable housing for seniors! Don't forget the seniors!!!!
- This goes hand in hand with what I wrote on the other card. I would like to see Tallahassee as more of a walking city. I would like to see more places like the former Tallahassee Mall/Centre of Tallahassee evolve. More open air malls and shops like the shops of Pembroke Gardens in Broward County of the St. Johns Town Center.
- Creating a "social scene" needs to be defined and controlled to prevent spill over into residential areas; both people and noise a la Mid-Town. Creating it is a low priority.
- I enjoy community events at the parks. I would like to see more concerts at cascades. I am a big fan of trails.

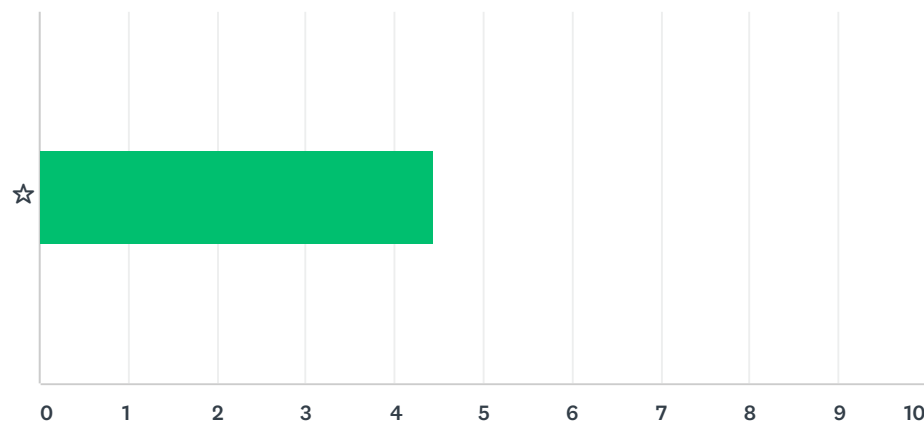


Appendix A

Full responses to the Survey on Community Values

Q1 Equity – Having services, safety, housing opportunities, jobs, education, recreation, and other elements that contribute to a high quality of life readily available to all residents.

Answered: 1,092 Skipped: 0



	STRONGLY DISAGREE (1 STAR)	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE (5 STARS)	CHOOSE NOT TO ANSWER	TOTAL	WEIGHTED AVERAGE
☆	4.03% 44	1.74% 19	5.95% 65	21.89% 239	65.38% 714	1.01% 11	1,092	4.44

#	DOES ANYTHING NEED TO BE ADDED OR REMOVED FROM THIS STATEMENT?	DATE
1	That city funds for services be equitably distributed in communities around the city.	11/1/2017 5:05 AM
2	No	10/30/2017 1:31 AM
3	We still the homeless on the streets and everyone is not treated fairly when it comes to housing.	10/24/2017 7:53 AM
4	and visitors.	10/9/2017 6:51 PM
5	accessibility to good transportation (i.e. Star Metro system needs major improvements)	10/9/2017 11:12 AM
6	transportation	10/5/2017 12:22 PM
7	A minimum standard of equity should be available to all residents. Areas generating higher tax revenues should have commensurate services above the minimum.	10/5/2017 10:23 AM
8	"Readily available" should be more clearly defined and explained.	10/4/2017 10:11 PM
9	openspace and parks open to the public, places of beauty	10/2/2017 9:12 PM

10	"other elements that contribute to a high quality of life..." covers all not already included. thanks	9/29/2017 10:43 AM
11	I am all for equity but too vague. What are the "other elements"?	9/27/2017 7:49 PM
12	Safety	9/27/2017 2:10 PM
13	This means the most remote areas of the county should have the same services as the most heavily populated. We do not have the resources to assure this. Rural areas should be left alone and housing should be concentrated in the USA	9/23/2017 1:52 PM
14	It's not the city's job to provide everything for everybody.	9/22/2017 1:56 PM
15	This is meaningless nonsense.	9/22/2017 7:46 AM
16	Adding access to healthy food options (remedy food deserts, expand farmer's markets)	9/21/2017 4:23 PM
17	Safety includes removing drug dealer issues and recent uptick in violence around several areas of the city where this used to not be a problem when current residents purchased properties.	9/16/2017 11:34 AM
18	transportation/mobility	9/15/2017 9:34 AM
19	I do not like the word equity	9/15/2017 9:32 AM
20	The statement is nonsense. Success depends largely on proper personal behavior, not City programs.	9/13/2017 8:12 PM
21	"Other elements that contribute to a high qualityof life" is so open-ended that the municipal government could use that to justify it spending money on anything they want.	9/8/2017 9:38 AM
22	We have this. It is achieved therefore stop harping on it.	9/7/2017 1:29 PM
23	public transportation	9/7/2017 1:11 PM
24	add the words in parentheses to the statement-(clean environment, air, water, land).	9/5/2017 7:25 PM
25	These things should be but are available, question unclear about how this should be implemented.	9/5/2017 6:04 PM
26	technology	9/5/2017 12:30 PM
27	I feel like the statement sounds nice, but doesn't take into account the actual need of availability being greater and lesser in different parts of town.	9/5/2017 10:17 AM
28	Health care	9/5/2017 4:46 AM
29	If Equity here also means "fairness or justice in the way people are treated" (Webster) the human issue is undervalued. Words like "the dignity of every human is sacrosanct/untouchable" could be added	9/2/2017 1:27 PM
30	I would like to see healthy food called out. There is not a grocery store downtown so it is hard for me to buy groceries.	8/31/2017 9:52 AM
31	The use of public taxes to support the profits large companies is bad.	8/31/2017 9:03 AM
32	Robust public transportation	8/31/2017 7:47 AM
33	No	8/30/2017 7:38 AM
34	No	8/29/2017 10:48 PM

Comprehensive Plan Update Community Values Survey

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35	CREATING ACCESS TO services, safety, housing...	8/29/2017 9:01 PM
36	There needs to be acknowledgement that the quality of life varies based on location.	8/29/2017 3:01 PM
37	Access to health care services	8/29/2017 9:08 AM
38	In theory this is a valiant and honorable statement, in reality some will not have equitable access to the same things because of factors which must be faced. Education (ability to learn), physical ability, and personal ambition. But all things being equal, this would be desired. But unfortunately God didn't create everyone equally and that diversity can recreate equitable differences.	8/29/2017 7:29 AM
39	NO	8/28/2017 8:53 AM
40	Services and safety should be separate issues	8/27/2017 10:25 AM
41	I think that government does not have a role in assuring the availability of housing opportunities, jobs, and recreation. The free market will do that in accordance with demand.	8/26/2017 3:53 PM
42	No	8/25/2017 6:55 AM
43	Complete Capital Circle SW expansion, continue pushing for Amtrak, work with Gadsden county in pursuit of entertainment center/water parks, continue downtown development and innovation park, begin planning for mass transit system which may include an elevated/expense (mono) rail system because Tallahassee urban roadways are too narrow to accommodate increase in bus lanes.	8/24/2017 4:40 PM
44	No	8/24/2017 9:45 AM
45	Define "equity"	8/24/2017 7:24 AM
46	Remove "housing opportunities" and "other elements". These are nebulous and open to abuse.	8/23/2017 5:37 PM
47	Health care	8/23/2017 4:05 PM
48	transportation, livable wage	8/23/2017 2:41 PM
49	"available to all residents" needs to be underlined.	8/23/2017 12:58 PM
50	NO	8/23/2017 11:02 AM
51	To include Re-entry programs and training	8/23/2017 10:29 AM
52	To me, this means that we also have to protect the integrity of existing neighborhoods to the extent possible and curb gentrification with creative policies, programs, initiatives and funding.	8/23/2017 10:05 AM
53	without regard to political spokespersons, but rather on date.	8/23/2017 9:04 AM
54	Environmental Stewardship should also be part of this list of Equity.	8/23/2017 8:55 AM
55	Tallahassee squanders tax payers money on useless programs, Cynthia Barber making \$179,000 over TPD, Fire, CDA, Emergency Response and (parks?) with NO qualifications? With the states highest crime rate?	8/23/2017 8:50 AM
56	Quality multi-modal public transportation options should be included explicitly (possibly as a separate value).	8/23/2017 8:28 AM
57	transportation options beyond owning a car (bike rentals, uber, very short term car rentals)	8/23/2017 8:14 AM
58	Living wage jobs	8/23/2017 8:11 AM

Comprehensive Plan Update Community Values Survey

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59	yes housing for all income levels and seniors	8/23/2017 8:06 AM
60	add public transportation	8/23/2017 7:26 AM
61	Statement is too broad. To cover such have all, do all list requires definition of attainment.	8/23/2017 6:33 AM
62	Health care	8/23/2017 5:25 AM
63	Leisure opportunities should be added	8/23/2017 5:18 AM
64	Services should be proportional to density, and density should be directed to the Urban Core.	8/22/2017 6:47 PM
65	Safety is number one	8/22/2017 1:27 PM
66	I agree, to the extent of those needing assistance in whatever manner, are those deserving that really need and will apprciate the service. Those that will excell, needing only an opportunity or a little help along the way.	8/22/2017 1:24 PM
67	Having services, safety, housing opportunities, jobs, education, recreation, and other elements that contribute to a high quality of life readily available to all residents. "with special emphasis on those who may lack opportunity and/or have experienced inequitable access historically"	8/22/2017 1:13 PM
68	Government should facilitate (not be responsible for) most of these.	8/22/2017 1:05 PM
69	no	8/22/2017 12:59 PM
70	Safety is number 1.	8/22/2017 12:51 PM
71	Housing "opportunities" seems like an odd way to put it	8/22/2017 12:23 PM
72	Housing opportunities	8/22/2017 12:21 PM
73	some sort of community mental health initiative	8/22/2017 12:21 PM
74	Ethics and transperancy	8/22/2017 12:18 PM
75	Since safety is included in "livability" it can be removed from this item.	8/22/2017 12:17 PM
76	Equity distribution should be equal and not heavily favored for demographics	8/22/2017 12:15 PM
77	Need more mixed-income housing especially in low soci-economic areas of the city and county.	8/22/2017 12:11 PM
78	Reiterate All residents!!	8/22/2017 12:09 PM
79	Sounds a lot like entitlement.	8/22/2017 10:56 AM
80	transportation	8/22/2017 10:10 AM
81	I want to make sure we express that "readily available to all residents" means "accessible at low or no up-front cost to the consumer".	8/22/2017 10:00 AM
82	Are you talking about "Equally to ALL"? What does that CO\$T? What does "high quality of life" mean?	8/20/2017 8:40 AM
83	Too many items in one category. While I strongly agree to all in this category except "housing". The environmental destruction taking place now for multiple housing developments is changing Tallahassee negatively.	8/14/2017 9:40 AM
84	No	8/11/2017 2:59 PM

Comprehensive Plan Update Community Values Survey

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85	Readily available is not really far enough to make something equitable. Having needs and desires of each community considered is more equitable.	8/11/2017 10:22 AM
86	All residents including the elderly.	8/10/2017 6:51 AM
87	Employment and programs for teens	8/9/2017 11:31 AM
88	access to fresh and healthy food	8/9/2017 11:20 AM
89	Respect	8/9/2017 10:38 AM
90	Not just readily available to all but would use the words readily accessible to all to create direct proximity/planning implications	8/5/2017 9:34 AM
91	Please add Arts and Entertainment.	7/30/2017 7:31 PM
92	There are differences in services depending on location and development density. Not all jobs and services should be in the rural land use for example.	7/30/2017 6:36 PM
93	This statement is very vaguely worded so it is hard to know how to answer.	7/30/2017 6:21 AM
94	sufficient transportation options for all people, across the entire spectrum of age, race, class, etc...	7/27/2017 1:16 PM
95	How is "high quality of life" defined? My definition may not be the same as others in the community.	7/20/2017 9:26 AM
96	Needs a statement about property rights here.	7/19/2017 12:48 PM
97	Yes, access to the community at reasonable prices, (plane, train, auto, bus)	7/19/2017 11:46 AM
98	no	7/19/2017 9:56 AM
99	protected natural areas	7/19/2017 9:41 AM
100	Everybody wants these things, the difference is who decides what that means and how much does it cost.	7/19/2017 8:31 AM
101	The county development needs to be guided by the resources currently available without further increasing taxes.	7/18/2017 3:52 PM
102	Transportation	7/18/2017 3:45 PM
103	Values are principles that drive behavior leading towards goal fulfillment (so look at your circles & consider that).	7/18/2017 3:44 PM
104	readily available "and attainable" to all residents	7/18/2017 1:41 PM
105	Housing opportunities	7/18/2017 1:38 PM
106	Especially for low to middle income residents.	7/17/2017 3:07 PM
107	Focus is full of special interests and severely lacking in opportunities in all of these areas for lower socioeconomic status groups and their areas including, but not limited to, southern and western Tallahassee; really anything not directly concerning to those in government, higher education, or medical fields appears to be generally ignored or their opinions disregarded.	7/14/2017 7:18 PM
108	Very generalized statement. The last clause is the key "question". The listed items could have been omitted, because they limit what's needed re "quality of life".	7/14/2017 4:48 PM
109	Add Food. Access to healthy food for all and not simply allowing but encouraging/ incentivizing URBAN FARMS and local institutional food purchasing.	7/13/2017 11:15 PM
110	Depends on how this is achieved.	7/12/2017 5:32 PM

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111	This includes areas outside of Buck Lake and Killearn/Golden Eagle. It should emphasize quality of life for *currently* developed areas over yet-to-be-developed areas.	7/12/2017 4:26 PM
112	Top priorities: food scarcity, homelessness, and basic health care services for all.	7/12/2017 2:26 PM
113	"...all residents regardless of income, race, ethnicity, gender, sexual orientation, ability, etc."	7/12/2017 1:13 PM
114	We're currently doing a bad job at this.	7/12/2017 10:56 AM
115	And willing to pay for it through a tax increase	7/12/2017 8:37 AM
116	I believe a person should have the opportunity to work IF they are willing. No handouts	7/12/2017 7:02 AM
117	"Other elements" is ambiguous as is "services." How come all the stars get highlighted to the left of whatever star one selects? That's visual cognitive dissonance making it look like the survey instrument is faulty.	7/8/2017 8:01 PM
118	affordable Transportation (air, Bus fees For Tcc Students if not free like the others schools) We fly out of Jville or Orlando	7/5/2017 9:55 AM
119	Help find solutions to reduce the crime rate. Create additional programs to assist the under serve population	7/3/2017 3:45 PM
120	NO	7/3/2017 12:54 PM
121	As was so well put in a recent letter to the editor: "Everyone deserves to live in the same Tallahassee."	7/3/2017 11:26 AM
122	There is plenty of housing.	7/3/2017 8:21 AM
123	You do not include access to streets and sidewalks. Is that under "services"?	7/3/2017 7:31 AM
124	training opportunities to teach job skills and teach trades to the unemployed, instead of "economic development" incentives which go to the movers and shakers	7/3/2017 7:23 AM
125	available AND affordable to ALL residents!	7/2/2017 1:22 PM
126	And provided with the same expediency to the South side as to the North side.	7/2/2017 1:21 PM
127	The county needs to bring back the bookmobile. It was something that residents of our neighborhood looked forward to, and used regularly. I also want to encourage the county to continue the waste transfer stations. For those of us who live down winding dirt roads, there really is no other option.	6/26/2017 3:20 PM
128	Everyone needs to have adequate food!!! About 20% of our local population is food insecure! Also, the baby boomers are getting old, and many facilities are very awful, so someone needs to get a plan for the elderly together, stat!	6/26/2017 2:47 PM
129	Add healthy environment	6/26/2017 11:34 AM
130	We need fire service out Miccosukee Road. Fire response is too far away for our part of the county. Yet, we pay additional funds 4 times a year and have higher insurance payments.	6/26/2017 9:51 AM
131	no	6/25/2017 9:24 PM
132	Available to all is the key here. We are slowly turning into a divided community of haves and have nots. In Education, jobs and economic opportunity. Racism plays a role but so does classism. We need to fix this for a health vibrant community to happen.	6/24/2017 6:36 AM
133	We need smart growth -- I'd rather wait a few years for things to line of perfectly than to grab as much as possible as fast as possible without considering the bigger picture.	6/23/2017 7:53 PM
134	All of these aspects should be provide while ensuring our natural enviornment and resources are protected.	6/23/2017 5:07 PM

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135	nutrition	6/21/2017 12:14 PM
136	Equity denotes finances, monetary value and cost.' "Equality" would more accurately define the list of items that follow here.	6/20/2017 9:37 PM
137	Get rid of "traffic calming."	6/20/2017 5:22 PM
138	A universal design that includes jobs, education, recreation, etc. for people with disabilities	6/20/2017 3:41 PM
139	health care	6/19/2017 5:30 PM
140	More community service for non-violent offenders. Help give back to the community, help at homeless shelters animal shelters, habitat for humanity, meals on wheels, elder care services, when acceptable free children services, breakfast, lunches, sports, arts & crafts, learning to clean fire equipment with fire fighter, help the police in their extra non police community programs. Less in jail more giving back to the community..	6/19/2017 3:27 PM
141	Free bus rides for all would help many low income residents. Other cities in Florida do it.	6/18/2017 6:05 PM
142	Food, real food.	6/18/2017 8:49 AM
143	no	6/18/2017 7:56 AM
144	Health care needs to be added.	6/18/2017 7:16 AM
145	More resources need to be available within primarily Black areas, particularly safe housing and recreation for kids.	6/18/2017 6:55 AM
146	Workforce training for middle-skills careers that don't require a college degree is essential.	6/17/2017 10:36 PM
147	There needs to be an emphasis in lower socio-economic neighborhoods for the items listed.	6/17/2017 8:07 PM
148	health	6/17/2017 6:40 PM
149	The survey has a problem. All the stars fill in when I click on Strongly Agree!	6/17/2017 6:29 PM
150	I was rating strongly agree and it marked all. Include (including low-socio economical residents).	6/17/2017 4:23 PM
151	useful Transportation options	6/17/2017 3:14 PM
152	address high crime problem	6/17/2017 2:11 PM
153	Added: Affordable housing (specifically); higher density; fresh/healthy food suppliers; social/institutional network to support those in need; a walkable community.	6/17/2017 1:56 PM
154	'readily available AND affordable for" all residents.	6/17/2017 9:35 AM
155	mass transportation	6/17/2017 8:36 AM
156	Not sure what "readily available means." Also, statement is not specifically clear about the standards of these services- you can having housing and education readily available to all residents, but are the schools and houses of high quality?	6/13/2017 8:49 PM
157	Public green space within walking distance of all residents.	6/12/2017 1:13 PM
158	Housing should not be funded by the City. Business goes where it is most profitable and safe. Business location should not be dictated by the City.	6/12/2017 7:40 AM
159	Why would someone not agree with this? You need to be more specific with what you are asking.	6/11/2017 6:15 PM
160	Basic services need to be provided, but just that. Skeleton services are plenty.	6/11/2017 1:23 PM

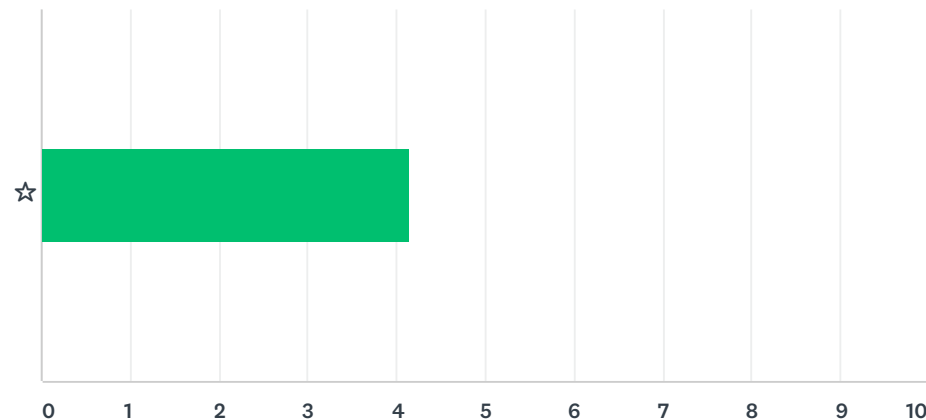
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161	Remove jobs,housing opportunities	6/11/2017 10:03 AM
162	Does this mean that services will be placed in neighborhoods? This is a horrible question!	6/10/2017 12:26 PM
163	Not sure you can everything and have a healthy environment.	6/8/2017 8:42 PM
164	Thanks	6/8/2017 8:15 PM
165	I chose "agree" and other options flagged as well	6/8/2017 6:35 PM
166	1. Equity - The answer to this question is pedestrian / why is it even asked? Dh-u-u-h!	6/8/2017 4:50 PM
167	The survey will not allow me to answer only "Strongly agree"	6/8/2017 3:47 PM
168	Add: health care	6/8/2017 3:38 PM
169	Your radio button selection sucks...not a good omen	6/8/2017 3:34 PM
170	need to better define "readily available". Services, jobs, education, should be available in the urban core, but housing and recreation should be in the surrounding area -- all of these items do not need to be together and all equally "readily available". For instance, we do NOT need everything within walkable distance.	6/8/2017 3:12 PM

Q2 Livability – A safe, environmentally and economically sustainable built environment that offers distinct and vibrant mixed-use centers (development that blends residential, commercial, cultural, institutional, or industrial uses), employment districts (such as large offices and research and development complexes), neighborhoods, and green spaces.

Answered: 1,092 Skipped: 0



	STRONGLY DISAGREE (1 STAR)	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE (5 STARS)	CHOOSE NOT TO ANSWER	TOTAL	WEIGHTED AVERAGE
☆	5.68%	3.94%	10.71%	28.75%	49.18%	1.74%	1,092	4.14
	62	43	117	314	537	19		

#	DOES ANYTHING NEED TO BE ADDED OR REMOVED FROM THIS STATEMENT?	DATE
1	I would delete the reference to large offices	11/3/2017 9:33 PM
2	and include green areas interspersed in every development.	11/1/2017 5:05 AM
3	Remove INDUSTRIAL- we do not need toxic chemicals near our living spaces.	10/30/2017 11:17 AM
4	No	10/30/2017 1:31 AM
5	Also need community centers where residents and employees in these hubs can interact after work in these same areas. Need a balance of small and large venues that support each other.	10/9/2017 6:51 PM
6	But not at the expense of the natural environment. Please don't disturb conservation areas, or rich biodiversity to develop. Please make use of the several vacant buildings around the city.	10/9/2017 11:12 AM

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7	Green spaces and communal areas should not be combined in this statement. I prefer green spaces but not this excessive overbuilding of high rises and stores. We should utilize buildings that already exist.	10/6/2017 8:54 AM
8	Recently, there has been too much emphasis on urban planning with little consideration for the context of existing grassroots culture. Don't make Tallahassee an over-planned, cookie-cutter community.	10/5/2017 10:23 AM
9	This is so all encompassing that it is unclear. Depends on how you do mixed use, what uses, what densities. Bigness at the price of community identity is problematic.	10/3/2017 6:58 PM
10	Appropriate and proper proportional placement, Eg: Loud noise areas far away from residences	10/2/2017 9:12 PM
11	this can be interpreted (or misinterpreted) in so many ways.	9/28/2017 5:51 PM
12	parks, more recreation opportunities, accessible neighborhood green spaces integrated throughout the community	9/28/2017 5:01 PM
13	sick of "southwood" type communities	9/27/2017 8:52 PM
14	Remove industrial uses. What is meant by institutional? Will neighborhoods be consulted and listened to? Too much room here for greedy developers to make the livability claim while lining their pockets by ruining the integrity of neighborhoods.	9/27/2017 7:49 PM
15	Need to add walkability. You want to blend residential and industrial uses?	9/27/2017 2:40 PM
16	Safe	9/27/2017 2:10 PM
17	It's important that we efficiently utilize our existing urban and suburban lands and reduce sprawl so that we maintain our distinct quality of life so different from the rest of FL.	9/26/2017 4:19 PM
18	no more large offices! More green spaces! Less ugly shopping plazas, more beautiful tallahassee trees	9/26/2017 9:07 AM
19	Remove industrial uses from the statement. Residential, commercial, cultural and institutional area good mixes but for safety and quality of life, keep industrial uses away from the other multiuse districts.	9/23/2017 9:08 PM
20	Keep rural areas the way they are with limited residential development	9/23/2017 1:52 PM
21	Disagree on mixed use centers that might blend residential with industrial uses	9/21/2017 9:01 AM
22	Remove mixed-use centers.	9/17/2017 8:17 PM
23	Mixed use centers are a problem in that the lack of parking/public transportation keep them locked away from others in the community. Example: the new reconfiguration of Gaines Street is not longer a street to allow good flow east and west and sufficient parking for "outsiders".	9/16/2017 11:34 AM
24	Residential areas should be protected, not blended with commercial, industrial and other inconsistent uses.	9/16/2017 11:32 AM
25	Resiliency?	9/15/2017 9:34 AM
26	Delete the sustainability nonsense! We would have a better economy if the City wasn't so anti-business!	9/13/2017 8:12 PM
27	Residential neighborhoods need to be separate from industrial areas. Prefer more distinct areas and fewer mixed-use centers.	9/13/2017 9:58 AM
28	The rampant development that "blends" industrial and commercial strip malls with the beautiful neighborhoods of Tallahassee is destroying livability, not improving it.	9/8/2017 12:21 PM
29	Safety is important, but there is so much disagreement on what defines "environmentally and economically sustainable" that I would rather it not be an official goal, as long as it is still undefined.	9/8/2017 9:38 AM

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30	Keep business zones separate from residential/recreational areas.	9/7/2017 9:42 PM
31	A strong emphasis on the south side- specifically Woodville hwy outside the city limits.	9/6/2017 3:20 PM
32	remove the words in brackets from the statement [distinct and vibrant mixed-use centers, employment districts] and add the words in parentheses in their place (areas for urban living, retail, recreation, education, industry, work).	9/5/2017 7:25 PM
33	Nice statement, but these general words do not mean housing for a range of incomes, especially average incomes, will be included. They have not been included in any of the developments so far.	9/5/2017 10:17 AM
34	Tallahassee surely is attractive because industrial activities are limited within current boundaries. Future industrial activities are preferably planned remote or better not too close to current dedicated housing areas	9/2/2017 1:27 PM
35	Expansion of mixed-use centers should require improvements to an active transportation network to reduce the use of personal vehicles.	9/1/2017 9:50 AM
36	I would like to see less separation of land uses in Tallahassee. In particular, I would like to see less areas that are strictly residential.	8/31/2017 9:52 AM
37	we need to Enfield existing urban areas before we consider any new development on open land	8/31/2017 8:18 AM
38	Low income housing - not apartments but homes people can buy	8/31/2017 7:47 AM
39	mixed use	8/30/2017 2:47 PM
40	I would not put industrial uses in mixed-use centers	8/30/2017 10:15 AM
41	No	8/29/2017 10:48 PM
42	The mixed-use centers (MMTD) needs to scaled back to reflect a realistic future poplation density needed to support them.	8/29/2017 3:01 PM
43	A clause stressing that the environment, once degraded, cannot be easily restored or replaced, and therefore the ideal of "First, do no harm" should ALWAYS guide expansion and development decisions.	8/29/2017 10:49 AM
44	Not sure what use is cultural, having done a significant amount of planning and site design I have not seen anything that would fall into a cultural category. I also do not beleive industrial uses (I mean real industrial use that manufacture or process materials into goods, not referring to warehouses) should be located in close proximity to neighborhoods. It is a safety issue which must be evaluated on a case by case basis. We need a strong industrial area in our community.	8/29/2017 7:29 AM
45	locating these areas near to each other	8/28/2017 8:19 PM
46	NO	8/28/2017 8:53 AM
47	Keep historic overlay when possible. Don't just tear down old construction for new.	8/25/2017 3:23 PM
48	No	8/25/2017 6:55 AM
49	No	8/24/2017 9:45 AM
50	You should be embarrassed asking this about safety with Tallahassee's crime statistics leading the state.	8/24/2017 7:24 AM
51	new mixed use development needs to be designed with a long term vision-- cookie cutter complexes will not do.	8/23/2017 5:58 PM
52	Support mixed use nodes in certain areas. I would not support mixed use nodes in well established neighborhoods with a high percentage of homes that are owner occupied.	8/23/2017 5:11 PM

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53	affordable housing	8/23/2017 2:41 PM
54	Public lands bought with public funds for conservation & recreation should not be converted to more intense uses without full public notice & involvement.	8/23/2017 2:26 PM
55	development that blends residential, commercial, cultural, institutional, or industrial uses	8/23/2017 12:41 PM
56	Personally feel green space needs high emphasis. Once it is gone, it's gone.	8/23/2017 11:17 AM
57	NO	8/23/2017 11:02 AM
58	to include the South and South west side of town from Woodville to Ft Braden	8/23/2017 10:29 AM
59	Wording is odd ("economically sustainable built")	8/23/2017 10:17 AM
60	I would add equity to the statement on livability. Livability without equity considerations is not sustainable. It simply displaces residents. Affordable housing should be part of all residential projects in Tallahassee, particularly near employment centers. This does not point to public spaces directly. I would include public spaces here for environmental protection, recreation, community events and the like.	8/23/2017 10:05 AM
61	Tallahassee squanders tax payers money on useless programs, Cynthia Barber making \$179,000 over TPD, Fire, CDA, Emergency Response and (parks?) with NO qualifications? With the states highest crime rate?	8/23/2017 8:50 AM
62	Distinct mixed-use centers are not a requirement for livability. This just seems to be a trend that locals are trying to implement, and should necessarily be connected to the livability value.	8/23/2017 8:28 AM
63	Again, more definition is required. So broad as to successful attainment, no positive goals can be set.	8/23/2017 6:33 AM
64	while maintaining all current park space and respecting our traditional neighborhoods	8/23/2017 6:17 AM
65	OK, but don't the concept of "districts" to promote sprawl.	8/22/2017 6:47 PM
66	Pushing mixed use. Appropriate downtown but not in established residential neighborhoods. People choose these locations for a reason and generally higher density development is not one of them.	8/22/2017 6:22 PM
67	Drop environmentally and economically just go with - A safe sustainably built	8/22/2017 3:05 PM
68	ibrant mixed-use centers (development that blends residential, commercial, cultural, institutional, or industrial) that values preserving the architecture and character of already existing p	8/22/2017 2:50 PM
69	Blending industrial with residential in a mixed-use center is hard to visualize and may not mix well. Consider removing 'industrial' as an example or qualifying it.	8/22/2017 2:47 PM
70	There has to be something in this about preserving historical structures, maintaining a high level of aesthetic control, etc.	8/22/2017 2:27 PM
71	The concept of "connecting" these centers via bike and bus routes and making sure each has bike and pedestrian facilities.	8/22/2017 2:04 PM
72	I would agree more strongly with this statement if it prioritized infill and greater density, rather than sprawling development.	8/22/2017 1:58 PM
73	Safety is number one	8/22/2017 1:27 PM
74	Industrial or manufacturing concerns.	8/22/2017 1:05 PM
75	no	8/22/2017 12:59 PM
76	Mixed use i.e. Tallahassee Mall could include bowling alley, arcade room, central hub for teenagers and families to enjoy.	8/22/2017 12:56 PM

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77	As long as they are started and spearheaded by citizens and businesses, not government - then yes.	8/22/2017 12:39 PM
78	re-use of homes and commercial spaces already in existence, without removing trees and greenspace	8/22/2017 12:21 PM
79	Great idea but it is unlikely. I know people that commute from Lake Jackson to Southwood for work.	8/22/2017 12:18 PM
80	Need Opportunity or Promise Zones that allow for job incentives and employer tax credits.	8/22/2017 12:11 PM
81	A strong tourist attraction on the border of the county or city limits could add to sustainability	8/22/2017 12:09 PM
82	We need to build up our distinct areas of town and help them grow even more - for example Bannerman Crossing/Uptown, Market District, Midtown, College Town and SOMO. Making sure businesses are aware of programs that can help them grow sustainably in turn helps with job creation and improved quality of place and quality of life.	8/22/2017 11:19 AM
83	Less giant buildings. MORE PROTECTED GREEN! More trees, plants, flowers, vines, dirt, sand, rocks, NATURE.	8/22/2017 9:46 AM
84	Limit mixed-use centers. No infill of commercial use in or near existing residential. areas.	8/22/2017 9:45 AM
85	We need more "walkable" neighborhoods and more apartment, one floor residential options for residents not what we currently have built for out-of-town era, lobbyists, and others who don't reside in Tallahassee. We also need better public transportation options, ones that encourage and facilitate use.	8/22/2017 9:41 AM
86	Industrial uses and large scale commercial uses should be buffered from neighborhoods, but adequate public transportation and sidewalks should be provided for access between these different land uses.	8/22/2017 9:13 AM
87	This survey question is a garbled jumble of buzzwords that don't mean anything!	8/22/2017 9:06 AM
88	Yes - Add "Balanced with protection of Private Property Rights" - Add "Aesthetically Beautiful" - too much emphasis on "environment, sustainable"	8/20/2017 8:40 AM
89	In some areas only, eg. downtown and new trnd's; neighborhoods already designated as residential eg. historic Myer's Park and French Town should remain as originally designated.	8/18/2017 8:42 AM
90	Established neighbors need to be protected from incompatible development in the name of 'vibrancy.'	8/15/2017 7:16 PM
91	remove cultural	8/15/2017 2:23 PM
92	Won't mix residential with industrial, residential areas should be peaceful and pollution free	8/11/2017 2:59 PM
93	simplify statements so regular citizen in communities can understand clearly but it get it.	8/11/2017 6:41 AM
94	Yes, you've combined some issues which tend to be in contrast with each other. Green spaces and development of residential. These can be opposing thoughts. Looks like a loaded question.	8/10/2017 7:34 PM
95	Commercial may need to be defined a little better for example: Restaurants and stores are fine but anything that pollutes our environment or contributes load noise should not be allowed in residential areas. Music is fine as long as the base is controlled.	8/10/2017 6:51 AM
96	We must protect the quality of our neighborhoods	8/9/2017 3:31 PM
97	This means offering more flexibility with RP zoning in UPS	8/1/2017 12:34 PM
98	Mixed use centers have become a travesty. Not walkable, have drive through banks etc. They are usually strip mall sprawl	7/30/2017 6:36 PM
99	Again this is very vaguely worded and seems to mix things that cancel each other out. E.g. large office complexes and environmental protection.	7/30/2017 6:21 AM

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100	Keeping in place historic community	7/27/2017 1:45 PM
101	Balanced In a way that doesn't unnecessarily/unreasonably burden or place additional costs on developers	7/27/2017 11:17 AM
102	If done ethically - no big hidden money interests getting advantages	7/25/2017 6:37 AM
103	Emphasize the importance of keeping residential neighborhoods separate distinct from mixed use areas.in addition to having designated mixed use areas.	7/24/2017 1:42 PM
104	We must also demand affordable housing options that are not created for students.	7/24/2017 1:20 PM
105	Retain rural areas and buffer zones	7/24/2017 1:17 PM
106	Agree as long as current residents are not displaced.	7/24/2017 1:03 PM
107	"Economically sustainable built environment" is the meaningless phrase. Review the United Nations sustainable development goals and add some of that text to your statement.	7/24/2017 12:50 PM
108	maybe you think it's included in green spaces but recreational	7/22/2017 9:29 AM
109	Historic Preservation--as part of cultural, I presume, but preserving the historic integrity of our city is very important to me and tourism!	7/20/2017 7:42 AM
110	Need more than mixed-use "centers". Does that mean everywhere else is single use. Mixed use with the right mix of uses could conceivable be almost anywhere in the community.	7/19/2017 5:15 PM
111	no	7/19/2017 9:56 AM
112	Everybody wants these things, the difference is who decides what that means and how much does it cost.	7/19/2017 8:31 AM
113	But in order to achieve this the county needs to be more business friendly.	7/18/2017 3:52 PM
114	Employment districts do not need to be large complexes.	7/18/2017 3:05 PM
115	I suggest removing "industrial uses" as these often do not mix well with residential and commercial uses.	7/18/2017 1:41 PM
116	I have yet to think to use the word vibrant while thinking about any of the new mixed use residential centers south of the stadium. I think that the idea of green spaces done right should be central to this project - areas that provide recreation, fresh fruit and nuts and clean water to the area	7/18/2017 12:31 PM
117	"Employment districts," to me, can be a red flag for tax giveaways to business that don't benefit working people or the poor. We--ahem--have had a little too much of that lately. . .	7/18/2017 11:26 AM
118	jobs should be proximate to transportation/transit options not in the middle of nowhere (southwood)	7/17/2017 2:45 PM
119	The "mixed use" areas that the city has developed has been in detriment to the people living in those areas. The great idea to develop Gaines Street, for example, has resulted in rising rents for and decreased foot traffic to the retailers that gave that area character. The gentrification of French Town is not going to help the area residents, but the developers that will gobble up cheap properties to flip and push the lower income people that can afford that area outside the city where public transportation is nonexistent.	7/14/2017 7:18 PM
120	This is a statement that could take off in a number of directions. Livability can mean so many different things to so many different people.	7/14/2017 4:48 PM
121	Yes green spaces with community gardens and Yes farmers markets are also economic and community development	7/13/2017 11:15 PM

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122	remove "residential" from the mix. Should not mix residential and commercial areas.	7/13/2017 3:14 PM
123	We do not need corporations and commercial institutions prying their way into our homes and neighborhoods. We have enough development and industry here, we need community resources for working class people not resources for the rich.	7/13/2017 11:11 AM
124	I am not sure if you mean mixing all different development in one area.	7/12/2017 4:57 PM
125	Normally I would rank this five stars, but to me livability connotes protecting neighborhoods and I think the way staff and our leaders view it neighborhoods are in the way of new development so let's steamroll over them.	7/12/2017 2:35 PM
126	Citizen input in making changes is a must. This survey appears to be a step in the right direction.	7/12/2017 2:26 PM
127	Too much incursion into settled and strong neighborhoods.	7/12/2017 10:56 AM
128	I feel green spaces should be incorporated in neighborhoods instead of steep restrictions on each buildable lot. Several homes couldnt be built on because of protected tree in the middle of the lot. Why not make that green space?	7/12/2017 7:02 AM
129	Concerned about building being ahead of growth potential.	7/11/2017 1:40 PM
130	There is over-development without resident input, or if given, largely ignored. More feasibility studies. Less large apartment complexes and certainly not in historic or settled neighborhoods e.g. French town. More input from residents as to what will be built in their neighborhoods. No more clear-cutting trees in large development	7/9/2017 6:18 PM
131	Poorly written ..	7/8/2017 8:45 PM
132	Something needed in this about accessibility/mobility	7/8/2017 8:01 PM
133	These areas need to be planned with the WHOLE in mind which greatly affects the traffic and land use.	7/8/2017 8:05 AM
134	with a focus south of Gaines . There are hardly any jobs on the south side of town other then the south east. keep adding them where ever possible. .	7/5/2017 9:55 AM
135	"which are on routes for public transportation."	7/5/2017 7:05 AM
136	No clear cutting to develop housing, build with the existing environment, preserve the existing green spaces.	7/4/2017 2:43 PM
137	Agree but we need to help with getting our crime rate down so everyone can enjoy a safe environment	7/3/2017 3:45 PM
138	Mixed-use centers are the opposite of planning.	7/3/2017 2:40 PM
139	There are too many concepts blended into one statement here. Mixed use? Absolutely, AS LONG AS, the aesthetic and nature of the area is maintained. Putting a school, for example, with an industrial design and a couple hundred feet of chain link fence fronting Thomasville Road in a residential area damages the aesthetic and value of the surrounding residential areas. I don't propose a NIMBY attitude, but a "do it right" commitment is absolutely necessary.	7/3/2017 11:26 AM
140	Change industrial to light industrial.	7/3/2017 8:44 AM
141	I don't feel qualified to answer. It seems that industrial should be separated.	7/3/2017 8:35 AM
142	We need to be more respectful of our neighborhoods . . and avoid adding too many new apartments and assisted living facilities.	7/3/2017 7:31 AM
143	trend-"economically sustainable","development","commercial","industrial", "large offices", "development complexes"--	7/3/2017 7:23 AM
144	They need to be designed for everyone.	7/1/2017 5:06 AM

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145	However, we need to balance new development with preservation of existing communities, and especially preservation of our beautiful historic civic and private structures. This means more than just a token building here or there.	6/26/2017 3:20 PM
146	Oh joy! I hope we do make environmentally sustainable choices from here on!	6/26/2017 2:47 PM
147	would not say "environmentally and economically sustainable" but separate those and say "healthy environment" as in healthy air and water because our standards for air and water should be higher than "sustainable"	6/26/2017 11:34 AM
148	We need a fire station out Miccosukee Road area to service beyond Crump Road, the town of Miccosukee, and up to the state line and over to Jefferson County.	6/26/2017 9:51 AM
149	no	6/25/2017 9:24 PM
150	Distinct centers are important. Don't mix commercial and rural.	6/24/2017 1:14 PM
151	economic sustainability should not be confused with constant, unending growth	6/24/2017 8:38 AM
152	Sustainably built is critical.	6/24/2017 6:36 AM
153	Make more areas car-free. Invest in other transportation options. Improve the bus system so it is available and comfortable for all residents. Focus on infill.	6/23/2017 9:34 PM
154	This shoould be done in a manner that ensures the natural enviornment and resources are protected. In addition, the rural areas of the County should be preseved and growth encouraged and incentivized in the urban service area.	6/23/2017 5:07 PM
155	And reduces dependence on automobiles for access	6/23/2017 4:10 PM
156	Change the end of sentence to, "with green spaces and parks throughout the community." To feel more livable, I'd like to see greater access to parks and rectreation more easily, across the city.	6/20/2017 9:37 PM
157	Get rid of "traffic calming."	6/20/2017 5:22 PM
158	Ensure there is access for PWDs through public transit, personal use, and sidewalks.	6/20/2017 3:41 PM
159	include affordable housing	6/19/2017 7:33 PM
160	The wording of this value statement is confusing. I do not want to live in the middle of institutional, commercial, or industrial areas. This value statement is too broad.	6/19/2017 11:02 AM
161	Any industry would have to be non polluting.	6/18/2017 6:05 PM
162	pedestrian only pocket greens	6/18/2017 8:49 AM
163	no	6/18/2017 7:56 AM
164	This statement is too broad for me to answer. Can't figure out what it is really saying.	6/18/2017 7:16 AM
165	I don't know what this means. Like high-priced Welaunee? If so, then no.	6/18/2017 6:55 AM
166	The current impoverished areas of town that are anything but vibrant can't be overlooked in enthusiasm for "vibrant mixed use." Right now the mixed use in 25 percent of our neighborhoods is crime, joblessness, substance abuse and almost uninhabitable shelter.	6/17/2017 10:36 PM
167	I think you mean "sustainably built" environment.	6/17/2017 4:55 PM
168	Poor does not have safe residents. They cannot afford it. Student housing has increasingly driven the market up.	6/17/2017 4:23 PM

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169	preservation of ecosystems out side of of suburban/urban "livable" areas - they are livable without preservation of rural area	6/17/2017 3:14 PM
170	Added: designed to promote safe, easy, and convenient physical and social connectivity.	6/17/2017 1:56 PM
171	does this say mixing up everything big and small, homes and commercial all mixed up? Need better explanation	6/17/2017 12:47 PM
172	Walkability is a key aspect of livability. I would add "walkable".	6/17/2017 7:02 AM
173	Easily accessible on foot	6/16/2017 6:32 AM
174	Development that does not infringe upon or adversely impact residences of those who value undeveloped land as it is (undeveloped). Preservation of lands valued as they currently are by local residents.	6/15/2017 2:13 PM
175	How do employment districts contribute to livability? "Greenspaces" is a very generic term. For livability, this should include specific references to the preservation of ecologically significant features as well as active and passive recreation.	6/13/2017 8:49 PM
176	Institutional and industrial uses do not belong in a housing development. Commercial is ok if it is segregated from the residential. The City cannot dictate safe or economically sustainable.	6/12/2017 7:40 AM
177	Again, of course people want a safe environmentally and economical community. These questions need to more focused, ie I would not want a residential area blended with an industrial area but you have it lumped all together so how can you produce sensible results from this survey where your questions are all inclusive and not specific.	6/11/2017 6:15 PM
178	Mixed-use development is key, solar and wind are good renewable energy sources. We do need larger office towers downtown and corporate tenants in those towers such as banking and tech.	6/11/2017 1:23 PM
179	FOCUS MIX-USE CNTERS IN SEVERAL PLACES THAT ARE EASILY ACCESSABLE.	6/11/2017 1:22 AM
180	"A safe, environmentally and economically sustainable built environment" are two different things and shouldn't be in the same question! What a horrible survey!	6/10/2017 12:26 PM
181	remove paren() portions	6/9/2017 2:11 PM
182	Depdends on who and what is being measured to determine what is a safe, environmentally and economically sustainable environment.	6/8/2017 8:42 PM
183	I don't want industrial uses near my home	6/8/2017 8:15 PM
184	We need to include protecting and supporting existing residential neighborhoods.	6/8/2017 5:04 PM
185	2. Livability - Is this not just another back-door trap to build commercial developements in residential environs?	6/8/2017 4:50 PM
186	The survey is not registering my answer "strongly agree"	6/8/2017 3:47 PM
187	I don't think industrial uses should be included in mixed-use centers.	6/8/2017 3:43 PM
188	I don't want the City imposing mixed-use centers in historically residential neighborhoods. Some people want the "vibrant" life others want the "hermit" life.	6/8/2017 3:40 PM
189	Your verbiage is obtuse. Put survey in English.	6/8/2017 3:34 PM
190	Don't over emphasize the residential in Mixed Use centers. Liveabily above a commercial walk-in establishment is not always an great place to live. Office space above those places is smart and often helps brings-in business for those lower level walk-in establishments.	6/8/2017 3:33 PM

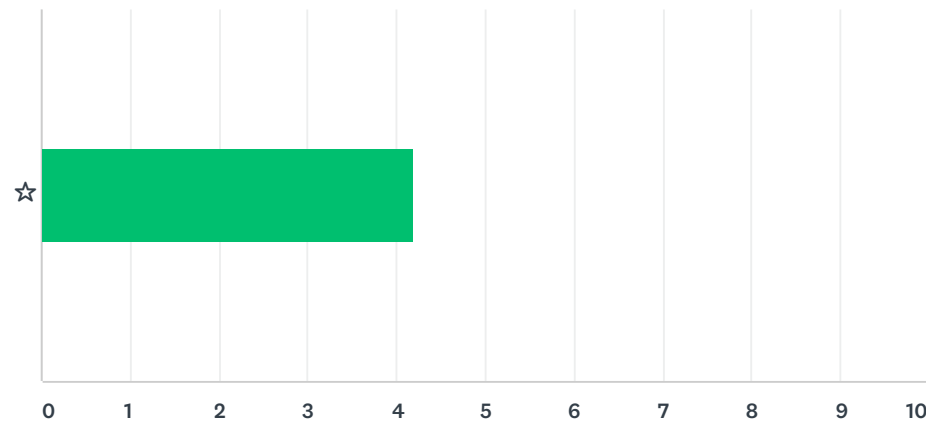
191

"Mixed Use" and "walkable" are not desirable nor needed. Urban core can be developed with commercial, cultural, institutional, or industrial, but housing and environment and "green spaces" can be outside of the urban core. We do NOT need everything to be "walkable" and in fact, it is not desirable and not safe.

6/8/2017 3:12 PM

Q3 Choice – Options and the freedom to make informed choices and decisions to improve our individual and collective lifestyles. Examples of choice include having a variety of housing types to select from when buying or renting a home, having different ways to travel around the community, having different types of parks and recreational facilities, etc.

Answered: 1,092 Skipped: 0



	STRONGLY DISAGREE (1 STAR)	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE (5 STARS)	CHOOSE NOT TO ANSWER	TOTAL	WEIGHTED AVERAGE
☆	3.85% 42	3.48% 38	9.98% 109	34.89% 381	46.15% 504	1.65% 18	1,092	4.18

#	DOES ANYTHING NEED TO BE ADDED OR REMOVED FROM THIS STATEMENT?	DATE
1	I would add a reference to having access to various kinds of schools	11/3/2017 9:33 PM
2	As long as all areas of the community have access to governmental services equally.	10/30/2017 1:31 AM
3	Different housing types and parks seem to mix the message. How will you know what a responder is agreeing to with this question?	10/14/2017 7:28 AM
4	Most people on the south side don't have a lot of income. Putting in high-end housing (even for students and seniors) will not help the community. Reasonable housing with improved outdoor common areas, food and community centers helps make a neighborhood.	10/9/2017 6:51 PM

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5	There needs to be low income housing in mixed use developments, not just luxury condos and apartments in mixed use developments.	10/9/2017 11:12 AM
6	I think Tallahassee already has this. Just stop selling our public lands to developers and we will keep it.	10/5/2017 10:23 AM
7	Do NOT use the word:'lifestyles' too randon and unclear as to real meaning. I suggest: Variable quality of hig quality living experinces. That more cleary means random and available for clearer interpretation making the intention to be unclear and open to further interpretation better understood	10/2/2017 9:12 PM
8	Need to include options for earning livable wages by the unskilled and illiterate.	10/2/2017 6:55 PM
9	Need more public transportation for those too young or old to drive, also for disabled and those economically who have no personal transportation	9/28/2017 5:01 PM
10	Another opening for greedy developers to build nonessential apartment buildings while taking away the character of neighborhoods. Too vague.	9/27/2017 7:49 PM
11	Decisions	9/27/2017 2:10 PM
12	Having the opportunity to travel around our community regardless of whether one owns a car is very important. Similarly, having a diversity of housing choices even within the same neighborhood is important. SF homes can coexist with attached homes, small apartments, accessory dwellings, etc. Creates a richer tapestry of neighborhoods.	9/26/2017 4:19 PM
13	bike friendly and MORE bus friendly	9/26/2017 9:07 AM
14	We cannot offer this range of housing types to all people. Rural areas should not have extensive residential development. We cannot afford to have all these options for everyone.	9/23/2017 1:52 PM
15	delete "and the freedom"	9/21/2017 9:01 AM
16	Development of housing should include homes/apartments for "real" residents and not our "temporary" student population only. I have seen folks struggle to find appropriate housing in a reasonable distance to work and play.	9/16/2017 11:34 AM
17	This is almost useless as a guide for governmental decisions	9/16/2017 11:32 AM
18	transportation choices are left out	9/15/2017 9:34 AM
19	The City has too much involvement in these issues and is trying to control people too much.	9/13/2017 8:12 PM
20	This is just a excuse to increase high density, low income housing development. Tallahassee is not a low-cost area (relative to the rest of Florida).	9/8/2017 12:21 PM
21	If the government is involved in providing choices, all it will do is eliminate the choices it doesn't agree with. This should not be a guiding principle for government. Free citizens already have those choices.	9/8/2017 9:38 AM
22	This is available and should be funded by the economy not city or county funding.	9/7/2017 1:29 PM
23	travel including bicycle and pedestrian movement.	9/6/2017 9:09 PM
24	And, again, concentrate on the South side outside of the city limits. There is no public transportation- the closest bus stop is over 5 miles from my house. And it's wonderful they are expanding Woodville Hwy - inside the city limits. The problem starts well before that point. Sand trucks on one side, people tring to get in to Marpan on the other. What are OUR SPLOST dollars doing for us?	9/6/2017 3:20 PM

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25	remove the words in brackets from the statement [freedom, variety of housing types] and add the word in parentheses in place of freedom (opportunities). Add the words in parentheses to the statement-having (a stock of houses, different modes of transportation) and ways to travel around the community. Add the words in parentheses to the end of statement-(having lots of different job and career opportunities for all education levels), etc.	9/5/2017 7:25 PM
26	And sidewalks to get you to these options!!	9/5/2017 10:17 AM
27	The word Choice in lifestyle depends very much on the economics of individuals, so what does the demographic tends teach us today? More matured residents own, the younger/students rent!	9/2/2017 1:27 PM
28	Not sure what the statement means.	9/1/2017 5:48 AM
29	Having accountability for landlords and landowners so renters arent taken advantage of.	8/31/2017 4:57 PM
30	No	8/29/2017 10:48 PM
31	choice include having a variety of AFFORDABLE housing types	8/29/2017 9:01 PM
32	How about a pool and park for Buck Lake residents. Why do u have to travel to Myers Park to swim? Buck Lake area us always neglected	8/29/2017 4:55 PM
33	Please review this, we currently have those freedoms, it is the financial ability to afford the opportunities. Lets face it, our community has nearly every option to housing, transportation (short of rail), and many parks and recreational facilities. People's ability and more importantly willingness to learn, work hard, and make sound decisions will directly affect their ability to choose their lifestyle.	8/29/2017 7:29 AM
34	I agree that choice is valuable, but with the exception of parks, I do not think government has a role in assuring choice in the things listed above. It is government's highest responsibility to protect the right of individuals to make choices for themselves, their lives, and their property.	8/26/2017 3:53 PM
35	What about the individual citizens freedoms?	8/25/2017 12:19 PM
36	No	8/25/2017 6:55 AM
37	Variety of housing types because the prices of apartments for rent are sky high do to college living	8/24/2017 7:34 PM
38	Needs Extra Step: methods of ensuring this goal ensure this and previous goals: I.e. Periodic public input and reporting	8/24/2017 9:45 AM
39	None	8/24/2017 8:53 AM
40	All of it. Free market system should direct these options, not the government.	8/23/2017 5:37 PM
41	We need more housing options than just apartments and single family homes. We also need more (better) options for people who walk or ride bicycles.	8/23/2017 3:30 PM
42	Perhaps add the word "affordable" in from of "housing types". It is great to have variety, better if you can afford it.	8/23/2017 11:17 AM
43	No	8/23/2017 11:02 AM
44	Chairs, Woodville and Ft Braden should get a Bus route that runs out their way 3 times a day since Bus go out to Bradfordville and SouthWood	8/23/2017 10:29 AM
45	Choice must be paired with access. Access varies tremendously (to libraries, banks, grocery stores, affordable housing, mass transit, safe bike/ped environments, etc.) in this community. We need to think at the neighborhood level about choice, not just city-wide!	8/23/2017 10:05 AM

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46	Tallahassee squanders tax payers money on useless programs, Cynthia Barber making \$179,000 over TPD, Fire, CDA, Emergency Response and (parks?) with NO qualifications? With the states highest crime rate?	8/23/2017 8:50 AM
47	This is vaguely worded. Do not mix choice with freedom (remove freedom).	8/23/2017 8:28 AM
48	having adequate travel choices strongly influences choice may make it a high prioity	8/23/2017 8:06 AM
49	P	8/23/2017 6:43 AM
50	Almost redundant to #2.	8/23/2017 6:33 AM
51	Don't force the planner vision of high density mixed use developments into RP. Higher density is not always wanted or desirable	8/22/2017 6:22 PM
52	No	8/22/2017 2:18 PM
53	I'm not sure what really to add but there is something missing from the first part of the statement before examples	8/22/2017 2:14 PM
54	Bike and pedestrian lanes and sidewalks need to be connected to one another and connected to neighborhoods.	8/22/2017 2:04 PM
55	"Home" comes across like a specific or limited/exclusive term. A large portion of the city resides in different types of properties, such as apartment/rental communities, mobile communities, and condos.	8/22/2017 1:35 PM
56	Need better travel options	8/22/2017 1:27 PM
57	Popular Demand will drive this.	8/22/2017 1:05 PM
58	no	8/22/2017 12:59 PM
59	As long as they are started and spearheaded by citizens and businesses, not government - then yes.	8/22/2017 12:39 PM
60	dedicated scooter, wheelchair, bike, and walkable roadways (no cars, motor cycles, or trucks)	8/22/2017 12:21 PM
61	Great if they can afford it.	8/22/2017 12:18 PM
62	The market should dictate choices avaiable, not through government involvement.	8/22/2017 12:15 PM
63	The community seems to already have this covered and a lot of options here. Not sure it needs to be a focus.	8/22/2017 11:19 AM
64	Need to consider costs--no blank checks.	8/22/2017 10:56 AM
65	Public transportation that encourages use such as free park-and- ride sites on the main commuter roads with frequent buses especially during rush hour and smaller connecting buses that run in the neighborhoods.	8/22/2017 9:41 AM
66	Again, this survey question is a garbled jumble of buzzwords that don't mean anything!	8/22/2017 9:06 AM
67	"Choice" makes no sense - the description is already included in Equity - repetitious	8/20/2017 8:40 AM
68	See response to #2	8/18/2017 8:42 AM
69	I fear that this will be interpreted to damage existing neighborhoods in the name of 'choice,' as in if you don't like what we are doing to your neighborhood, you can choose to move--until we decide to provide ' choice' to your new neighborhood	8/15/2017 7:16 PM
70	remove renting	8/15/2017 2:23 PM
71	No	8/11/2017 2:59 PM
72	Community based programs and a diligent effort to make comm aware of such programs	8/9/2017 11:31 AM

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73	access to a variety of different purveyors of food (i.e. work toward eliminating food deserts)	8/9/2017 11:20 AM
74	Would workshop this a bit to imply/include more about property rights	8/5/2017 9:34 AM
75	Emphasis on options & freedom rather than favoring one way or style; i.e. pushing for walkability and mass transit in development standards	7/27/2017 11:17 AM
76	for Pete's sake, improve the buses. We could have many more small buses going to a greater variety of places. Start a campaign - "Go take a Ride" or something - Have shelters and seating at EVERY bus stop - how expensive is that? Make riding the bus the cool, preferred means of travel.	7/25/2017 6:37 AM
77	We must also demand affordable housing options that are not created for students.	7/24/2017 1:20 PM
78	"Choices" is vague. Those choices include charter schools?	7/24/2017 12:50 PM
79	However, we don't want to subsidize choices encouraged by sprawl. We subsidize driving and need to reduce that subsidy which makes the choice of living far from work and other regular destinations much more likely.	7/19/2017 5:15 PM
80	no	7/19/2017 9:56 AM
81	I want to have choice but not forced to pay for lots of options that only a few actually wants.	7/19/2017 8:31 AM
82	and affordability of housing	7/18/2017 3:45 PM
83	Safer and more defined bicycle lanes should be a priority. The new lanes on Pensacola are fantastic and I would love to see a similar design carried throughout the city	7/18/2017 12:31 PM
84	ridiculously vague	7/18/2017 11:26 AM
85	Tiny homes and other affordable housing are nonexistent. Builders in the city can't make money off of anything under \$300k, where most buyers are looking for \$150k or lower. Home prices in some areas of town have increased by 10%+ in the past year and rents went up by 20%. City needs to get ahead of this housing crisis. Again, public transportation in Tallahassee has been severely lacking in general. I do have to say parks and rec seems to have their stuff more together than most other departments from what I've seen.	7/14/2017 7:18 PM
86	Agree, but not easy to achieve.	7/14/2017 4:48 PM
87	Yes, tiny houses and cohousing should be considered as well as a formal way for the community to vet such housing options in their neighborhood	7/13/2017 11:15 PM
88	Curitiba Brazil has great bus due to high density zoning along routes	7/12/2017 10:48 PM
89	Collective lifestyle? This seems beyond what government should do.	7/12/2017 5:32 PM
90	This needs to focus on providing opportunities for the disadvantaged in our community. Planning and zoning are being used as tools to take from the poor and give to the rich, hence our high crime rate and racial polarization.	7/12/2017 2:35 PM
91	Green initiatives are important to the health and well being of all residents.	7/12/2017 2:26 PM
92	Improvement of city bus lines (more available on Sundays)	7/12/2017 9:04 AM
93	More input from those living in areas to be developed regarding what is needed v. what developers want to build.	7/9/2017 6:18 PM
94	+,having a wide range of housing sizes, finishes and prices in each new developement,	7/8/2017 10:48 PM
95	I think "freedom" perhaps ought to be "opportunity," i.e. the opportunity to choose.	7/8/2017 8:01 PM

96	Maybe...There is a lot of choice now in housing if you renting for over \$1000. At \$1000 it's bad. sometimes you don't have much of a choice or not a good one.	7/5/2017 9:55 AM
97	"highlighting safe spaces for an inclusive community and ensuring that facilities are truly accessible for persons with disabilities."	7/5/2017 7:05 AM
98	NO	7/3/2017 12:54 PM
99	As a senior adult I don't have the desire for many of the above	7/3/2017 8:35 AM
100	What is a "different type of park and recreational facility"?	7/3/2017 7:23 AM
101	Affordable housing	7/2/2017 4:57 PM
102	We badly need affordable, secure low cost housing as well as more modest housing housing. When will we stop building only large homes in the Northeast?	7/2/2017 4:32 PM
103	affordable for ALL residents!	7/2/2017 1:22 PM
104	We need communities that promote inclusion, buildings that include restrooms with adult changing tables. More housing developments that our designed for everyone, not just those without mobility issues.	7/1/2017 5:06 AM
105	Dependable, convenient public transit	6/28/2017 6:52 AM
106	A dependable bus system would be a great addition to the community. I think that a regional transit authority, including Wakulla, Gadsden and Jefferson counties, along with Leon, would be a good step.	6/26/2017 3:20 PM
107	Also, under choice, how about safe voting that is un-hackable by anyone in or out of the US? so our voices really count! Also, my friend's husband went to vote and some jerk had changed his voter registration to the wrong party. what the heck is going on???	6/26/2017 2:47 PM
108	bad question	6/26/2017 2:09 PM
109	Is "different" the right word? Or do we need choices for residents of different socio-economic circumstances?	6/26/2017 11:34 AM
110	Quit allowing big developers to expand sprawl and insist they employ sustainable practices in their developments, such as parking under buildings instead of taking up greenspace for parking lots.	6/23/2017 9:34 PM
111	We need more pedestrian and bicylce safe travel corridors and our natural resources should be protected.	6/23/2017 5:07 PM
112	I think the "Having different ways to travel around the community" part of the statement is particularly important. Tallahassee desperately needs greater public transportaion and cycling infrastructure.	6/23/2017 1:49 PM
113	Increased variety of new residential construction is vital to TLH growth. See Harvard's 2017 housing development study.	6/20/2017 9:37 PM
114	Get rid of "traffic calming."	6/20/2017 5:22 PM
115	affordable housing for seniors	6/19/2017 5:30 PM
116	For rehabing teenagers they need activities that are more exciting. The best program that I saw personally draw teenagers off the street was a circus program taught by FSU circus students. Insurance and Sue Herndon shut that down. But I saw kids that were starting to get in trouble and drugs attracted to that program because it was exciting and daring which got their interest. To continue it moved them to the idea of collage at FSU to be able to continue after 18 yes old to try for college to be able to join the FSU circus. I saw kid change their lives from that program. beside becoming physically and mentally in a very good place. that areall	6/19/2017 3:27 PM

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117	Does this include having options and opportunities for the disabled, those with PTSD, and adults with autism?	6/19/2017 11:02 AM
118	More needs to be done to inform potential renters of utility costs.	6/18/2017 6:05 PM
119	add specific ways to travel around the community, i.e., by walking, cycling and taking transit	6/18/2017 4:29 PM
120	no	6/18/2017 7:56 AM
121	This speaks to middle class folks, not the economic divide and generational poverty from which our community suffers.	6/17/2017 10:36 PM
122	There needs to be a stock of affordable housing.	6/17/2017 6:29 PM
123	For all residents new and indigenous residents. Require builders to also allocate a certain percentage for low income residents.	6/17/2017 4:23 PM
124	Choice doesn't mean much if one can't afford the options, choice to be left alone!	6/17/2017 3:14 PM
125	plenty of green spaces & parks	6/17/2017 12:47 PM
126	This cannot be afforded to more citizens without improving equality, above.	6/17/2017 7:02 AM
127	Especially genuine transportation choices.	6/15/2017 9:40 PM
128	...to make informed choices and decisions that do not conflict with or infringe upon the interests and well-being of others.	6/15/2017 2:13 PM
129	I don't understand this value. Is the alternative to have no choice?	6/13/2017 8:49 PM
130	The freedom to make choices has nothing to do with forcing developers to build a certain type of house or development. The City should stay out of social engineering! Also, the types of recreational facilities that the City has allowed to be developed lately such as the loud music near Myers Park and in the Tallahassee Mall is creating a lower quality of life for the people who live near there.	6/12/2017 7:40 AM
131	I'm not sure how to respond to this question. I do think that people should have the freedom to make informed choices but your example does not match the statement: your example talks about the choice of types of house and transportation, not freedom to make informed choices and decisions. BTW who makes choices without being informed?! I would like to know that when I purchase a house in a residential neighborhood that is next to a park that park will remain a park!	6/11/2017 6:15 PM
132	We need greater development near the airport for easy access to greater numbers of air routes. Greater architectural styles in single-family neighborhoods. Clear definition of park boundaries.	6/11/2017 1:23 PM
133	It seems like this another loaded question to buoy the City's crappy planning "vision" that wants to mow over every open space.	6/10/2017 12:26 PM
134	Taking the power away from neighborhood associations who think they are more important than the needs of the whole cities' economic development.	6/9/2017 2:48 PM
135	remove freedom portion - combine with opportunity below - local government does not give us freedom, we already have that	6/9/2017 2:11 PM
136	To this point the questions are loaded with motherhood and apple pie. All of them sound like great options for all but in reality you can't have all of the above.	6/8/2017 8:42 PM
137	3. Choice - This question precludes individual choice & decision in favor of government informed choice & decision.	6/8/2017 4:50 PM
138	Address Zoning regulations to allow Tiny Houses	6/8/2017 3:56 PM
139	Informed choices sounds like a government down mandate. Now the ability to provide input into those choices and decisions sounds more free to me.	6/8/2017 3:40 PM

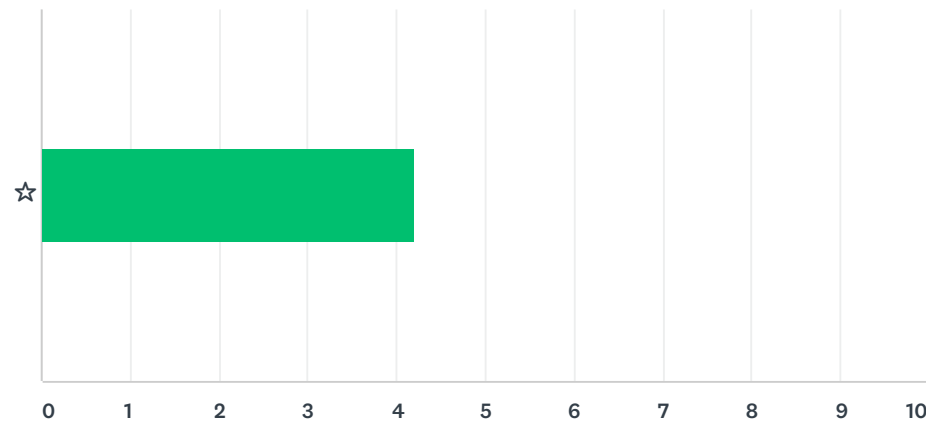
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140	Collective? Really? Not a commune.	6/8/2017 3:34 PM
141	Private autos and buses will always be the preferred choice fo transportation. Walking and bicycle use in Tallahssee's predominatly super hot, humid, rainy weather is not very practice.	6/8/2017 3:33 PM

Q4 Opportunity – Access to opportunities to flourish as individuals and as a community, and to improve our individual and collective lifestyles. Opportunity can include the ability to access services, the ability to access educational opportunities or job training, the ability to start a new business, etc.

Answered: 1,092 Skipped: 0



	STRONGLY DISAGREE (1 STAR)	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE (5 STARS)	CHOOSE NOT TO ANSWER	TOTAL	WEIGHTED AVERAGE
☆	3.75%	1.92%	11.17%	34.89%	46.79%	1.47%	1,092	4.21
	41	21	122	381	511	16		

#	DOES ANYTHING NEED TO BE ADDED OR REMOVED FROM THIS STATEMENT?	DATE
1	This could justify almost anything that seems like it would employ people.	11/1/2017 5:05 AM
2	No	10/30/2017 1:31 AM
3	More support, options for individual artists, beyond visual arts.	10/16/2017 2:28 PM
4	It would be nice to use some of the nearby schools or the recreation center for job training classes or workshops on how to start a business or even learn something as basic as small engine repairs...	10/9/2017 6:51 PM
5	There needs to be a focus on low-income job training (NOT BRINGING IN ANOTHER TARGET STORE). Tallahassee needs good quality jobs that will train people and don't need a college degree.	10/9/2017 11:12 AM

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6	Oportunity starts with education. With two universities, a community college and a technical scool, Tallahassee already has abundant opportunities.	10/5/2017 10:23 AM
7	Needs to define "access." Does that mean new free programs, more programs that are funded via participant fees, etc.?	10/4/2017 10:11 PM
8	Sure...don't know what it means when you are balancing trade-offs.	10/3/2017 6:58 PM
9	Accesibility and connectivity to all places for all citizens, re; all levels and forms of transportation. remove:'and to improve our individual and collective lifestyles' That one is silly nonsense	10/2/2017 9:12 PM
10	Opportunities are good, but many unskilled, non-English speaking workers don't know how to access services; outreach to these populations need to be included.	10/2/2017 6:55 PM
11	This is personal choice that should be provided by the private community	9/28/2017 5:01 PM
12	those are personal responsibilities	9/27/2017 8:52 PM
13	small business yes. Franchises no. More fast food franchises NO. Big business, depends what it is--no pollution please. no more shopping centers.	9/27/2017 7:49 PM
14	Start a new business without government obstacles	9/27/2017 2:10 PM
15	We cannot guarantee access to everyone. Our services need to be located in areas of highest density and then managed well to maintain their viability. We cannot afford to offer access to oppportunities in the far rural reaches of the community. We don't now and never will have the money to make this happen	9/23/2017 1:52 PM
16	Yes, to start a new business.	9/22/2017 1:56 PM
17	Make sure that access services includes access to those who are mobility impaired. A number of recent developments and renovations, both housing and public buildings make it difficult for those who need fewer stairs having to venture a fair distance from an entrance to locate ramps, level entrance or elevators to access where they wanted to be.	9/16/2017 11:34 AM
18	Although it sounds good, it is still a little vague. Services that promote individual growth and achievement.	9/16/2017 9:26 AM
19	economic development for jobs	9/15/2017 9:34 AM
20	Flourish sounds bizarre. and what the hell does it mean "to improve our individual and collective lifestyles"? I do not know what this means, if its advocating access for the disabled or a socialistic scheme to provide free stuff to the alleged "indigent"	9/15/2017 9:32 AM
21	People would have more opportunities if taxes were lower so people could spend their own money.	9/13/2017 8:12 PM
22	This is remarkably similar to item #3, and I have the same objections.	9/8/2017 9:38 AM
23	This too is available. It is up to individuals to use it.	9/7/2017 1:29 PM
24	access to health food choices	9/1/2017 9:50 AM
25	Access to this information should be easier than it currently is.	8/31/2017 4:57 PM
26	Need this type of services on the North, South, East, and West sides of Tallahassee, FL	8/30/2017 7:38 AM
27	No	8/29/2017 10:48 PM

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28	Short of those individuals who have physical or mental challenges (acknowledging that there are existing programs to help), access is available to all now. Anyone can do anything. That being said if an individual has made bad decisions such as dropping out of school, having kids too early (this creates both financial and time constraints), not applying their skills (not everyone will be a Doctor), or made other bad choices, yes it limits opportunity.	8/29/2017 7:29 AM
29	opportunity with a strong sense of community	8/28/2017 8:19 PM
30	I like the value of opportunity, but I would define it differently.	8/28/2017 9:34 AM
31	Access to green spaces/de-stress zones. Places to interact and activate our community	8/25/2017 3:23 PM
32	No	8/25/2017 6:55 AM
33	Maybe this should be the very first goal. Let other goals follow this as it sets the stage for loftiest direction.	8/24/2017 9:45 AM
34	All of it. Free market system should direct these options, not the government.	8/23/2017 5:37 PM
35	NO	8/23/2017 11:02 AM
36	To include access to apprenticeships for both Teens and Felons	8/23/2017 10:29 AM
37	Opportunity (access) should be reviewed at the neighborhood level, not just city-wide.	8/23/2017 10:05 AM
38	including infrastructure improvements that support this value	8/23/2017 9:04 AM
39	Tallahassee squanders tax payers money on useless programs, Cynthia Barber making \$179,000 over TPD, Fire, CDA, Emergency Response and (parks?) with NO qualifications? With the states highest crime rate?	8/23/2017 8:50 AM
40	Opportunity needs to be more definitive	8/23/2017 8:06 AM
41	More definitive, please.	8/23/2017 6:33 AM
42	Access to services is proportional to density. Rural residents have chosen privacy over services.	8/22/2017 6:47 PM
43	No	8/22/2017 2:18 PM
44	More help for Family Business. Less than 5 employees	8/22/2017 1:27 PM
45	"with emphasis on jobs that provide a living wage as well as quality, diverse educational opportunities that expand beyond K-12 and universities to include technical and apprentice opportunities."	8/22/2017 1:13 PM
46	no	8/22/2017 12:59 PM
47	As long as they are started and spearheaded by citizens and businesses, not government - then yes.	8/22/2017 12:39 PM
48	engage K-12 students in agriculture, landscaping, water, and land preservation as early as possible	8/22/2017 12:21 PM
49	Without barriers related to race/creed/age/gender/physical abilities/and impairments	8/22/2017 10:32 AM
50	Ability to Access is already included in Equity. Again, this seems repetitive. "Having Available" is useless w/o Access.	8/20/2017 8:40 AM
51	See response to #2	8/18/2017 8:42 AM
52	No	8/11/2017 2:59 PM
53	Nit only access but a full fledged marketing blitz to make people aware	8/9/2017 11:31 AM

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54	You c	7/26/2017 7:25 PM
55	Of course, who wouldn't agree - this question is duplicative and insulting!	7/25/2017 6:37 AM
56	no	7/19/2017 9:56 AM
57	This is more a national / state issue than local.	7/19/2017 8:01 AM
58	Create a group of employees whose job it is to incubate, foster and grow small business. Tallahassee/Leon County has a reputation for not being business friendly.	7/18/2017 3:52 PM
59	we have that by virtue of living in America	7/17/2017 2:45 PM
60	This is pretty laughable when you think of situations like the Edison Restaurant and look at the great disparity in resources between the North East and South Tallahassee High Schools.	7/14/2017 7:18 PM
61	Lots of good sounding stuff, but without substance.	7/14/2017 4:48 PM
62	We need to incentivize the creative industries and create opportunities for those most in need of economic empowerment	7/13/2017 11:15 PM
63	Normally I would agree with this wholeheartedly, but think in the minds of the survey writers starting a business trumps all.	7/12/2017 2:35 PM
64	Including local nonprofits in the planning	7/12/2017 8:37 AM
65	we need more and easier opportunities for entrepreneurs to thrive	7/12/2017 7:02 AM
66	To prevent life loss - Do not allow bicyclists on canopy roads	7/11/2017 2:10 PM
67	More transparency of those who make the decisions without input from those who live here. Who are those on the Planning Commission, who makes those decisions. Tallahassee was a beautiful city and now it's beginning to look like every other unwise overdeveloped city. Take a breath, get more input from those residents who will be impacted and no more "Amendments" to the Comp Plan with "No Public Comments" restrictions at hearings.	7/9/2017 6:18 PM
68	With so any different ways of getting information & news, the line is no longer direct. How can those who need the services be assured they will find the resources?	7/8/2017 10:48 PM
69	Who can possibly disagree with these statements	7/8/2017 8:45 PM
70	There are two groups of people who would benefit from a Apprenticeship Training that could give people self worth and change their lives. And reduce the crime rate	7/5/2017 9:55 AM
71	NO	7/3/2017 12:54 PM
72	Dependable, convenient public transit	6/28/2017 6:52 AM
73	Most of the economic development initiatives seem to be top-down, and focus on bringing outside corporations to the area by providing tax breaks, free land, CRA funds, etc. For every Turbocor, there are 100 small businesses that together, make just as large an impact on the community.	6/26/2017 3:20 PM
74	I want every child to have access to education. I want the kids on the South side to have the same things kids in Killeanr have at their schools. And the food needs to be WAAAAAAYYYY better in the schools! And please do another lead check to the water fountains! Get it together, Tallahassee, geez!	6/26/2017 2:47 PM
75	We need a fire station large pipe hookup for water for firefighting at corner of Miccosukee and Crump/Roberts.	6/26/2017 12:35 PM
76	no	6/25/2017 9:24 PM

77	Again, opportunity for all is the key here. Not only for some leaving others in poverty and without access.	6/24/2017 6:36 AM
78	The South Side needs more resources. Don't gentrify Frenchtown or turn it into a bunch of student housing.	6/23/2017 9:34 PM
79	Good luck. I'd love to see more job offerings for new residents other than state, city or higher education positions. And hospitality of not a career for most.	6/20/2017 9:37 PM
80	Get rid of "traffic calming."	6/20/2017 5:22 PM
81	and affordability	6/19/2017 7:33 PM
82	A small business owner that is doing well is one that breaks even at the end of the year, paid all taxes & licences county, state	6/19/2017 3:27 PM
83	If the services don't exist, access doesn't matter. We must have services for the elderly, mentally ill, and for those with addictions. We must have programs for youth that instill hope.	6/19/2017 11:02 AM
84	TCC should be free.	6/18/2017 6:05 PM
85	no	6/18/2017 7:56 AM
86	Resources need to be put into Southside schools.	6/18/2017 6:55 AM
87	This is obvious and lovely, but these goals have defied implementation for decades in many areas of our community.	6/17/2017 10:36 PM
88	For all residents.	6/17/2017 4:23 PM
89	OK - opportunity and choice are related here	6/17/2017 3:14 PM
90	for everyone regardless of age or race	6/17/2017 10:54 AM
91	Access to opportunities""and collective lifestyles, provided those opportunities do not adversely impact the interests and well-being others are already experiencing.	6/15/2017 2:13 PM
92	Not clear how this applies to the comprehensive plan. There is already an equity value and and livability value. Is this related to economic development?	6/13/2017 8:49 PM
93	What do you even mean by this? If you want to allow people to flourish, such as starting a new business, and having a better quality of life, then get out of the way and lower taxes.	6/12/2017 7:40 AM
94	Access to educational opportunities...that's actually the key.	6/11/2017 6:15 PM
95	We need more investment and individual property rights.	6/11/2017 1:23 PM
96	Let people do this for themselves	6/11/2017 10:03 AM
97	If this means that the City stop lining the pockets of their cronies to the detriment of thriving small businesses, than YES.	6/10/2017 12:26 PM
98	A direct investment from the city and county on our future economic development. This involves investing heavily in startup and technology businesses, and making progressive policy choices that give businesses an opportunity to thrive.	6/9/2017 2:48 PM
99	combine with choice	6/9/2017 2:11 PM
100	4. Opportunity - We, the citizens, are actually PAYING you guys to ask us these questions!?	6/8/2017 4:50 PM

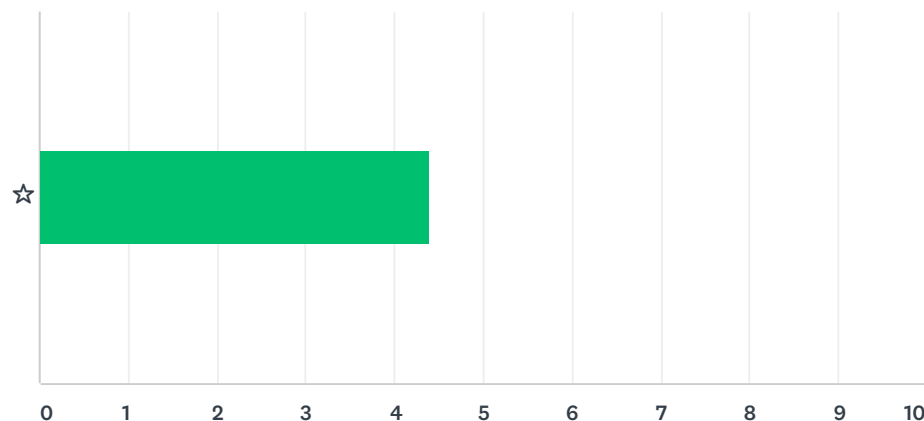
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101	Never happen. Government, by its nature, oppresses people. Want to open a business? There's hundreds of regulations, and each license has a price tag, and its own inconveniences.	6/8/2017 3:40 PM
102	Access also may include public transportation for many in the community	6/8/2017 3:38 PM
103	Weve enough colleges and campuses	6/8/2017 3:34 PM
104	Don't promote growth for growth's sake. Some growth is not good for certain areas of the community. Make sure the growth meets a need, is not duplicated nearby and will pays for itself while enhancing the community. We don't do a lot of that kind of thinking here in Tallahassee.	6/8/2017 3:33 PM
105	No we do not need to jam commercial and residential together. we do not need walkable. Each of your questions are sounding canned and overlapping.	6/8/2017 3:12 PM

Q5 Stewardship – Environmental stewardship and the responsible management of our resources and assets so that future economic, social, physical, environmental, and fiscal growth and development of the community occur in an orderly and balanced manner.

Answered: 1,092 Skipped: 0



	STRONGLY DISAGREE (1 STAR)	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE (5 STARS)	CHOOSE NOT TO ANSWER	TOTAL	WEIGHTED AVERAGE
☆	3.75% 41	1.92% 21	6.96% 76	24.63% 269	61.17% 668	1.56% 17	1,092	4.40

#	DOES ANYTHING NEED TO BE ADDED OR REMOVED FROM THIS STATEMENT?	DATE
1	Most important for long term sustainability and livability.	10/30/2017 11:17 AM
2	No	10/30/2017 1:31 AM
3	I think of stewardship in a different way?????It would be nice if this was possible.	10/24/2017 7:53 AM
4	Orderly and balanced is relative. Question lacks objectivity.	10/14/2017 7:28 AM
5	orderly & balanced? is that the measurement we want to apply?	10/11/2017 4:27 PM
6	Recent priorities have favored development over the environment. The environment is our greatest amenity. Its time turn our attention to protecting it.	10/5/2017 10:23 AM
7	Depends on the amount of limitation	10/4/2017 10:11 PM

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8	Very unclear...could easily be read to mean limit environmental stewardship so we have good economic growth....balanced under whose definitiona/	10/3/2017 6:58 PM
9	Better written and clear as to intentions.	10/2/2017 9:12 PM
10	Too much emphasis placed on development and growth, consuming our open spaces & water.	10/2/2017 6:55 PM
11	No fracking! No drilling! Protect our water, including our springs!	9/27/2017 7:49 PM
12	Stewardship of our resources is vitally important and is why we need to ensure we grow in a way that protects our distinctive rural landscapes and natural resources. Of all the values listed in the survey, this is the most important to my family!	9/26/2017 4:19 PM
13	remove "balanced" and replace with "sustainable".	9/23/2017 9:08 PM
14	Stay away from forcing economic changes because of the political climate change agenda.	9/22/2017 1:56 PM
15	Why are developers allowed to scrape the landscape, as at the "new" Walanee development when building? This continues to happen, not much has changed in the last 10+ years.	9/16/2017 11:34 AM
16	This innocent-sounding thought has led to lots of unfruitful programs.	9/13/2017 8:12 PM
17	This sounds like nothng more than excuse to control development under the huise of environmental preservation. No specifics are offered.	9/8/2017 9:38 AM
18	Money is now wasted because it is spent like there is no limit.	9/7/2017 1:29 PM
19	But heavier emphasis on stewardship of the environment than fiscal growth	9/6/2017 9:09 PM
20	Something about the manner not fostering phuman benefit at the cost of long term damage to the environment.."Sustainable" not specific enough	9/6/2017 3:28 PM
21	add the word in parentheses to the statement-in an (ethical), orderly, and balanced manner.	9/5/2017 7:25 PM
22	All legislation and plans that include science and/or technology MUST INCLUDE current science and technology in the language. To ignore the science is to invite disaster.	9/4/2017 9:32 PM
23	Very well stated	9/2/2017 1:27 PM
24	Add smart to orderly and balanced	9/1/2017 5:48 AM
25	Encourage underground and solar/wind utilities.	8/31/2017 9:03 AM
26	Fully fund the staff to protect and replant canopy roads	8/31/2017 7:47 AM
27	No	8/29/2017 10:48 PM
28	that no area, community, or demographic is disproportionately burdened.	8/29/2017 9:01 PM
29	-Need input from a broad group of citizedns to gauge the importance of environmental stewardship vs. economic development.	8/29/2017 3:01 PM
30	The focus should be on making the city work for the residents and not on making money for developers. Development is not bad but should not be paid for by the government.	8/29/2017 11:11 AM
31	Yes, see my additional response to item number 2.	8/29/2017 10:49 AM

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32	However, if we want a strong thriving economy, we must balance or be cautious to not create development or economic extinction by having unreasonable environmental controls.	8/29/2017 7:29 AM
33	environmental steward ship should be placed first, above all other considerations because nothing else will matter if we no longer have trees to provide the air we breathe, clean water to drink, healthy marine life to sustain us. Humans cannot place our immediate wants ahead of the natural world or we will not survive.	8/25/2017 8:05 AM
34	No	8/25/2017 6:55 AM
35	Please give this 100 stars.	8/24/2017 9:45 AM
36	All of it. Free market system should direct these options, not the government.	8/23/2017 5:37 PM
37	The flow of these statements can be improved. They can feel a bit disjointed.	8/23/2017 12:47 PM
38	No	8/23/2017 11:02 AM
39	Yes Tallahassee needs balance. the south/West sides need to be develop like the north and the east to put Jobs in those areas	8/23/2017 10:29 AM
40	Order does not necessarily protect air and water quality and environmentally sensitive areas. Balance also suggests that there are trade offs and we're willing to give up some sensitive areas for development. I'm not. I think we should strive for environmental stewardship and protection so that future growth and development of the community "occur in a manner that minimizes negative environmental impacts"	8/23/2017 10:05 AM
41	including educational opportunities that are aimed at public participation in this value.	8/23/2017 9:04 AM
42	Tallahassee squanders tax payers money on useless programs, Cynthia Barber making \$179,000 over TPD, Fire, CDA, Emergency Response and (parks?) with NO qualifications? With the states highest crime rate?	8/23/2017 8:50 AM
43	This should include the management of pollution of all types for both residential and commercial entities.	8/23/2017 8:28 AM
44	as above would benefit from more clarity of "responsible management by who developers, city fathers?"	8/23/2017 8:06 AM
45	add language about combating climate change	8/23/2017 7:26 AM
46	Who sets goals and whose stewardship? Government or private sector? Measures of successful attainment?	8/23/2017 6:33 AM
47	Drop the Environmental Stewardship	8/22/2017 3:05 PM
48	No	8/22/2017 2:18 PM
49	may not want to focus just on enviornmental since you can volunteer in other ways	8/22/2017 2:14 PM
50	Must have a clean environment	8/22/2017 1:27 PM
51	Does "management" mean regulation?	8/22/2017 1:05 PM
52	As long as they are started and spearheaded by citizens and businesses, not government, with less regulations - then yes.	8/22/2017 12:39 PM
53	add ", healthy, sustainable, " after "...occur in an orderly"	8/22/2017 12:35 PM
54	use community elders as mentors to K-12 students in basic home economics and community stewardship	8/22/2017 12:21 PM
55	Trees are part of what makes this community unique. We need to build upon that - give business incentives for keeping an old oak tree or tree in place on their land instead of clear cutting and having developments plant new trees.	8/22/2017 11:19 AM

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56	Need to consider costs and impact to financial resources as well.	8/22/2017 10:56 AM
57	And with an eye towards equity, to help communities improve.	8/22/2017 10:32 AM
58	Energy usage? Climate change?	8/22/2017 10:00 AM
59	Emphasis on renewable energy, energy conservation, and smart land use.	8/22/2017 9:41 AM
60	environmental stewardship and fiscal/economic stewardship are separate values	8/22/2017 9:38 AM
61	Respect for and preservation of our historic resources.	8/22/2017 9:14 AM
62	Drop the SOCIAL ENGINEERING!	8/22/2017 9:06 AM
63	Yes - Should say---"Protection of private property rights, environmental stewardship and the responsible...etc.	8/20/2017 8:40 AM
64	Again, if a small group of developers in consort with city officials make these decisions, the community can be badly damaged.	8/15/2017 7:16 PM
65	remove social and development of community	8/15/2017 2:23 PM
66	No	8/11/2017 2:59 PM
67	I'd emphasize fiscal stewardship more/put it first since environmental also gets a shoutout via liability	8/5/2017 9:34 AM
68	Environmental features need to be preserved to prevent high costs in the future. The economic value of the ecosystem must be valued.	7/30/2017 6:36 PM
69	I don't agree that economic viability and fiscal growth are a part of environmental protection. Two separate concepts.	7/30/2017 6:21 AM
70	Emphasis on "balanced" and not over reacting to certain social & environmental issues	7/27/2017 11:17 AM
71	Ditto the above.	7/25/2017 6:37 AM
72	The language here could be better. Again review the United Nations sustainable development goals.	7/24/2017 12:50 PM
73	How do you define "responsible management" and what is threshold regarding "growth and development"?	7/20/2017 9:26 AM
74	This should also include the stewardship of cultural resources--historic places, museums, etc.	7/20/2017 7:42 AM
75	no	7/19/2017 9:56 AM
76	This item needs serious rewording to better represent Stewardship. I'll get back to you.	7/19/2017 9:41 AM
77	Stewardship is great but not at the expense of freedom.	7/19/2017 8:31 AM
78	fiscal growth isn't necessary. strategies to manage de-growth should also be part of the plan in a changing world.	7/18/2017 4:43 PM
79	I think local government has been too restrictive in allowing development.	7/18/2017 3:52 PM
80	We're in one of the most biodiverse areas in the US. This should never change and will require a lot of effort and foresight to both improve and maintain our natural resources	7/18/2017 12:31 PM
81	Tapp program and rain garden programs are pretty great.	7/14/2017 7:18 PM
82	Getting there, but it's more than "environmental stewardship".	7/14/2017 4:48 PM

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83	We need to preserve the green space we have an ADD TO IT rather than letting companies and the housing market continue to cut down natural spaces for profit. There IS A LARGE AMOUNT of unused land (the abandoned cement factory near blountstown hwy, for instance) that is just ROTTING while we tear away trees and natural land for development.	7/13/2017 11:11 AM
84	Promote Lake friendly yards	7/12/2017 10:48 PM
85	Remove "Environmental stewardship and..."	7/12/2017 8:06 PM
86	But it cannot operate in a vacuum or by assuming that a particular entity is better suited to exercise this stewardship than the folks affected by decisions.	7/12/2017 5:20 PM
87	Wish our leaders believed this.	7/12/2017 2:35 PM
88	Remove ties to fiscal growth and development. Conservation of resources first.	7/9/2017 8:46 PM
89	It isn't happening now, so this would be a vitally needed element in this community.	7/9/2017 6:18 PM
90	disconnect between first 14 words and last 7 words. Needs work.	7/8/2017 10:48 PM
91	This value is not given much weight now	7/8/2017 8:45 PM
92	"Orderly and balanced"? How about "sustainable"?	7/8/2017 8:01 PM
93	#5 sounds good but is being ignored. Growth is now being allowed which affects the land use and integrity of Tallahassee now and in the future.	7/8/2017 8:05 AM
94	we don't need growth, it is a ponzi game	7/5/2017 12:30 PM
95	And Fairly Woodville and parts of Chairs is still stuck in the 60s when you talk about infrastructure and services	7/5/2017 9:55 AM
96	This statement is a little vague and could use examples as seen in previous statements.	7/5/2017 7:05 AM
97	NO	7/3/2017 12:54 PM
98	historic resources should be added to this list	7/3/2017 11:07 AM
99	Historic resources need to be included	7/3/2017 7:50 AM
100	Here is where the City/county are failing. We are not protecting our existing infrastructure. We are saying yes to every development no matter what or where. We are not making hard decisions. We have a do nothing, always yield to development set of commissioners. I am very sad about that.	7/3/2017 7:31 AM
101	remove: "economic", fiscal growth "	7/3/2017 7:23 AM
102	Please stop giving away our resources to developers, tearing down our precious urban green spaces and turning public land into private profit. If a development is going to succeed, it should be able to do so without tax giveaways and the repurposing of public land for private profit.	6/26/2017 3:20 PM
103	How about something to help unify people, teaching tolerance, etc.? Social stewardship, we could call it.	6/26/2017 2:47 PM
104	Not sure you can throw environmental "development" in their with the rest of what you want to occur in an orderly and balanced manner....a health is paramount, it means life or death	6/26/2017 11:34 AM
105	Very important	6/24/2017 1:14 PM

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106	As long as the stewardship and responsible management are not sacrificed in the name of balance to favor development as has been frequently done in the past.	6/24/2017 6:36 AM
107	Put the citizens needs over the needs/wants of developers, no exceptions.	6/23/2017 9:34 PM
108	The environment is my biggest concern-- we need to protect the gorgeous trees that give our city character and give our children clean air and water.	6/23/2017 7:53 PM
109	This is critical to preserving our quality of life which is completely dependent on protecting our natural resources. We need to provide substantially more pedestrian and bicycle safe corridors/lanes/trails.	6/23/2017 5:07 PM
110	Need to strengthen support of the Sustainable Tallahassee office. Jim Davis , great guy!	6/20/2017 9:37 PM
111	Get rid of "traffic calming."	6/20/2017 5:22 PM
112	Stronger on protecting the environment!	6/20/2017 11:25 AM
113	add "sustainable"	6/19/2017 7:33 PM
114	support for innovative efforts to enhance our environmental assets	6/19/2017 5:30 PM
115	Promote the Bus system. And fight to rebuild a passage train system in Florida, join with other states that run trains from city to city in Florida. There are jobs in building, maintaining, etc fo for Floridians in a train system that serves from city to city all across Florida.	6/19/2017 3:27 PM
116	Stewardship means we take care of the environment and one another.	6/19/2017 11:02 AM
117	Public lands should remain public.	6/18/2017 6:05 PM
118	no	6/18/2017 7:56 AM
119	This is the keystone - the FIRST that is needed or else none of the others can be sustained	6/17/2017 3:14 PM
120	Added: not just an orderly and balanced manner, but in a manner that does squander/destroy natural resources, but promotes efficient urban development within areas already established for that type of use, as opposed to sprawling, inefficient development that unnecessarily consumes vast resources.	6/17/2017 1:56 PM
121	All the others depend on this.	6/15/2017 9:40 PM
122	Environmental stewardship with primary emphasis on environmental interests and values, including environmental protection and preservation, especially when those interests and values are in conflict with and threatened by pursuits for economic and fiscal growth and development (growth and development for personal financial gain at the expense of the public interest in preserving environmentally valued landscapes).	6/15/2017 2:13 PM
123	Blah, Blah, Blah.... More social engineering and by a fundamentally corrupt organization.	6/12/2017 7:40 AM
124	I think stewardship of the environment is of utmost importance and the balance needs to focus more on this and less on economic development and growth. What will it matter if you have no clean water to drink or you are sick all the time because the air you are breathing is toxic.	6/11/2017 6:15 PM
125	Too much trees.	6/11/2017 1:23 PM
126	MOST IMPORTANT IS FUTURE ACCESS TO GREEN SPACES AND NATURAL ENVIRONMENT..	6/11/2017 1:22 AM

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127	Environmental stewardship and the responsible management of our resources and assets: YES. And yes, there needs to be balance. But this is another loaded question.	6/10/2017 12:26 PM
128	add sustainable to orderly and balanced - need something that emphasizes a time frame (i.e. the impacts of a decision today, as well as down the road)	6/9/2017 2:11 PM
129	What does "in an orderly and balanced manner mean?	6/8/2017 8:42 PM
130	We need more urban greenspace. Projects like FAMU Way are great but it isn't greenspace. It's (very nice) sidewalks and roads. People need natural places to recharge their batteries. Cascade Park is great, but we need pocket parks throughout the city.	6/8/2017 5:04 PM
131	5. Stewardship - You build an amphitheatre, pointing the stage directly at an established community / You expand our airport without warning the east side of town that our homes are now a part of the landing strip!?	6/8/2017 4:50 PM
132	The problem is that the government environment and people environment are totally different. For example, Tallahassee should have regional stormwater ponds, like Lake Ella, instead of requiring that every commercial site has a retaining pond that winds up being an expensive dry hole	6/8/2017 3:40 PM
133	important but often very difficult to balance and doesn't always sync with business opportunities	6/8/2017 3:38 PM
134	As long as salaries for officials are reduced when fail.	6/8/2017 3:34 PM
135	I see very little of this occurring. There is no emphasis on developemtn in an orderly and balanced manner. It's just build for the sake of building and hope the end result fills a need. See comment in #4 Opportunity above.	6/8/2017 3:33 PM
136	of course. Who would not agree to this generalized statement?? but environmental stewardship and commercial are two totally different items and should be separated and individually explored and encourage.	6/8/2017 3:12 PM

Q6 Other - What other values do you have regarding transportation, infrastructure, land use, recreation, housing, conservation, and other characteristics of community development? (Optional)

Answered: 461 Skipped: 631

#	RESPONSES	DATE
1	More walk-able and bike-able neighborhoods	11/1/2017 4:29 PM
2	Keep trees and green spaces as trees clean the air and are the lungs of the land.	11/1/2017 5:05 AM
3	We need to keep sustainability at the forefront and find a way to let renewables and energy storage thrive to reduce our dependence on fossil fuels	10/31/2017 10:19 AM
4	Farmers markets for farm to table fresh organic food	10/30/2017 11:17 AM
5	A balanced approach where development can be managed in an efficient way.	10/30/2017 1:31 AM
6	Safeguard public land from developers.	10/29/2017 4:33 PM
7	I believe that all Americans should have access to food, a good community, safe schools, shelter (home), education and a good paying job.	10/24/2017 7:53 AM
8	More senior transportation options that are not always multi-rider transportation services.	10/20/2017 11:59 AM
9	What is unique about Tallahassee to me is that it is where Nature, Arts, and History come together. No huge theme parks here. Let's celebrate, promote, share who we really are. As for the arts, I would love to see more support in marketing events to out-of-staters. We small group and individual performing artists cross-market to one another and are exhausting our audiences. I am one performing artist, doing what I can. But would love to develop a spoken word festival. Other performing arts.	10/16/2017 2:28 PM
10	Smarter, not just for the profits of a few, ensure projects have an actual economic impact locally and must be equitable.	10/14/2017 7:28 AM
11	If you have an interest in the southside, don't drive through the community, get out and ride it on a bike or walk the neighborhoods or sidewalks. Some things can only be observed at ground level and at a speed where things can be noticed - use your phones to take pictures... my pet peeve in this area is that existing sidewalks are not being maintained. The sidewalk along Paul Russell Road near the Fairgrounds is always an eyesore and full of sediment, chunks from the roadway or clumps of cut grass...	10/9/2017 6:51 PM
12	The city and planning department need to invest in poorer communities without causing gentrification. A better bus system, culturally appropriate grocery stores in every neighborhood, side walks, job training and more accessible education for black residents. Recycling containers need to be available at all apartment complexes in Tallahassee at the expense of landlords, not the tenants. City and planning departments need to be here to serve citizens as a first priority. Business is important too, but not at the expense of citizens. Sadly, it is very obvious the city and planning department have put big business and developers first - that's called greed. You all need a reality check of whats important and what will help the city become more attractive and flourish.	10/9/2017 11:12 AM

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13	Trees shelter our infrastructure from damaging winds as well as contribute to less severe, but more frequent, damage to it. We need to innovate in mitigating power outages by distributing power generation throughout the city. One idea would be "solar islands" -- large arrays, perhaps over electric substations that contribute to daily generation, but when isolated by power outages, become the sole power source for their immediate area.	10/5/2017 7:07 PM
14	Better transit system	10/5/2017 12:22 PM
15	The values that have been most lacking are about moderation and balance. Leaders go ahead with projects against the wishes of substantial numbers of residents, with the justification that its for the greater good. Just remember that communities are made of individuals. If you don't serve individuals then you don't serve the community.	10/5/2017 10:23 AM
16	Current parks and rec services/locations should be preserved but, overall, the city is very impressive in nearly every aspect.	10/4/2017 10:11 PM
17	In order to improve the safety of bicycle and pedestrian options, either separate paved bike trails or just paved 7-foot shoulders on county roads such as Oak Ridge would go a long ways.	10/4/2017 7:24 PM
18	Protect the character and identity of our community. Provide essential services and facilities at affordable prices. Protect and improve neighborhoods. Let us be a human scale community.	10/3/2017 6:58 PM
19	transportation for people who cannot drive	10/3/2017 10:11 AM
20	Increase the opportunity to form friendships between people and neighborhoods. In the historic British times that was a 'pub' 'public house.' Places for locally friendly sports and parks also help. Placement is important for connectivity to people and neighborhoods. Develop Downtown so that there is as much activity for a least 18 hours per day and up to 24. Save agricultural and natural landscapes by increasing density and intensity within existing city limits. Seriously, extremely limit permissible application of land development beyond the city limits. Significantly improve traffic flow. Stop closing off 'back roads' and flooding 'collectors.' Remove as many time and energy wasting, poorly timed traffic lights as possible. Add roundabouts for constant flow. Those that exist now work very well. Instead of 'speed bumps,' narrow street lanes to discourage speeding. Just keep traffic safely flowing as much as possible. Consider replacement one-way streets with two-way drive opportunity. Remove as many left turns as possible. Complete the planning and urban design process as clearly and thoroughly organized as possible to meet the outline goals above. Use outstanding planning, land use, transportation, and urban design consultants, rather than depending on potentially biased local office staff only. The local government staff activity should be only to provide background information to such consultants. And to collect and deliver the results to elected representing officials, and the public. The outcomes of those consultations should be open to the public to help make the very best final planning decisions for this unique city..	10/2/2017 9:12 PM
21	Crime is a major factor in the livability of our neighborhoods, and the city in general. It is not addressed; how can the comp plan help in the reduction of crime. Environment - Tallahassee seems to be a "dirty" city - trash is everywhere: streets, parks, and especially parking lots. How can we change the behavior of individuals not to throw their fast food containers/bags/cups on the ground? how can we get businesses to take a stronger hand in cleaning up their surroundings? Much of this trash gets into city drains.	10/2/2017 6:55 PM
22	affordable aging in place homes and rentals that aren't condos or high rise buildings	10/2/2017 6:06 PM
23	clean water -fresh air - nirvana for everyone	10/1/2017 8:20 PM
24	not so much: other, but I would like to see more focus on environmental stewardship to help our residents really understand the need to conserve resources and recycle. Too many people just think it not worth their time to avoid creating trash and the need for more landfills.	9/29/2017 10:43 AM
25	More off road trails, sidewalks connecting neighborhoods to schools and parks, protect green space, woodlands and wetlands.	9/28/2017 8:34 PM

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26	Every bus stop needs to offer shelter from sun, wind and rain for at least 5 people!! Why are the bus patrons standing in the blazing sun; sitting on the roadside; in the cold and damp... day after day while the Gateway building stands as a monument to greed and corruption! Its disgusting and demoralizing.	9/28/2017 5:51 PM
27	More recreation opportunity. This community is very deficient in accessible neighborhood parks available to pedestrians, integrated trails and other recreation opportunities that are walkable.	9/28/2017 5:01 PM
28	Focus on City Southside development that has been discriminated against for years!	9/28/2017 4:50 PM
29	The Red Hills Region is incredibly ecologically sensitive. It is an area of great importance to many species not found elsewhere in the world. It is our duty to repect this and to not encroach on the wildlands surrounding Tallahassee.	9/27/2017 3:52 PM
30	Cannot emphasize walkability enough. Stop being so vehicle-centric. Also, there are many places the city can add greater residential density.	9/27/2017 2:40 PM
31	Preservation of historically, architecturally, and culturally significant structures, spaces, and districts.	9/27/2017 2:39 PM
32	Developing walkable communities is extremely important	9/27/2017 2:33 PM
33	Only the affluent are able to afford to navigate the bureaucracy and succeed.	9/27/2017 2:10 PM
34	At this time, I am most concerned about safety and the high crime rate.	9/27/2017 10:21 AM
35	We should strive for a richer blend of housing types, more connectivity, more mixed uses, always keeping an eye on design, which can address issues of potential incompatibility.	9/26/2017 4:19 PM
36	CONSERVATION	9/26/2017 9:07 AM
37	Having a clearly designated, funded art and entrepreneurship district	9/25/2017 9:20 AM
38	Keep as many trees and green space as possible and quit allowing clear cutting by developers.	9/24/2017 2:34 PM
39	Nature based recreation opportunities. Greenways. Parks. Natural spaces. Trails. Trails. Trails. Clean lakes and waterways. Connected natural spaces. Canopied roads. Trees. Trees. Trees. These are the things that brought us to Tallahassee and these are the things that make this area unique among the region. Tallahassee is also great because our roads are not enormous. It's not all interstate or beltways. It's not Jacksonville or South Florida. We support public transportation. We support trains. We support protected biking opportunities and safe - innovative - walk ways.	9/23/2017 9:08 PM
40	Housing needs to be developed around essential community services like fire and public safety. Not the other way around. Resist plans to add more residential housing in rural zones. It is not practical or affordable	9/23/2017 1:52 PM
41	The city should offer large rebates to encourage customers to invest in rooftop solar energy.	9/23/2017 1:50 PM
42	Affordability is very important if we want to help local businesses. Discourage big block and chain franchises from forcing locals out of important cultural/economic centers through formula-based retail regulations and form based codes.	9/23/2017 11:19 AM
43	More focus on transportation and environmental protection.	9/23/2017 11:17 AM
44	Pay our police and firefighters more \$\$. Bring energy efficient clean manufacturing jobs here. More attention to Killearn Estates Lakes!!!!	9/22/2017 1:56 PM
45	Easier transportation by getting rid of StarMetro buses that impede traffic and transport few people at great cost.	9/22/2017 7:46 AM

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46	Continued expansion of walking and biking paths that connect neighborhoods to each other and to shopping, work, etc. Program to find people who will provide easements to open up more pathways. Continued use of street art to give community character. More support on south side neighborhoods.	9/21/2017 8:24 AM
47	Electrical outages continue to plague our neighborhood, regardless of severity of rain/wind/storms. Priority should be given to preventing these problems.	9/20/2017 4:06 PM
48	Driving is still very congested.	9/20/2017 11:52 AM
49	Cultural and historic preservation, protection and improvements in our unique sense of place.	9/20/2017 11:21 AM
50	Conservation and open space should be high priority values, not "what's left over"	9/20/2017 11:17 AM
51	make bicycling more safe Have more and better mass transit options	9/19/2017 6:45 PM
52	More police patrols in neighborhoods to stop the bad guys.	9/19/2017 8:59 AM
53	Safer ways to bicycle (in particular, from midtown to downtown)	9/18/2017 12:52 PM
54	I value adhering to current land use documents (for example, PUD's) instead of changing existing agreements between the city, developer, and residents.	9/17/2017 8:17 PM
55	Infrastructure needs to be in place or easily expanded as development happens. Renovate/reuse existing buildings and properties rather than increasingly allowing building of more strings of buildings that continue not to be completely occupied. City and county officials really listening to residents on local issues and the nuances rather than looking bored at having to be in the room. I saw a lone resident have his extensive property rezoned with property surrounding it from residential to business use because his "neighbors" in an apartment complex did not see the need to attend the rezoning meeting.	9/16/2017 11:34 AM
56	Protection of residential areas from excessive noise should be assured.	9/16/2017 11:32 AM
57	If you have enough \$\$ you can get around conservation. At times the city places too much importance on a tree when a new tree can easily be planted.	9/16/2017 9:51 AM
58	Beauty. We are making some really ugly places to live in our country. Keep developing arts and entertainment especially for children and families. We have few places to enjoy that make Tallahassee unique. World class food/dining experiences (why not?)	9/16/2017 9:26 AM
59	Increased access to public transportation, especially on weekends/FSU gamedays. Affordable housing options, and more versatile housing options for renting and buying. Increased support for recycling, renewable energy and conserving public parks. I think the city has already done a wonderful job starting to support these initiatives but this is where I would like to see more focus moving forward.	9/15/2017 3:13 PM
60	More walkable commercial areas, less strip malls, redevelop South Monroe.	9/15/2017 1:57 PM
61	Would suggest using FTP goals as a framework	9/15/2017 9:34 AM
62	Need crime cameras installed to surveil activities of the community causing the extreme crime rate in this city.	9/15/2017 9:32 AM
63	Careful, thoughtful planning ahead of action which brings something into being.	9/13/2017 9:58 AM
64	Diversity of our citizens. Compassion for those in need.	9/8/2017 6:06 PM

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65	The destruction of 150-year-old plus heritage oaks during the clear cutting to build more shopping centers needs to stop. Tallahassee's appeal is the hills, trees and natural environment. If this trend is not reversed, visitors and residents will see nothing but concrete just like Ft. Lauderdale, Daytona, Ft. Myers, Destin, etc.	9/8/2017 12:21 PM
66	The city should work on cooperation with county government regarding flood control, the power grid, and maintenance of roads and recreation facilities. I think they have done an outstanding job in those areas and would like them to continue doing so.	9/8/2017 9:38 AM
67	Maintain parks and infrastructure.	9/7/2017 9:42 PM
68	We pay too much for recreation. For example why do we give batteries for MP3 books checked from the library. People should pay for their own entertainment.	9/7/2017 1:29 PM
69	Ensure we keep our parks, greenspaces as natural as possible. Keep those high rise apartments in check... there are too many already. And stop clear cutting land for developments - they replace trees with crepe myrtles which are useless to keep spaces cool. Address the issue of all the empty buildings the State and other abandoned business have created before building new!	9/7/2017 6:59 AM
70	there should be pleasant ways for cyclists and pedestrians to travel around the city. Neighborhoods and subdivisions should have bike/ped ways linking them.	9/6/2017 9:09 PM
71	Assure handicapped accessibility	9/6/2017 4:33 PM
72	Public resources, especially water and wildlife/plants, should never be used for private profit.	9/6/2017 3:28 PM
73	More mass transit. Hardened infrastructure to withstand storm impacts.	9/6/2017 1:10 PM
74	Transportation-equally and equitably build roads to efficiently move traffic in all sectors of the community. Infrastructure-equally and equitably invest in building and maintaining infrastructure (electrical grids and hardware, water treatment plants, storm-water facilities, roads, bridges, schools, other physical assets) that keeps pace with growth and development throughout all sectors of the community. Land Use-equally and equitably distribute and enforce Land Use Regulations as well as develop land throughout all sectors of the community. Preserve existing Residential Preservation Zones from rezoning to higher density. Recreation-equally and equitably include active and passive recreation for all people from varying income levels, disabilities, and generations in proximity to all sectors of the community. Housing-equally and equitably distribute affordable housing and urban living options throughout all sectors of the community. Preserve existing, established neighborhoods and land adjacent to it. Conservation-preserve existing Wetlands and other protected land designations from development. Other Characteristics-equally and equitably designate or rezone all sectors of the community. Remove the Promise Zone designation from the Southern Sector as it is intentionally misleading regarding the entire Southern Sector as well as a discriminatory zoning designation that stigmatizes black residents and devalues the properties of black homeowners in that area.	9/5/2017 7:25 PM
75	Nothing seems to be done about urban sprawl, character of the city, or concern for neighborhoods.	9/5/2017 6:07 PM
76	I value harmony with the landscape when it comes to wny structures. I value more trees to sidewalks, less distracting urban art; also, maintaining laws that provide equality without equality of outcome. No one should be left behind nor bumped ahead.	9/5/2017 6:04 PM
77	Community Involvement & Engagement	9/5/2017 5:12 PM
78	Transportation - I don't use public transport. Why is this? Infrastructure - moving more power and communications cables below ground to assist in hardening the city against hurricane and storm damage. Land use - while not encouraging sprawl, let's keep a lot of green and open space within the city around our homes and businesses.	9/5/2017 11:54 AM
79	All the above statements sound nice. It's how things shape up on the ground which does not often seem to embrace inclusion for all. Our bus system has improved, but still doesn't always do a great job of getting people where they need to go. The website is not especially user friendly. I use the bus when I can. I prefer it. But it has a long way to go to be really practical.	9/5/2017 10:17 AM

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80	There should be a comprehensive plan to connect all parks and recreational areas to allow safe migration of our coexisting fauna. E. O. Wilson suggests that half of the planet be devoted to wildlife to insure sustainability and species diversity. We should do no less within the city and county limits.	9/4/2017 9:32 PM
81	Ability to fly affordably.	9/3/2017 8:45 PM
82	Resilience in the face of natural disaster, as we experienced in a small way after Hermine, and as Houston is experiencing in a much larger way after Harvey.	9/2/2017 2:17 PM
83	The element of human dignity, especially within a multicultural community has too little attention; too many events focus on narrow groups	9/2/2017 1:27 PM
84	Schools, economic development	9/1/2017 11:42 PM
85	Diversity -- there should be ethnic, racial, and income level diversity in most neighborhoods	9/1/2017 4:53 PM
86	An active transportation network would increase community health, safety, and prosperity. There are few if any families in the multifamily apartment developments with 3 bdrms/3 baths. A new land use category to accurately address their significant impacts should be created. The residents are temporary, leave significant garbage, require parking even though they are near transit, bike routes & sidewalks. We should review the current assignment of MF to consider the temporary nature of the residents and the impacts these types of uses have on our landfill, housing affordability, displacement of low income residents, safety, and infrastructure lifecycle. Our tree canopy should be protected and assessed for the environmental contributions to stormwater management, carbon sequestration, and shade.	9/1/2017 9:50 AM
87	Transportation planning need to promote pedestrian access and bicycle safety.	9/1/2017 5:48 AM
88	Housing should focus on affordable family housing more than "temporary" project style housing. Community development should focus on entrepreneurship and small business rather than temporary relief through temp jobs for construction companies.	8/31/2017 4:57 PM
89	Bicycle Infrastructure on West Pensacola Street needs to improve. Current Student Housing must also allow for Affordable Housing for residents of all Ages. More Age diversity in Housing to make a more resilient neighborhood.	8/31/2017 3:57 PM
90	I would like to see health, specifically healthy foods, called out in here more. I would like to see more opportunities to grow healthy foods and buy groceries dispersed throughout the community. Also, I would like our community to be a convenient place to live without a car and would like to see that called out more.	8/31/2017 9:52 AM
91	The use of taxes give large companies better profits for more jobs, credits should not be applied until jobs are in place. Encourage underground utilities and solar/wind in developments.	8/31/2017 9:13 AM
92	Protecting our natural Resources should be considered more important than economic Development	8/31/2017 8:18 AM
93	transparency in the bidding/development process and a strong enforcement of ethical standards (e.g. not spending millions of tax dollars on a development run by a friend of the mayors that will take 20+ years for tax payers to see a return on investment for (if the development even remains operational for that long)).	8/31/2017 7:49 AM
94	protecting Tallahassee's sense of place by helping guide developers to stop clearcutting and have some interesting architecture when planning a building or development. The new developments don't fit into the charm of Tallahassee	8/31/2017 7:47 AM
95	Affordability, accessible to all	8/30/2017 10:19 PM
96	Having better defined programs for all walks of life; family friendly, elderly friendly, men's programs, women's programs etc	8/30/2017 5:07 PM

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97	We need to find a way at the City/County level to reduce the subsidy to driving. That very much skews mode choice and decisions on where we live and how much, often we drive. With less subsidy to driving, more people would choose to live closer to their work, there would be less pressure toward sprawling car-oriented development.	8/30/2017 3:17 PM
98	Maintaining the beauty of our community, trees including street lined trees.- which IS Tallahassee. Not forcing high density, urban building MMTD characteristics with reduced parking in 16 Sq. Miles much less within the entire City/County.	8/30/2017 10:15 AM
99	We should not strive to make everywhere look the same. Differences can be an asset.	8/30/2017 10:15 AM
100	Affordability - rent has become too high in most areas of this city. Even state workers are having hard time affording these and many end up driving from Jefferson, Gadsden and Wakulla because property values, property taxes, rent, and utilities (beyond those of power and water) are becoming unaffordable.	8/30/2017 10:02 AM
101	Maintaining neighborhood values and needs as those vary based on region in the city.	8/30/2017 7:08 AM
102	Affordability	8/29/2017 8:57 PM
103	Traffic is getting terrible. Too late now to do anything. Absolutely can't get through one light on Mahan from Buck Lake Road to Capital Circle. Motorists block intersections too. When I brought this up to traffic engineering they said they have to control traffic to and from Southwood. What about the people traveling to and from downtown??? Something needs to be done your current traffic control is disgusting	8/29/2017 4:55 PM
104	Preservation of existing neighborhoods from transportation concerns.	8/29/2017 12:30 PM
105	Bike infrastructure	8/29/2017 11:19 AM
106	Fix Gaines Street. It is a disaster. I suggest closing it to traffic except for transit, deliveries, bikes, scooters and pedestrians. The one way pair to the north and FAMU way should be the main thoroughfares.	8/29/2017 11:11 AM
107	Lower airline flights and access to rail and/or high speed rail	8/29/2017 9:08 AM
108	So, let me say this, over the last 25 years significant improvements related to development, transportation, recreation, and even housing has occurred. The community should be proud of this because they helped change the direction of government to affect this change and government should be proud because they did a nice job of changing and creating opportunity. We must continue to improve all of this characteristics and stop allowing special interest parties to bypass sound development practices.	8/29/2017 7:29 AM
109	common good: working together to achieve better living for us all	8/28/2017 8:19 PM
110	We need another look at late evening and night transportation situation. Availability poor.	8/28/2017 11:59 AM
111	Maybe add something about aesthetic values in?	8/28/2017 9:34 AM
112	Diversifying economy. Containing Northwest growth. Chiles HS should be as far as we go.	8/28/2017 7:39 AM
113	Ensuring access to multiple modes of transportation is very important in growing a city. With that must also come denser development.	8/27/2017 6:36 PM
114	Personal responsibility and right to enjoy the fruit of one's own labor	8/27/2017 3:14 PM
115	Safety is mentioned but it deserves greater emphasis than this survey appears to account for so far.	8/27/2017 2:07 PM
116	More options in public transportation. It shouldn't take an hour when it would take 20 if you drove yourself	8/27/2017 7:58 AM
117	Protection of private property rights; invoking eminent domain only when absolutely necessary for public health and safety and never for the purpose of economic development.	8/26/2017 3:53 PM

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118	Public education is very important; schools should be equitably funded and equipped, and not lean toward segregation by race or economics. Charter schools should not be considered.	8/26/2017 10:04 AM
119	Participation by a broad spectrum of residents in community projects. Emphasis on self-reliance and personal responsibility for all residents without dependence on government to solve all problems.	8/25/2017 1:07 PM
120	Transparency in political processes and decision making.	8/25/2017 12:44 PM
121	Local government projects should be restricted to the people it impacts if the community wants something then it should go ahead; if a community doesn't want a project they should have the right to veto.	8/25/2017 12:19 PM
122	Long term: I would love to move away from a from a car-centric vision of Tallahassee. I think this would be done through increased density, walkability, bike-ability and an excellent public transportation system.	8/25/2017 11:50 AM
123	too much student housing going up everywhere	8/25/2017 8:29 AM
124	People before profit. Taking care of and improving the quality of life for existing residents rather than chasing tourism and a "brand" to generate economic growth which, for the most part, does not improve the quality of life for the existing residents.	8/25/2017 8:05 AM
125	Increasing accessibility	8/25/2017 6:55 AM
126	Ensure that in-depth community engagement is conducted so that the improvements truly reflect our cultural identity.	8/25/2017 6:09 AM
127	As a young married mother of one it is hard to find apartment that are 2/3 bedrooms without the price being 900 or higher due to student living it is hard.	8/24/2017 7:34 PM
128	Frequent public transportation systems, bikes may use full lane, pedestrians first.	8/24/2017 7:28 PM
129	See above for transportation. Also, it seems as though there is extraordinary growth in the northeast sector which deters or slows development in the downtown core.	8/24/2017 4:40 PM
130	Biggest priority should be preserving and maintaining a clean environment with lots of green space, clean water, clean air, etc.	8/24/2017 3:46 PM
131	The northern area of town lacks community recreation centers. They should be scattered around the City and not in just one area of town.	8/24/2017 3:25 PM
132	Equal access to quality education, health care services, etc. Eliminate neighborhood segregation.	8/24/2017 12:25 PM
133	Need to promote public transportation options	8/24/2017 10:26 AM
134	Community input in form of dialogue, surveys, periodic reports,engagement of many organizations in the community.	8/24/2017 9:45 AM
135	improved school systems across the city, and NOT just in certain areas.	8/24/2017 8:40 AM
136	There needs to be a discussion about the role of government in our lives. Winners (i.e. Solar) and losers (property rights) should not be the purpose of local government.	8/24/2017 7:24 AM
137	the biggest problem we seem to be having in Tallahassee right now is the constant building of student apartments that are in no way affordable to the average family. most of the new apartments are rent by the room only which don't help families. I know that students are a big force in Tallahassee but simply put affordable housing is becoming a huge problem here.	8/24/2017 7:14 AM
138	Diversity and investment in low income areas like south Monroe.	8/23/2017 10:05 PM
139	Arts being accessible to all with public programs as well as partnerships with non profits and university programs.	8/23/2017 9:26 PM
140	Who would disagree with any of the above? Please ask a concrete question	8/23/2017 8:55 PM

141	Usable public transportation. Many of us would use the bus if it was easier to get to a bus stop in the NE - Killearn area. While there is a stop at Premiere Health Club, that's four miles from us on the Centerville side. The bus system is also not easy to learn and is not rider-centered.	8/23/2017 8:03 PM
142	Compatibility between growth and historic makeup of communities when planning new development.	8/23/2017 6:39 PM
143	community building by avoiding sprawl.	8/23/2017 6:16 PM
144	original creative designs in development, end pockets of concentrated poverty, keep real estate in local hands	8/23/2017 5:58 PM
145	Water and sewer service should be provided throughout the county	8/23/2017 5:37 PM
146	Strong anti-discrimination policies surrounding the development and usage of these community resources.	8/23/2017 4:05 PM
147	Take into account local neighborhoods when proposing intensive updates. Example - Orange Avenue and Capitol Circle SW area has lots of waterbodies and neighborhoods that could be disturbed by intensive construction or redevelopment.	8/23/2017 2:26 PM
148	The arts and cultural heritage	8/23/2017 2:09 PM
149	Aesthetic and Natural environments	8/23/2017 1:33 PM
150	Stop tearing down historic structures. Require that new construction have unique aesthetics.	8/23/2017 1:04 PM
151	Culture. Culture and history are valuable characteristics of a city which are constantly overlooked by the City of Tallahassee and current developers. Valuing embracing the history and culture of a community increases the commitment and care members of the community have for it.	8/23/2017 11:48 AM
152	Has there been consideration for the aging population and housing or walkability in the community? Respect for our elders, different cultures, and our environment.	8/23/2017 11:17 AM
153	I think it's time the city start adding Solar Street lights that rest areas use. Say in problem area every other pole so when the power goes out during a storm. and if they do it pick one mid level light model to use no matter the area. The Parkway Monroe Madison, Gaines and famuway corridor is a mess Famu way should meet Jackson Buff as it was design before changing Gaines St. There are to many apartment's here and people can't afford the rent and single family homes and affordable homes are out of reach. You get better value in ATL then you do here for @175k 2000sqf	8/23/2017 10:29 AM
154	Preserving community character--Allowing growth without undermining the distinct characteristics of Tallahassee neighborhoods. Promoting revitalization without displacing residents and destroying community cohesion. Promoting community building and social capital.	8/23/2017 10:05 AM
155	Need more diversified employment opportunities (beyond government)	8/23/2017 9:59 AM
156	Better/more public transit	8/23/2017 9:58 AM
157	Spend less time developing value statements and more time and effort actually completing projects	8/23/2017 9:13 AM
158	A comprehensive review and updates of local laws and ordinances that support these values.	8/23/2017 9:04 AM
159	One of the housing types that needs to be promoted and increased is housing that is senior friendly, all on one floor, and close to amenities such as transportation, shopping, and other amenities used by senior citizens	8/23/2017 9:02 AM
160	A commitment and accountability to maintain the will of the people. What good is a warm and fuzzy public opinion pole on how to update a Comp. Plan when opinions of policy makers are all too often more influenced by a few affluent sources?	8/23/2017 8:55 AM

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161	Focus on transportation options for families in residential neighborhoods. We aren't all millennials living downtown using the trolley to go to overpriced restaurants.	8/23/2017 8:54 AM
162	The extensive system of public lands for recreations (parks, etc.) is one of my favorite things about Tallahassee. Please, please, please maintain this as a priority!	8/23/2017 8:52 AM
163	Tallahassee squanders tax payers money on useless programs, Cynthia Barber making \$179,000 over TPD, Fire, CDA, Emergency Response and (parks?) with NO qualifications? With the states highest crime rate?	8/23/2017 8:50 AM
164	No idea how to implement this -- \$\$\$ always an issue, I know (to say nothing of the patience required for such a major infrastructure overhaul) -- but Tallahassee desperately needs a more comprehensive public transportation/mass transit system.	8/23/2017 8:38 AM
165	I believe planning and funding for transportation infrastructure to support the community should be given a vote of its own.	8/23/2017 8:28 AM
166	fiscal responsibilities, reduce police and fire expenses	8/23/2017 8:06 AM
167	BALANCE	8/23/2017 8:06 AM
168	commercial reuse only for all new commercial - urban blight is every where . Do something to fix this.	8/23/2017 8:05 AM
169	Tallahassee needs to be more pedestrian friendly. Our roads and sidewalks need to be safer in regards to visibility - i.e., trimming / eliminating vegetation and other obstacles that block views at intersections.	8/23/2017 7:37 AM
170	Fair pricing and labor practices - Make citizens pay cost of services. Pay employees market competitive salaries. Stop balancing budget through layoffs and overworking employees.	8/23/2017 7:33 AM
171	Make sure widening streets (Tennessee St.). Also clean Tennessee ST (FSU area). It reflects the city. It is the most traffic flow in the city.	8/23/2017 7:29 AM
172	Public transportation should become more reliable, and biking should be encouraged. Floridians should take advantage of the mild climate here while decreasing traffic and cars on the road.	8/23/2017 7:26 AM
173	More time should be taken to ensure equal access to jobs and education. Rec Centers need to foster and partner with higher Education Centers to foster, On the Job Training Programs; as well as Continuing Education Classes. This cooperation would he reduce the crime rate reducing drug rates and sale in the community.	8/23/2017 7:18 AM
174	More outdoor recreation areas for fishing, hiking and biking.	8/23/2017 6:46 AM
175	Take care of the homeless problem and the homeless riding the city buses. I choose to not ride star metro due to the large amount of free riders abusing the system	8/23/2017 6:40 AM
176	preservation (and increase) of park spaces, especially passive parks.	8/23/2017 6:17 AM
177	Governments job is not to drive growth. It is to put in place the right circumstances for the private sector to be enticed to step in and invest.	8/23/2017 5:18 AM
178	none	8/22/2017 10:58 PM
179	Urban infill makes economic &'environmental sense.	8/22/2017 6:47 PM
180	Better transportation including separated bike lanes, charging stations, and airport. Better mixed use development including a more mixed use downtown.	8/22/2017 5:56 PM
181	Walkability. Transportation accessibility. A vibrant downtown.	8/22/2017 4:47 PM

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182	Affordable housing for young professionals, better paying entry jobs, affordable airfare.	8/22/2017 4:09 PM
183	good public transportation, clean air and water	8/22/2017 3:50 PM
184	I value variety in recreational opportunities. My mother would love to have an upscale piano bar type of place that is aimed at an older crowd. There are many such places for college-age people, but nothing at all for older people. I enjoy shopping for recreation and I would love to see more stores brought in to our malls, there are many empty stores in Governor's square mall and the Center of Tallahassee. Also, seeing how many stores have turned into outlet stores and how many stores close early at Governor's square mall has been disappointing. I would be excited to see that mall revitalized and a new restaurant brought in. I appreciate the care that Tallahassee takes when it comes to the environment. Having clean air, water, etc. is very important to me and I think Tallahassee goes above and beyond other cities when it comes to conservation efforts and respecting our environment.	8/22/2017 3:30 PM
185	We need more housing that is in "walkable" locations, especially for seniors looking to downsize. Housing with corner grocery, cafe's, bookstores, parks, etc.	8/22/2017 3:29 PM
186	Continue to maintain an active approach to Infrastructure Improvements i.e. Roadways, Sidewalks, Water, Sewer, and Drainage	8/22/2017 3:05 PM
187	transportation -- increasing access to affordable and user-friendly transportation for older adults Preserving architecturally interesting/significant properties and green areas over rampant clear- cutting and new development.	8/22/2017 2:50 PM
188	Stricter controls over the aesthetic's of new development (landscaping and buildings) that will help preserve Tallahassee's unique north Florida history. Help with preserving the historical structures that already exist in our area.	8/22/2017 2:27 PM
189	The core purpose of the City government is to ensure basic security and infrastructure.	8/22/2017 2:27 PM
190	Teen & Family Oriented Entertainment	8/22/2017 2:18 PM
191	availability	8/22/2017 2:14 PM
192	Having bike friendly communities.	8/22/2017 2:06 PM
193	The value of "connectedness." We have a lot of sidewalks and bike paths that just end. The "share the road" concept is dangerous and in-adequate. We need the establishment of safe pedestrian and bike pathways, not every road, but clearly marked safe pathways.	8/22/2017 2:04 PM
194	An additional value would be improved access to alternative transportation, or additional infrastructure to support alternative transportation such as additional bike lanes, sidepaths, and bike boulevards.	8/22/2017 1:58 PM
195	Value and Cleanliness; More "green" support	8/22/2017 1:35 PM
196	Transportation Alternatives-Sidewalks/bikepaths	8/22/2017 1:34 PM
197	Mass transportation is poor if you not a student. i would love to use the buses but could not get to work on time and if i worked late i would not have a ride either. The land uses rules are very restrictive for the home owner but, Walmart can do anything they want. I can't build a shed or take a tree down without a fine. if Walmart or some other big box takes down green space have them replace it or support the parks system. the City Government needs to wake up and listen to the people they serve. I have friend that work for the city and they too feel they are not heard when it comes to sharing good ideas. just because your in office doesn't mean you have the market on good ideas. Take a minute and listen to people. That means with an open mind.	8/22/2017 1:27 PM
198	Emphasis on extending public works projects, infrastructure and beautification to truly un(der)developed areas of the city that extend beyond the college town, downtown, and midtown districts.	8/22/2017 1:13 PM
199	Work with local mountain biking group to set up a space for regional festival to bring in different visitors to the community.	8/22/2017 1:12 PM

200	more sporting areas	8/22/2017 1:10 PM
201	A variety of Entertainment venues, for growth and recreation.	8/22/2017 1:08 PM
202	Supply & Demand should steer the community.	8/22/2017 1:05 PM
203	Parks and recreation accessible to all. Strong and vibrant neighborhoods	8/22/2017 1:03 PM
204	More affordable transportation in rural areas that so more individuals can afford it. So County can participate in more affordable living outside city limits	8/22/2017 12:57 PM
205	An area for kids as part of Lake Bradford Road redevelopment that includes swimming pool, and slides (water park).	8/22/2017 12:56 PM
206	Most of the above items directly relate to the safety of our community. Providing the necessary resources for public safety should be at the very top of the city's decision making considerations.	8/22/2017 12:55 PM
207	Neighborhoods single-family housing should remain separate from commercial development. Meaning no Mixed-Use!!	8/22/2017 12:54 PM
208	Safety	8/22/2017 12:51 PM
209	Better sidewalk systems, especially those that bring people to and from neighborhoods to bus stops.	8/22/2017 12:39 PM
210	Amtrack Station	8/22/2017 12:32 PM
211	Make our infasctructure 21st friendly with modern technology	8/22/2017 12:28 PM
212	Need more jobs or everyone and businesses in town for grown-ups to go to.	8/22/2017 12:22 PM
213	I would like to see something done with vacant commercial property and vacant residences that have fallen into disrepair	8/22/2017 12:21 PM
214	(1) enforce policies whereby new businesses MUST consider public transit in their business proposals (2) better link airport to all forms of public transit	8/22/2017 12:21 PM
215	Public safety should be our number one concern	8/22/2017 12:16 PM
216	Less student housing	8/22/2017 12:13 PM
217	more protected & safer bike lanes, bike parking for commuters.	8/22/2017 12:12 PM
218	Infrastructure: More sidewalks, lighting and waste disposal on South Side.	8/22/2017 12:11 PM
219	Job opportunities would be more prevalent with corporations able to set up in the County, City and adding a nice size tourist attraction might bring effect economy in good way.	8/22/2017 12:09 PM
220	Improved sewer facilities.	8/22/2017 12:02 PM
221	A commitment, on the part of community leaders and elected officials to unselfish public service for the well being of all members of the community.	8/22/2017 11:46 AM
222	Not seeing infill mentioned above. Very important part of the collective decision we have made as citizens. Tallahassee will not become another Orlando, or a Jacksonville, or anything like that. We've opted to build a city the right way, incrementally.	8/22/2017 11:36 AM
223	Talgov fiber optic internet	8/22/2017 11:28 AM

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224	Transportation and the quality of roads is important. The community should look at adopting a Complete Streets Policy. As we grow we need to have the infrastructure in place for alternative transportation (walking, biking, bus, etc).	8/22/2017 11:19 AM
225	Need to consider costs and impact to financial resources as well.	8/22/2017 10:56 AM
226	Keeping residential neighborhoods commercial free. Keep commercial property out of residential properties. Or put commercial properties in the neighborhoods of the planning commissioners	8/22/2017 10:44 AM
227	It is of vital importance that the infrastructure be as fully accessible to those with physical and other impairments. It's important to consider seating for those with larger bodies, ease of passage for wheelchairs, sight and hearing impaired signage and signals, and keep an eye towards bringing beauty into the work whenever possible.	8/22/2017 10:32 AM
228	Accessible and inclusive	8/22/2017 10:27 AM
229	I'm concerned that Tallahassee may be in the process of becoming gentrified. We need to make sure that low-income living spaces in our community stay living spaces and don't become leisure spaces for people with more money.	8/22/2017 10:00 AM
230	More green and natural spaces INSIDE the city. EX: Downtown (the Capitol), Gaines Street Development, etc. Less quickly built, huge buildings - More smaller shops and unique buildings. More RR Square type areas- safe for all TYPES and ART and MUSIC, and GATHERINGS. Old doesn't mean unusable or ugly. Old means rich history and uniqueness. Stop tearing down, start renewing.	8/22/2017 9:46 AM
231	Tallahassee and Leon County are allowing too many strip malls to fill in any gap or vacant area, especially along Thomasville Road. The area is beginning to look as bad as the North Monroe Street corridor entrance into the City. Keep trees and green spaces.	8/22/2017 9:45 AM
232	JOB: if Government entities are steady working Prisoners using a astronomical amount of Public funds to pay for employees to oversee them why can't they hire Citizens that's NEVER been to Prison but been in trouble with NO JAIL TIME before and has proven over a coarse of YEARS to be rehabilitated...they don't stand a chance... PLEASE look into hiring Citizens that have been in "trouble" but have proven themselves... Government wants everyone else to hire these people but themselves, doesn't make sense.	8/22/2017 9:25 AM
233	Walkable communities	8/22/2017 9:23 AM
234	Continue to build and promote density, infill, and pedestrian/bicyclist oriented infrastructure and development.	8/22/2017 9:21 AM
235	Improve bus routes to cover more residents. Land use maintenance improvements for parkland.	8/22/2017 9:15 AM
236	Better plan for integrating the historic built environment into new development. More green/sustainable programs supporting environmental issues. Stop just piling garbage up on the curb! It doesn't all get picked up in a timely manner and garbage is strewn everywhere. Less emphasis on "luxury housing" and more focus on affordable housing. Not everyone wants, needs or can afford "luxury housing."	8/22/2017 9:14 AM
237	The tree and landscaping ordinances need to be strengthened or enforced so developers can't clearcut wooded sites leaving only a few trees or replacing mature trees with small trees.	8/22/2017 9:13 AM
238	Recreation is limited to walking in a park, walking or riding on a trail, going to restaurant, bar, or going to 6 football games a year. As far as transportation; get the "Cyclists" off the roads. they are an obnoxious hazard!!! Many of those cyclists should be arrested and ashamed for wearing spandex!	8/22/2017 9:06 AM

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239	My children moved away to find jobs, and now I am left without a very good support system as I enter my senior citizen years (but too young to retire). We all liked the small town feel of Tallahassee, but it seemed like a temporary place to live while attending school or working for government. I like living in a neighborhood that is dog friendly and includes green spaces for dog walking.	8/22/2017 9:01 AM
240	Limit expansion. Conserve trees.	8/22/2017 8:59 AM
241	Means available for low-income citizens to access these economic, etc. resources. Training of citizens in the care and protection of both personal and public resources.	8/22/2017 8:56 AM
242	Other values should include the integrity and quality of the contractors, vendors, and people in charge of community development	8/22/2017 8:39 AM
243	Aesthetically Beautiful Expound upon the "Community in the Trees" Economically Defensible	8/20/2017 8:40 AM
244	Encourage and develop infrastrucrturw to use passenger trains to travel to nearby towns and cities, eg. Jax, Orlando, Panama City, Pensacola, Mobile, New Orleans	8/18/2017 8:42 AM
245	I would prioritize the preservation of green spaces and the creation of new, usable parkland.	8/17/2017 8:38 PM
246	preservation of our heritage, both architectural and environmental. We're losing too many of our classic old buildings, and we may be losing some previously protected greenspaces and park lands to development. That's a bad idea.	8/16/2017 11:59 AM
247	My concern is that the city has increasingly shown minimal concern for older established neighborhoods. Not long ago, neighborhoods were involved in the developmental process at the outset. Now they are forced to respond to decisions made without their input. No zoning changes should be made without input from neighborhoods BEFORE changes are proposed.	8/15/2017 7:16 PM
248	Where old, dilapidated buildings still stand and cause eye sores to our community and its development, need to have ordinances in place to address vacancies and when structures should be torn down or updated to maintain its esthetic visual look.	8/15/2017 2:23 PM
249	Stop used car random "lots".	8/15/2017 10:07 AM
250	Public transportation functional and efficient for all ages including seniors	8/14/2017 7:36 PM
251	Older neighborhoods within the city limits, MMTD especially, deserve additional protection from redevelopment. The existing development pattern is turning architecturally cohesive neighborhoods with owner-occupiers into disjointed tracts of rental units, usually as many units as the developer can manage to fit.	8/14/2017 11:52 AM
252	Stop cutting trees for developers! I understand building but why don't they work around the trees? Instead of leveling property.	8/14/2017 9:40 AM
253	Clear cutting of land for future housing is currently excessive. Established trees should be protected.	8/12/2017 4:18 PM
254	Diversity	8/12/2017 12:49 PM
255	Awareness of the importance of open space, especially passive open space	8/11/2017 2:55 PM
256	I value the city promoting the value of equity to include planning more resources in lower income areas. The South side needs more development!	8/11/2017 10:52 AM
257	Areas within the CRA need to be evaluated and land use changed to be consistent with the growth of the community and a process that does not take 2-4 years to change. Example: rezoning for urban farms	8/11/2017 6:41 AM
258	Be creative city planning dept. don't design for the tax roll. Think about sustainable development and what will bring more interest to all in the community. Retirees and the millennials. The artists and the outdoor lovers. Stop attacking the tree ordinances. We may be one of the few cities left with trees if we plan it right.	8/10/2017 7:34 PM

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259	Public spaces need to be safe places, where an individual can feel safe alone.	8/10/2017 12:10 PM
260	Reuse, as in recycle / for example, encourage incoming or expanding businesses to use existing abandoned buildings rather than building new structures	8/9/2017 5:59 PM
261	Small neighborhoods need representation in the planning phase of development	8/9/2017 3:31 PM
262	Updated power infrastructure Rest rooms at all parks Beautification Home ownership Assistance with knowledge of laen care and beautification Intra neighborhood communication	8/9/2017 11:31 AM
263	urban gardens	8/9/2017 11:20 AM
264	Having affordable choices for shopping, restaurants, pharmacies, healthy eating choices, cleaning services, etc. Would like for the city to help with maintaining abandoned properties to improve the look of our neighborhoods.	8/9/2017 10:24 AM
265	I think it is very important to preserve current green space and parks. Once they're gone, they'll never be revived. Consequently, the first priority for new development should be vacant lots and disused buildings.	8/9/2017 10:14 AM
266	Believe that a long range bicycle usage and capabilities should be established and could be accomplished through plan improvements through the annual budget for Tallahassee and Leon County	8/4/2017 1:58 PM
267	Sustainability	8/1/2017 7:26 AM
268	I want to see specifics. Protections for trees. Public transportation, bus service. Condo developments. Waste water and storm water treatment.	7/30/2017 7:31 PM
269	Re-purpose abandoned shopping centers for multi-use (residential, shopping, and offices) and then convert the massive asphalt parking lot to open park space and gardens for growing vegetables, put the parking underground and link to the downtown with mass transit. Get light rail system. Turn Cascade Park into a major tourist destination to lure tourist dollars by redesigning the park with a cohesive theme like Antonio Gaudi's Guell Park in Barcelona and employ local artists to do the mosaics and other artwork.) Convert more streets into bike and pedestrian walkways. Now that we have a parking garage at Kleman Plaza, turn Adams Street Common into a pedestrian mall. Lure more nightlife to downtown, as it is now happening in Midtown. More community garden space. Put more small shops and cafes with a variety of foods around Cascade Park like at Lake Ella so that the pricy Edison is not the only choice. More wifi hot spots in public places. Better recycling that includes composting and all plastics, with fines for people who do not separate their garbage to get people's attention. Synchronize traffic light better.	7/30/2017 6:21 AM
270	Urbanization - building walkable, consolidated, integrated areas where automobiles are the exception, and bicycle and pedestrian traffic is encouraged; areas most goods and services can be accessed easily without a vehicle.	7/28/2017 8:07 AM
271	More trails in town and greenway infrastructure	7/27/2017 7:50 PM
272	I feel that public transportation should be more widely and easily accessible throughout the community.	7/27/2017 3:26 PM
273	Our community can be a leader in transportation equity, if we choose to do so. Transportation is the biggest obstacle for access to resources such as counseling, medical treatment, social services, educational support, employment, etc.. We can have a strong community, but only if access to services is made available to all people, regardless of their access to a car. We are needlessly a very car-dependent community. When there is an area of our community which is failing or is under-served in any way - we are all adversely affected and should be motivated to lift up every member of our town to further strengthen our Tallahassee community.	7/27/2017 1:16 PM
274	Common sense, practical guidelines in new development.	7/27/2017 11:17 AM
275	Keep it Rural!	7/26/2017 5:09 AM

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276	Increase environmentally sensitive public transportation options so they are available to all citizens. Respect the integrity of rural communities and keep them safe from inappropriate development	7/24/2017 1:42 PM
277	We must also demand affordable housing options that are not created for students. Unfortunately transit options are nonexistent outside Capital Circle for those with limited income.	7/24/2017 1:20 PM
278	Keep urban areas and rural areas distinctly separate	7/24/2017 1:17 PM
279	I also favor motherhood and world peace. You may not get much variation in the answers to these questions.	7/24/2017 1:03 PM
280	Please look at the language in the United Nations Universal Declaration of Human Rights.	7/24/2017 12:50 PM
281	If you build it, they will come.	7/23/2017 6:08 PM
282	transportation (cycling) needs to be looked at differently instead of sharing roadway with massive autos. Separation with curbs and totally separate bike lanes (look at some of Europe). Needs for not only 55+ housing options but low income housing for elderly.	7/22/2017 9:29 AM
283	Our goal is to make our communities more inclusive, resilient, and sustainable by providing safe street networks, affordable housing, options for transportation, good schools, jobs and health care.	7/20/2017 9:38 AM
284	Historic Preservation!	7/20/2017 7:42 AM
285	Safer biking trails when road commuting. More mountain bike trails needed on northwest side of town	7/20/2017 6:08 AM
286	Connected greenspaces and trails for bike commuting and exercise away from cars, nice unpolluted fishing ponds/lakes with kayak or small boat access	7/19/2017 7:30 PM
287	Remove excessive subsidies to driving (equal the playing field for mode choice). Infill development of appropriate character as a means of both enhancing existing districts and preventing urban sprawl. Develop more mt. trails. No more six lane roads as they are more dangerous per vmt (other things being equalized). Don't build more roadway capacity than can be maintained (a common issue now around the nation).	7/19/2017 5:15 PM
288	More trail connectivity through town. As a member of the Tallahassee Mountain Bike Association, this is one of our main goals. We see this connectivity as a safer way for mountain bikers and trail runners to enjoy all of the trails our city has to offer.	7/19/2017 1:08 PM
289	More services to empower the underprivileged citizens access to all the items listed.	7/19/2017 9:56 AM
290	these questions are so vague and full of platitudes as to be meaningless.	7/19/2017 8:31 AM
291	Without public transportation that does better than a 2 hour bus ride to cross town, most everything on this list will never happen.	7/19/2017 8:01 AM
292	Conservation and healthy outdoor recreational locations are most important to me and my family. I grew up here, and Tallahassee has always been a very green city and as growth has started to overcome capacity, we must remember to put conservation of our most precious resources 1st above all else. Otherwise the Tallahassee we all love will cease to exist.	7/19/2017 6:48 AM
293	I value having a voice in the decision making process as our community invests in growth	7/18/2017 9:23 PM
294	Effective street design to slow vehicular traffic and encourage walking and bicycling. Better bike and pedestrian connectivity between neighborhoods, schools, places of work, commerce and entertainment.	7/18/2017 9:12 PM
295	Let Tallahassee remain a small, but unique City.	7/18/2017 4:50 PM
296	Welcoming to businesses and developers that offer responsible land development. We need to simplify and streamline processes and economic incentives for development that aligns with our community goals and values.	7/18/2017 4:36 PM

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297	I think there needs to be more development in housing near downtown and midtown for young professionals. I know people that aren't moving here due to them not being able to live in the urban area.	7/18/2017 3:53 PM
298	Hopeful the development of NW Tallahassee, North Monroe will fully benefit from values, i.e. housing, infrastructure, businesses, etc. it needs to be developed and professional panhandlers removed from the middle of our streets.	7/18/2017 3:46 PM
299	We need more transportation alternatives in and out of Tallahassee, such as heavy rail and reasonably priced air service to multiple cities.	7/18/2017 3:45 PM
300	All efforts must look at the environmental impact they impose on the community, and finding a balance with development and creating sustainable opportunities for the average family. The aging housing stock in this town and the lack of ongoing maintenance is starting to really show even in the nicer areas of town.	7/18/2017 3:45 PM
301	Value entrepreneurship.	7/18/2017 3:44 PM
302	Cost effective, within budget, not a burden to working tax payer.	7/18/2017 3:41 PM
303	Public transit and non automobile infrastructure is what attracts twenty somethings like me.	7/18/2017 3:05 PM
304	My reservation with all these questions is that yes, it is good to have all things available to all people. The issue is do all people have consideration of all other people. In an ideal world, everyone should coexist and be mindful of resources and so on. In the real world this is not true. Putting together too many disparate life styles and upbringings is asking for disgruntlement and unhappiness, unless people are considerate of one another. "Flourishing as individuals" can only work if those individuals are kind.	7/18/2017 2:12 PM
305	While these goals are great, I'd like to see more emphasis on equity and opportunity (access). Its hard to break the cycle of poverty, and just having access to better things does not make them reachable. Have affordable housing in safe neighborhoods. Just providing transportation to educational activities does not mean a person has the time to attend those events.	7/18/2017 1:41 PM
306	Connected networks of bicycle infrastructure and public awareness of non motor vehicle transportation through policing and public awareness campaigns.	7/18/2017 1:29 PM
307	More edible landscaping!	7/18/2017 12:31 PM
308	I value human powered transportation such as walking or riding a bicycle. The bicycle is the most efficient form of transportation and our roadways, parks and trails need to have more infrastructure for pedestrians and bicyclists.	7/18/2017 12:25 PM
309	Secure land for local food production, stimulate job growth through provision of basic needs	7/18/2017 11:26 AM
310	Always should be a balance what's done for the North side of town should be done for the South side of town such as re-paving of streets in a timely manner constructing sidewalks and sidewalk repair work constantly.	7/17/2017 3:07 PM
311	Stop stripping out Mahan and approving development you get without adding capacity to the road/schools/ or street lights	7/17/2017 2:45 PM
312	More public transportation economically.	7/16/2017 2:27 PM
313	I would like to see more high-revenue-generating, locally-owned businesses and industries developed in the SE and SW quadrants of the County.	7/15/2017 6:26 AM
314	Curious as to why we have the #2 Urban Planning schools, yet this doesn't show in our master plan...I can't see any other reason than special interests (not the citizens)	7/14/2017 7:18 PM
315	Sounds like what's being asked is the value of the day.	7/14/2017 4:48 PM

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316	Healthy food access via urban farming should be encouraged, allowed and incentivized.	7/13/2017 11:15 PM
317	Preserve older established neighborhoods by not rezoning for the sake of development.	7/13/2017 3:14 PM
318	It's absurd that there are unoccupied houses sitting around while homeless people roam the streets freely. That needs to be addressed.	7/13/2017 11:11 AM
319	Need to expand water / sewer and other infrastructure	7/13/2017 10:32 AM
320	This seemed to cover most of the values I consider important when regarding these topics. Definitely love the sidewalk initiative and want to see thst continue throughout town.	7/13/2017 6:48 AM
321	Keep Tallahassee's unique qualities: green space, family friendly, and a deep and important cultural history. More work needs to be done to learn about and preserve the prehistory of our area.	7/13/2017 2:07 AM
322	Share parking lots. We had a consultant saying we have too many. Parking lots cause anti walkability sprawl.	7/12/2017 10:48 PM
323	Clearly, all of these values are important.	7/12/2017 5:20 PM
324	The above verbage says nothing. Who could be against any of it? However, the underlying agenda in our community for the last decade or so is to promote business at all cost, and the cost has been neighborhoods, trees and quality of life.	7/12/2017 2:35 PM
325	Making emphasis on developing sustainable infrastructure that enhances ridership of alternatives modes of transportation (i.e. Bicycles and buses). Additionally, invest in renewing neighborhoods by preserving the people that live in it and provide them with economic opportunity without gentrifying or damaging the condition of the residents. Lastly, it is imperative to focus on providing economic and housing opportunities to young people and minorities in central areas, avoiding urban sprawl and preserving neighborhoods.	7/12/2017 2:08 PM
326	And organized and On-Time Transit system	7/12/2017 1:20 PM
327	Get neighborhood input before allowing new development in those neighborhoods. Allow urban farms. Use placemaking that supports the existing residents as well as brings new ones to the area.	7/12/2017 1:13 PM
328	Please include District 2, we are the forgotten land.	7/12/2017 12:57 PM
329	Finding a way to connect different neighborhoods together through alternate transportations methods...ped/bike/other...similar to the Cascades trail or the trails that run from Blair Stone through Tom Brown and Piney Z. Hidden walkable/exercisable paths that allow you to explore the city without automobile interference.	7/12/2017 11:03 AM
330	Creativity - The ability to experiment with new civic and business activities through access to flexible, activity and amenity rich spaces. (Basically more places like railroad square, such as by allowing greater diversity of uses in neighborhood parks).	7/12/2017 10:52 AM
331	i'm willing to pay extra taxes to help others receive the services I enjoy.	7/12/2017 9:22 AM
332	Diversity - Expand residential, school, and business diversity across economic and racial lines.	7/12/2017 9:21 AM
333	Continuing to support the idea of collaboration between city and county to avoid duplication of services and to pool resources with outstanding programs like the Community Human Services Partnership.	7/12/2017 8:37 AM
334	I believe strongly in protecting our environment within reason. It seems that storm water retention etc with residential homes has gone a bit overboard. Destroying forest to create a storm water retention pond seems to be the wrong direction.	7/12/2017 7:02 AM
335	More value on conservation of land, restrict swath housing developments and repurpose/remodel exisiting communities.	7/11/2017 8:16 PM

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336	We cannot have the type of community that we want without having the infrastructure to support it. We need to push infrastructure improvements asap.	7/11/2017 2:15 PM
337	Responsible management of existing infrastructure, including commercial and residential buildings with care taken to not change what's beautiful and good about Tallahassee. We don't want to be another Orlando!	7/11/2017 1:40 PM
338	Equal commitment to EVERY PART OF THIS CITY. Too much of poor areas lack street lights, sidewalks, maintained streets compared to NE Tallahassee. This must change and change fast. Much more community policing. Substations if possible so our officers can build relationships within the neighborhoods resulting in less crime.	7/9/2017 6:18 PM
339	Sidewalks are vital and are not being placed in the areas of heavy foot traffic. (example: Blountown Rd between Tennessee and Tharpe) New affordable single family type housing is not being built. A single parent with a Masters Degree making <\$40,000 may only qualify for a home loan of \$125,000. Builders are not recognizing this common population.	7/8/2017 10:48 PM
340	All development is not progress. Mass transit needs to be strengthened... and subsidized. Big subsidies exist now for "one man one car"..	7/8/2017 8:45 PM
341	Affordable housing!	7/8/2017 8:01 PM
342	I am VERY concerned about what I see going on in Tallahassee. It appears to me that the growth is out of control, with big developers coming in who only see this town as a place to make money with no consideration about the impact the growth will have in our future.	7/8/2017 8:05 AM
343	preserve our canopy roads.	7/5/2017 12:30 PM
344	clearly by my responses I feel the south side to the southwest side of town has been left behind and have not benefited from their tax dollars as the north or north east has. Bring balance and inclusiveness to the city that moves far beyond Gaines St.	7/5/2017 9:55 AM
345	I would like to see a couple of city centers which encourage re-urbanization due to engaging/enticing events and features that those traveling in from suburbs may not want to miss.	7/5/2017 7:05 AM
346	No more clear cut developments like Canopy and the whole block at Magnolia and Park.	7/4/2017 2:43 PM
347	Overall: The 5 statements above are well-intentioned and thought-out. Kudos to the planning department. As for additional details, these are some things that are important to our family:: Conservation: Tallahassee is unique, both in Florida and other cities in the U.S. for that matter, in that it incorporates an urban forest canopy throughout the city. Please maintain and enhance this aspect, promoting native live oaks, pines and other native species in maturity. Infrastructure: There will always be little design flaws that do not meet expectations. Cascades Park is nice, but its minor flaw in design is creating other problems, like noise in Myers Park. If the amphitheater was built first without all those seats (and the concrete all around) to test the concept, when the problem was detected the whole thing might simply be turned around to face the other direction. Land Use: Maintain and preserve the rural nature of our surrounding lands. It is an asset that will pay dividends in the future. Thanks for working hard to keep Tallahassee and Leon County awesome.	7/4/2017 10:52 AM
348	I would like to see more attention paid to the History of Tallahassee and to preserve our past as we grow. This includes the trees and green spaces, along with the historic roadways. This is not being done without a fight from citizens. I would also like more attention paid to the growth being allowed which is creating a dangerous traffic situation near homes and parks.	7/3/2017 7:09 PM
349	Create more bicycle paths in the rural areas where cyclist are known to ride. It poses a risk when there is no or very little shoulder for cars or bikes to move over when cars are passing	7/3/2017 3:45 PM
350	Road right-of-ways need to be wide enough for sidewalks and to provide safe sight distance for posted speed limits.	7/3/2017 2:40 PM
351	historic resources should be added to this list	7/3/2017 11:07 AM

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352	Safety is most concerning. Placement of business/church/ school driveways interfering with the main flow of traffic on Thomasville Rd needs attention. Possibly planning for frontage roads or enforcement of traffic laws such as illegal left turns, illegal right turns and right of ways.	7/3/2017 8:21 AM
353	Include historic resources as language related to conservation, housing, land use and the environment.	7/3/2017 7:50 AM
354	Our lovely city is becoming grid locked . . too much traffic that is not well managed. Too many apartments (most of which are quite unattractive). Too little regard for neighborhoods and for traffic issues.	7/3/2017 7:31 AM
355	Need benches/shelters at all bus stops, smaller busses, need some bike trails in NE sector--can't ride a street bike along the toll road, need equal treatment of southside as northside in all aspects-environmental, services	7/3/2017 7:23 AM
356	Safeguard neighborhoods. Develop new ways to use existing structures to reduce further encroachment. For example...The Edison could be used as an urban market similar to the struggling one at the Tallahassee Center. If prices were more attractive to the population that is nearby such as a deli, ice cream shop, small restaurant in the current bar, etc with the option to lease expanded space for special events like weddings I believe the traffic could increase. During special events other options could be offered. A small sidewalk farmers market perhaps, flower stalls and artisans space like you find in Europe perhaps.	7/2/2017 6:22 PM
357	I would like to see more urban infill, repurposed structures.	7/2/2017 4:57 PM
358	Would love to see more public transportation, better waiting facilities (covered, seated bus stops) throughout the city. Please, also quit over developing Thomasville Road between Piedmont and Hermitage Road - it is a traffic nightmare. Focus more/better services on the south side of town.	7/2/2017 4:32 PM
359	Local government needs to ask those that live in the area of change, what they need, how will it impact them etc...before the deal has been made	7/2/2017 3:32 PM
360	Again, expediency in providing ALL provisions, the same for the South side as for the North side. A way to stay in control of contracted services such as garbage and recycling pick and providing of containers, and tree maintenance, especially prompt removal of fallen trees, electrical service maintenance and other services, such that the city has power to act when employees of contracted services are remiss in their responsibilities, prompt action is taken to train or dismiss such employees, especially since said behaviors have been noted as occurring with great regularity specifically on the South side.	7/2/2017 1:21 PM
361	We need truly Accessible Restrooms. Our current public Accessible Restrooms aren't designed for people who cannot stand to use them. We need Universal Changing Places. They suggest adding a Powered Height Adjustable Adult Changing Tables in a family restroom. We need these throughout our city and county. They should be at our city and county offices, parks, museums and libraries!	7/1/2017 5:06 AM
362	Green space conservation, and use of existing infrastructure should occur.	6/29/2017 2:23 PM
363	I believe our government has an obligation to fairly assess this community's needs regarding these areas, and implement improvements that produce the greatest benefit to the most citizens. For example, \$ should NOT be diverted from the fixed route bus system (which provides access for MANY to essentials like education, jobs, social & medical services) to the Rhythm and Blues (which provides easier access for A SELECT FEW only to "entertainment").	6/28/2017 9:26 PM
364	We need to get serious about public transportation. Good service requires an investment.	6/28/2017 10:49 AM
365	Ensure access to the airport and other natural resources, historical sites are accessible by public transit. Ensure public transit is available, convenient, and accessible for all. More frequent routes and more over-all coverage.	6/28/2017 6:52 AM
366	Private property rights must be protected from NIMBYism.	6/27/2017 12:46 PM

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367	In general I oppose any land-use/businesses that will bring light, noise, and chemical pollution into rural neighborhoods that have enjoyed quiet peaceful happiness since time immemorial. I am cognizant of the desire of both the municipality and business to expand into areas where further growth is foreseen but it should be at already established major hubs of activity. A busy intersection down at the end of a long country road does constitute a business/growth opportunity for the neighborhood in which it is placed. It's an eye-sore and a danger to the ecosystem. Additionally, we need a strong fire station presence out on Miccosukee Road and the waste center is a major advantage for us who cannot have garbage service running up and down our very tight dirt roads.	6/27/2017 9:31 AM
368	The less travel time, the more quality time we can spend with our loved ones.	6/26/2017 3:33 PM
369	Please, for real, take care of people! All the people! I am not a person of color, but I am appalled by the way minorities are treated, some voting zones have been gerrymandered to keep all wealth funneled into killearn area, and away from the already poor areas. This is so disappointing. I want to be prouder of this beautiful town! Let's be real community! Let's give the less fortunate a leg up!	6/26/2017 2:47 PM
370	climate change considerations	6/26/2017 2:09 PM
371	Water supply to help put out fires would help a lot.	6/26/2017 12:35 PM
372	Physical health and safe air and water are more important than community development, except that we must have a basic level of employment and income for everyone. But prioritizing the so called "job creators" needs (read that large developers and banks and others with many more resources - their needs and wants which translate into money making enterprises) above the need to maintain clean air, water and supports for those who are disadvantaged.....THAT'S BAD POLICY. Look at the "Deep Roots" development where Welaunee meets Fleischmann Road - the builders there scoured the earth and devastated multiple ecosystems, and the city county approved it.	6/26/2017 11:34 AM
373	We need a fire house and fire service out here in the county!	6/26/2017 9:51 AM
374	County parks are terrific.	6/24/2017 1:14 PM
375	environmental preservation, protecting water quality	6/24/2017 8:38 AM
376	Safe neighborhoods and good jobs are very important to all our residents. Some of us have those now some don't. The path to these needs to be clearer and accessible for all.	6/24/2017 6:36 AM
377	I value the canopy roads and places like Cascades Park. I like our sidewalks and wooded park areas.	6/24/2017 6:09 AM
378	A better bus system, more stops, more places with shade to wait for buses. It's brutal standing in the sun waiting for a bus, esp for seniors. Keep up the good work with projects like Cascades, preserve our canopy and parks. Make sure bikes are safe on our roads.	6/23/2017 9:34 PM
379	Protecting the quality of our water, air and soil. Protecting our pretty trees.	6/23/2017 7:53 PM
380	Wildlife corridors, dark night skies to see the stars, easy access to Metro transportation, Low pollution	6/23/2017 5:25 PM
381	Growth should be encouraged and incentivized for the Urban Service Areas. Policies and land use decision for our Rural areas should focus on the Vision expressed in the Comprehensive Plan: preservation of agriculture, silviculture and natural resource based activities.	6/23/2017 5:07 PM
382	preservation of green spaces and wild rural spaces	6/23/2017 4:10 PM
383	Land use plans to preserve rural and urban environments.	6/23/2017 3:37 PM
384	Prioritize mobility, rather than cars! Create an efficient and FREE public transit system--start from scratch, if necessary.	6/22/2017 2:11 PM

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385	Emphasis on Tallahassee's green spaces, conservation, valuing and maintaining the city's trees, sustainability.	6/21/2017 6:42 PM
386	"Artistic" it's the state capitol. More coordination between museums and the artist community would add more artist identity to this city rich with artists, art history and art associations	6/20/2017 9:37 PM
387	Get rid of "traffic calming."	6/20/2017 5:22 PM
388	Encourage surpassing minimum standards for access issues and enhance way finding for persons with disabilities. The new signage on Gaines St and Adams St is very nice.	6/20/2017 3:41 PM
389	More non-chain restaurant options.	6/20/2017 3:20 PM
390	We should focus on clean energy, protect our wildlife, protect our native green spaces from invasive species, electric buses.	6/20/2017 9:08 AM
391	Promote local agriculture and businesses and minimize imports. Promote and permit local biopower, solar and wind energy production.	6/19/2017 7:33 PM
392	There needs to be a balance between urban infill and preserving existing neighborhoods	6/19/2017 5:30 PM
393	And Please continental to fight for climate change our state will be one of the most effected if the sea rises. We already have more bad weather across the country and people dying and losing every thing from the storms. We need the cooler climate now.	6/19/2017 3:27 PM
394	Provide adequate parking. Landscape major roadways. Add public trash receptacles around city and county. Increase vocational education opportunities. Attract new business to Tallahassee.	6/19/2017 11:02 AM
395	There are no bus routes that go out into the country. Many people who have lived there for years, no longer drive. They have difficulty getting into town for doctors' appointments, to go grocery chopping. Is there a way we can get a bus to go out into different parts of the country on different days of the week to help get these people into town. For example: Monday, go out east 90 towards Chairs. Tuesday go out to Bradley's Country store area.. Wednesday go out towards Lake Jackson and Old Bainbridge Road. Thursday go out west 90 passed Capital Circle. Friday go out State Road 20 towards Lake talquin. The county commissioners must make a door to door canvas to try to understand the needs of its citizens who live out in the county who no longer drive.	6/18/2017 10:56 PM
396	I would like there to be some planning regarding apartments being built. I find it hard to believe that the thousands of new apartments being built will be filled...	6/18/2017 10:37 PM
397	Address bike/pedestrian safety issues. This is not walk/bike friendly town.	6/18/2017 6:40 PM
398	The city should offer more summer jobs especially for recent high school graduates who aren't going to college and arrange more internships.	6/18/2017 6:05 PM
399	Manage the money and do not raise taxes that are already too high.	6/18/2017 4:55 PM
400	emphasize utilization of transportation alternatives and supporting infrastructure, i.e., buffered bike lanes and paths and a complete sidewalk network	6/18/2017 4:29 PM
401	Public transportation that connects individuals to community services as well as shopping & recreation. A more walkable community.	6/18/2017 3:06 PM
402	New development should be minimized and green spaces should be protected. Wild spaces with no development of any kind should be preserved.	6/18/2017 9:03 AM

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403	Get radical promoting carpooling. We don't all have to carpool every single day. But what if 50% of our population carpoled twice a week? Rocky Mntn. Institute suggested back in the 80"s that the State charge its workers for parking OR gave them credit for carpooling. If individuals work in the same damn building for 20 years and there's a guy working in the same damn building, who lives 2 blocks away-put them together in one car 2-3 times a week. And make it a bragging right to talk about it.	6/18/2017 8:49 AM
404	Do not over burden inner city streets with cut through traffic.	6/18/2017 8:17 AM
405	Health care, civic responsibility, civil discourse.	6/18/2017 7:16 AM
406	The contrast between Chiles High School and Godby and Rickards shows major misallocation of resources. Tallahassee needs to dial back on yuppie and make the whole city more livable.	6/18/2017 6:55 AM
407	more sidewalks and bike paths	6/18/2017 6:25 AM
408	Sustainability--putting an emphasis on reuse of materials in building, planting fruit-bearing trees in public spaces, better walkable/bikable space throughout Leon County, improved public transportation, and more investment in programs that encourage alternative energy use in individual homes and the community at large.	6/17/2017 11:24 PM
409	Value 1 is the opportunity for individuals to find a good job that will pay their bills and nurture their families.	6/17/2017 10:36 PM
410	Health issues - mental and physical - would be better served with neighborhood clinics to triage immediate needs and/or simple interventions.	6/17/2017 8:07 PM
411	These values need to be implemented rather than just talked about.	6/17/2017 6:29 PM
412	It is important that services/resources for poor and working class residents carry a higher priority since they have been at a distinct disadvantage in our community up to now. There is also a need to focus intensive services to the homeless and to people coming out of the prison systems in the county and state, as they have zero resources to begin with.	6/17/2017 4:55 PM
413	Free recreation for children living with granny's in the projects and for foster care. Allow released felons and other crimes access to community development and job training.	6/17/2017 4:23 PM
414	How can anyone say "disagree" to any of these? This is like mom and apple pie.	6/17/2017 3:14 PM
415	improve roadways to avoid long delays during rush hours, and address power outages by storm damage from trees downing power lines.	6/17/2017 2:11 PM
416	Planning should not be about a 1960s vision of what 1980 will be like. It should start with realities, and consider trends. Transportation planning should not be premised on "everybody" driving, but should consider that 35%-40% of the population doesn't drive and another 10%-20% probably would prefer not to have to, and that these percentages are likely to grow in the future. We should plan for denser, better connected communities, where destinations are closer to trip origins (greater diversity of uses in close proximity to one another). Potential adverse impacts from this close colocation of more intense and different uses could be mitigated through quality urban design.	6/17/2017 1:56 PM
417	More public transportation and WAY more investment in renewable energy sources by Talgov/YourOwnUtility - less reliance on fossil fuels.	6/17/2017 12:00 PM
418	More sidewalks and covered bus stops.	6/17/2017 11:57 AM
419	Preserve lots of Green Space, trees, waterways in a state as natural as possible	6/17/2017 11:50 AM
420	REDUCE SPEED LIMITS! Safe comfortable life does not move at the speed of video games.	6/17/2017 10:54 AM
421	Preserving green spaces, trees, shaded areas, park and public lands.	6/17/2017 9:42 AM

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422	Resource use equity: for every 'improvement' that is happening in newly planned developments, an equal amount of time/money be spent in lower income/older neighborhoods creating comparable 'features', e.g., sidewalks, bike lanes, covered bus stops, landscaped green spaces, small 'block parks' (put in benches and a swing or climber for kids in open green space areas within a neighborhood/residential block)	6/17/2017 9:35 AM
423	Awful lot of things lumped in each category. Perhaps good for intuitives. I think you'll find that many people make finer distinctions in their own minds. Be careful; those are the people likely to get frustrated and not complete the survey. Never underestimate the power of selection.	6/17/2017 9:33 AM
424	Bike ways other mass transit opportunity	6/17/2017 9:31 AM
425	Good bus transportation - more frequent busses . Bike paths.	6/17/2017 8:36 AM
426	Conservation and wise use of our natural resources is paramount to a vibrant community.	6/17/2017 8:23 AM
427	Public trust is important. To ensure that future generations have the benefit of the same natural resources as we have enjoyed, we must protect the commons from degradation. To succeed in this, we need to keep the commons from being privatized.	6/17/2017 7:02 AM
428	Respect-a community that encourages respect for all people whether on a he roadway or in dialogue between citizens and leaders. Education- a community that trEasures its next generation and those that are making efforts to raise their level of education.	6/16/2017 6:32 AM
429	Use of foresight to take advantage of hindsight. Economic growth and development, which has been heavily promoted throughout Florida over the past century, is more responsible than any other single endeavor for the loss of Florida's natural landscape. The attitude across much of the state has been bigger is better. Legislative measures promoting population growth have been promoted. Special efforts need to be made to avoid over-development before it is too late and, instead, to encourage preservation of undeveloped areas and promotion of non-financially based values for land use.	6/15/2017 2:13 PM
430	Keep parkland parkland. Preserve historic buildings and architecture. Preserve green spaces. Limit deforestation.	6/14/2017 2:00 PM
431	Efficient and safe mobility for all people, regardless of age or disability. Promotion of sustainable development that conserves natural resources and reduces our impact on the climate. (This is touched on in some of the values, but not explicit)	6/13/2017 8:49 PM
432	Careful consideration of character in neighborhoods and avoiding a community full of cookie cutter strip malls and other developments.	6/12/2017 1:13 PM
433	Fire all the City managers and commissioners and get some people in who have the people's interests at heart rather than their own.	6/12/2017 7:40 AM
434	I definitely think we need additional public transportation and continuous bike lanes everywhere. It is just not safe to ride bikes in this City and if you want to ride the bus you have to walk in some instances blocks to get to one and the elderly just can't do this. In addition, I think Tallahassee is getting right back into the situation we were in before the housing crisis. Construction of housing, especially student housing, is rampant. An entourage of City citizens and leaders went to Nashville recently. I remember the article in the paper that talked about their rapid growth has created a huge disparity between the "haves" and the "have nots". I'm not sure this entourage paid much attention to this. I think collaboration is important among business, government, university and citizens but only with long term intentional goals in mind. Right now with all the construction of housing going on, it seems like Tallahassee's long term plan is "If we build they will come!"	6/11/2017 6:15 PM
435	Follow the examples of NY, Miami and LA.	6/11/2017 1:23 PM

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436	I think it is extremely important that City not lose any green-space in the downtown core. Once it's gone, it can never be reclaimed, and with the potential population growth to the NW of Cascades Park there will be an increase in demand for recreational park space.	6/11/2017 11:34 AM
437	PRESERVING PARKLANDS FROM PRESSURE OF DEVELOPMENT, ESPECIALLY PRESERVING TALLAHASSEE'S UNIQUE CANOPY OF OAKS AND PINES.	6/11/2017 1:22 AM
438	These are the dumbest set of "values"! Of course, who would not want all of this!	6/10/2017 8:31 PM
439	Tallahassee is becoming another paved nightmare. Please keep its character intact. Our trees and greenspaces are its redeeming qualities! It's what draws people here. Why on earth are you paving it?	6/10/2017 12:26 PM
440	Remove downtown height restrictions and encourage more intense high-rise development in this area.	6/9/2017 5:55 PM
441	n/a	6/9/2017 3:26 PM
442	The city should apply for a community based grant with FDOT to enhance gateways into the city on I-10. Landscaping at the interchanges is sorely needed, along with the sound isolation walls that are in need of some design aesthetic. Other communities have taken advantage of this opportunity (example) in South Florida they have beach themes stamped into the sound isolation walls that line i-95. We could stamp ours with Trees, or a nice representative pattern. Also how about branding the city, Signage like Welcome to Tallahassee, Florida's State Capital. mounted underneath Capital Circle/I-10.	6/9/2017 2:48 PM
443	Less emphasis on vehicular traffic and more, safe opportunities to walk or bike to destinations. Inter-connectivity should be prioritized!	6/9/2017 7:33 AM
444	waters and land that support an abundance of native flora and fauna.	6/8/2017 8:42 PM
445	Sidewalks along all main roads	6/8/2017 8:15 PM
446	The development community should not bear the greater load of financing these values. The cost should be born by all.	6/8/2017 8:01 PM
447	We need to work on our transportation infrastructure. Right now, it's difficult and dangerous for pedestrians and cyclists to get around the city. The bike routes that have been established are great but they mostly focus on students, and end when they are need most (getting across Monroe, or the parkway).	6/8/2017 5:04 PM
448	prevent overbuilding	6/8/2017 4:57 PM
449	I think all of these values should be accomplished at reasonable cost. No vision can be unconstrained.	6/8/2017 4:53 PM
450	More and even better, and safer, bicycle and pedestrian right-of-ways.	6/8/2017 3:56 PM
451	Preserving historic inner city neighborhoods that are currently vibrant and stable-- city should SUPPORT them	6/8/2017 3:47 PM
452	Comprehensive plan should not be changed unless significant improvement exists and then only with the complete support of affected residents.	6/8/2017 3:45 PM
453	I value maintaining the life style that kept me in Tallahassee when I moved here over 40 years ago. That includes trees and plants creating a beautiful environment, lots of locally owned small businesses, access to cultural events featuring the arts and music. I love the small town flavor of Tallahassee but fear it is being over-run by national franchises and a push to pave over everything. I'm not so sure I'd stay in Tallahassee if I were meeting it for the first time today.	6/8/2017 3:43 PM

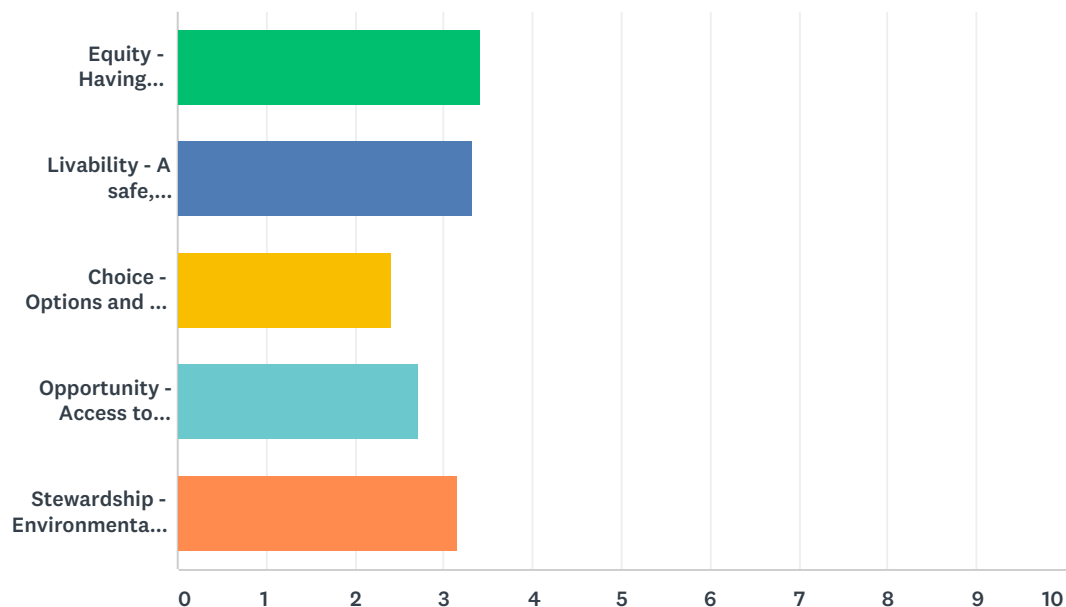
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454	Maintenance - There are businesses on N. Monroe by the Interstate that are eyesores, such as The old Ramada Inn, The Super 8 and the recently burnt motel which was torn down. These buildings should be occupied or razed, reverted back to green space, not concrete/asphalt space. There are prostitution activities at the Super 8, trash and broken vehicles in the rear parking lot. Unoccupied building should be razed after five to ten years, unless the owner can provide documentation that the structure is being repurposed. It's horrible to see all these empty buildings along Monroe Street reflecting a depressed economy and oppressed people.	6/8/2017 3:40 PM
455	You've too many combinations and your radio button selection is confusing. Break it out. Or was that your purpose to skew results?	6/8/2017 3:36 PM
456	Keep roads and electrical, security, fire, emergency medical updated. The rest will fall into place. You can't manage what you have now. People don't need management. Not cattle.	6/8/2017 3:34 PM
457	I could write a book on these values and how Tallahassee continues to move in the wrong direction, making things worse rather than better. To turn that around, the community has to stop trying to become something that it will never be. Build on the attributes and assets we already have and you'll soon understand the direction that produces a community that we can all be proud of..	6/8/2017 3:33 PM
458	Do we have a mechanism in place to assist those who feel they have been discriminated against?	6/8/2017 3:23 PM
459	Established intown neighborhoods shall not be compromised by incompatible urban infill.	6/8/2017 3:21 PM
460	Integration - We need to be more intentional about integrating our community, both racially and socioeconomically. Mixed-income housing is one way to address this. Though to do this properly, changes also need to be made to how property values are determined.	6/8/2017 3:21 PM
461	Trees, canopy roads, and the prevention of the destruction of natural habitat should continue to be a priority for our community. Developments like "Canopy" where total tree removal occurs, and intrusions such as forcing commercial and housing together are not desirable. Forcing "sidewalks" onto streets and into neighborhoods where the residents do not want them is a waste of limited resources.	6/8/2017 3:12 PM

Q7 Please rank the community values from the previous page in priority order (1 being the most important to you and 5 being the least important to you).

Answered: 939 Skipped: 153



	1	2	3	4	5	TOTAL	SCORE
Equity - Having services, safety, housing opportunities, jobs, education, recreation, and other elements that contribute to a high quality of life readily available to all residents.	30.14% 283	22.79% 214	19.70% 185	13.21% 124	14.16% 133	939	3.42
Livability - A safe, environmentally and economically sustainable built environment that offers distinct and vibrant mixed-use centers (development that blends residential, commercial, cultural, institutional, or industrial uses), employment district	21.62% 203	28.54% 268	22.68% 213	14.16% 133	12.99% 122	939	3.32
Choice - Options and the freedom to make informed choices and decisions to improve our individual and collective lifestyles. Examples of choice include having a variety of housing types to select from when buying or renting a home, having different w	10.01% 94	11.40% 107	19.70% 185	26.62% 250	32.27% 303	939	2.40
Opportunity - Access to opportunities to flourish as individuals and as a community, and to improve our individual and collective lifestyles. Opportunity can include the ability to access services, the ability to access educational opportunities or j	9.58% 90	20.77% 195	19.49% 183	31.31% 294	18.85% 177	939	2.71

Stewardship - Environmental stewardship and the responsible management of our resources and assets so that future economic, social, physical, environmental, and fiscal growth and development of the community occurs in an orderly and balanced manner.	28.65% 269	16.51% 155	18.42% 173	14.70% 138	21.73% 204	939	3.16
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Q8 Why did you rank these values the way you did? (Optional)

Answered: 324 Skipped: 768

#	RESPONSES	DATE
1	I think it is much harder and more expensive to recreate a green area than to keep it. Our own health depends on the health of our environment and our lives depend on our health. It is also important to have neighborhoods that encourage a sense of community and walkability	11/1/2017 5:08 AM
2	Actually consider them almost equal	10/30/2017 1:33 AM
3	Again, we all should have education, safe schools, shelter, food and a safe community in order to have the pursue of happiness.	10/24/2017 7:57 AM
4	All of these are important to me. It is hard to rate them. But I think the thing most people like about Tallahassee is the natural setting mixed with high quality services and the arts	10/23/2017 8:05 PM
5	I wanted to place Stewardship higher, but I feel Equity and Livability are as important as stewardship. Therefore, if I could I would have marked Stewardship, Equity and Livability all equally important after Opportunity and Choice.	10/20/2017 12:02 PM
6	Tallahassee seems very segregated and we need to address this- hence why I selected Equity as my #1. Livability is very important to me as well.	10/16/2017 11:10 AM
7	quality of life down	10/11/2017 4:30 PM
8	I picked opportunity first because there is always an opportunity to improve the area where you live if you get involved. Sometimes you can't afford to live anywhere else but you always have the opportunity to make a difference.	10/9/2017 6:57 PM
9	Without safe environments (that means in everyone's backyard) you cannot guarantee safe neighborhoods, or equitable housing and health outcomes. Providing more equitable housing, transportation and services will improve the livability and safety of our community. Opportunities need to be provided but not at the expense of the environment (which is always someone's backyard), and not in the form of more and more retail jobs (those are only decent at the management level).	10/9/2017 11:16 AM
10	Environment first. Plain and simple.	10/9/2017 12:21 AM
11	Explained in comments for each question.	10/5/2017 10:25 AM
12	All of the choices are important; however, lower-ranked choices seem more ambiguous, subject to overreach, and could have a larger downside than upside.	10/4/2017 10:13 PM
13	Environmental degradation impacts not only our quality of life, but our health and future generations. Once we lose the environmental integrity of an area or water body, it is very expensive to try and restore it.	10/4/2017 7:27 PM
14	Now that is a silly question, because you asked? Because I ranked most important to me?	10/4/2017 9:04 AM
15	Somewhat meaningless exercise since categories extensively overlap. Ex..environment, economics are key factors in each category	10/3/2017 7:05 PM
16	opinion supported by both personal and professional experience.	10/2/2017 9:13 PM

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17	mixed use is not my preference	10/2/2017 6:07 PM
18	These five values are interconnected and in some ways can represent the same thing, I ranked the values this way because I think the foundation of the comprehensive plan should be a safe, environmentally and economically sustainable environment. Equity and opportunity are very similar but I think it is important to provide opportunities in a balanced manner. If the environment is built in a sustainable way I believe the value of stewardship will develop and the option and freedom to make informed choices will also develop.	10/2/2017 2:41 PM
19	If where you live is not safe the desire for the rest is not important	10/2/2017 10:33 AM
20	creating a sustainable county and not worshipping economic growth at all costs should be the first priority. functional public transportation- so that no one NEEDS a car. Looking to the future to insure that we continue to have clean water and air are next.	10/1/2017 8:28 PM
21	If we are not first good stewards, we cannot preserve the other values.	9/29/2017 10:45 AM
22	Retain and promote the qualities that make Tallahassee special and unique.	9/28/2017 8:43 PM
23	We need to preserve our community to ensure our future.	9/28/2017 5:02 PM
24	The categories are somewhat overlapping making it difficult to delineate a REAL statistical value. All of these are quality of life indicators that need to be quantified. All really are 5's to me.	9/28/2017 4:54 PM
25	ranking them is difficult in that they are all very important to us, that is why they are our values in the first place. Frankly, I would give up many aspects of choice If I can have access to the things that we otherwise value. Safety, security, opportunity, prosperity for all without qualification.	9/28/2017 3:19 PM
26	I am on the lookout for our environment (the commons). It is appalling how much has been taken from us by greed from the beginning with European adventurers. In recent times our governor has dismantled all the good environmental regulations gained since the 70s in Florida. Honor that value and the rest will fall into place.	9/27/2017 7:58 PM
27	They are correlated, none is more important than the other. It is my opinion that if you work at them in the order I selected them they will flourish hand in hand.	9/26/2017 1:07 PM
28	I want more thought and care taken into building and infrastructure, one that cares about our city's rich cultural history and looks to the future in a sustainable way. I also think this can be accomplished in a much more attractive and more smartly designed way.	9/26/2017 9:10 AM
29	Stewardship and livability bring talent and businesses to cities. Stewardship and livability make places nice and nice places thrive!	9/23/2017 9:10 PM
30	We simply cannot assure residents that they will have equity, choice and opportunity for services spread all over Leon County. Population needs to be located in proximity to services, not the other way around. Fire service in rural areas is much less timely in rural zones and there are not fire hydrants. We can't afford to build more fire hydrants so why encourage people to live in areas that are not as well protected?	9/23/2017 1:56 PM
31	Equity is of the utmost importance, and opportunity is essential to equity. Stewardship is important to long-term equity.	9/23/2017 1:51 PM
32	The best way to encourage affordability is by allowing building supply to meet demand. Find ways to allow as much infill as possible, make select bldg code exceptions to encourage density. Not all new developments have to be gold plated, allow for more informal/lean building types.	9/23/2017 11:24 AM
33	Because you have provided this nonsense without any way to change it.	9/22/2017 7:47 AM
34	View opportunity and equity as the same thing	9/21/2017 9:03 AM

35	Equal access to opportunity is key, but doing so in a manner respectful of our environment and resources.	9/21/2017 8:29 AM
36	My personal values put environment and education at the top of my list, but my community values remind me that if we don't have equity or that if opportunities to succeed are unevenly distributed, we can never come together as a community. I feel it is our collective duty to reduce the gap between the "haves" and the "have nots" and feel the city has a big place in that.	9/21/2017 8:26 AM
37	Responsible stewardship trumps all other aspects of community living. Once good stewardship exists, the other elements fall into place.	9/20/2017 4:09 PM
38	Close. Was a difficult decision.	9/20/2017 11:55 AM
39	The importance of our stewardship of the important ecosystems and conservation	9/20/2017 11:19 AM
40	Careful thought combined with a long term vision for the community that recognizes the importance of protecting natural resources while promoting smart growth.	9/19/2017 4:42 PM
41	I really have no idea since it's all a bunch of want-to-be but will never happen.	9/19/2017 9:31 AM
42	I think we have a lot of economic segregation in our community, and it's holding us back. Focusing on Equity needs to be priority number 1 if we want to succeed long-term. Crime, low property values, poor educational attainment are all problems that can be addressed through neighborhood revitalization efforts in our most depressed areas.	9/18/2017 12:56 PM
43	If we do not have equity and stewardship of our environment, the rest of the items cannot happen.	9/16/2017 11:37 AM
44	I ranked opportunity as number one because that is what our nation was built on. Providing opportunities has been shown to promote vibrancy and growth. Many of the other values should follow, with the exception of Stewardship which will always require conscientious effort.	9/16/2017 9:35 AM
45	I feel that livability should rank first as it can directly lead to positive outcomes in the other areas. Environmental stewardship would have been my number one rank but livability can result in more sustainable practices. Choices are critical for keeping talented young professionals in the community and making Tallahassee a more attractive place for new residents. Opportunity and equity are important to making a vibrant community, but are the most difficult to achieve.	9/15/2017 2:01 PM
46	I don't believe in equity. I believe in working and earning what you have not having the government hand it to you for you to then go destroy because you have no appreciation of it. I do not want low class, ghetto people moved in next to me out of "equity". I want them as far away as possible and preferably behind a wall under constant surveillance so that they will stop travelling out to my neighborhood to steal. I do not want these criminal government dependents to have any choice in their housing. I only want hard working people like myself to have choice because we earned it.	9/15/2017 9:38 AM
47	None of these "values" are important to me as stated. We have a problem with poverty. This is due to the City's anti-business climate.	9/13/2017 8:20 PM
48	Most of all, our community needs to be livable; all people living here need to be treated the same; everything should be planned and managed with care and responsibility; opportunities will avail themselves; and people can make their choices.	9/13/2017 10:11 AM
49	We should not rob future generations of our current resources.	9/8/2017 6:09 PM
50	Because I believe that if you primarily feel that you are safe, stable, and have the mindset of a steward (or servant mentality), then the other values are maximized.	9/8/2017 1:44 PM
51	Most of these 'values' are just excuses for more unrestrained and unregulated development.	9/8/2017 12:23 PM

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52	The most important thing the city government should do is provide safety and infrastructure. Making sure people are able to have choices in where to live and work will come naturally if the city concentrates on its core responsibilities, and it should stay out of the business of explicitly trying to provide choices and opportunities for people. Whenever a government does that, it ends up reducing choices for more people than it helps. Providing recreation services is a good goal also, and I think it's all right for the city to do that. Safety, roads, power, and flood control are essential; recreation is nice; everything else will follow naturally without the city actively trying to achieve it.	9/8/2017 9:43 AM
53	Want to preserve our environment for future generations.	9/6/2017 4:35 PM
54	I think most people in our community, myself included value most of these things to some extent. However, I rank the social issues lowly because I'm not sure how such things would be improved when the basics seem well provided and reasonably accessible to my neighbors. Also, I do not not sure what "vibrant mixed-use centers" would look like and if I want them as a citizen who lives away from the center of town and how much the city should be involved with planning these.	9/5/2017 6:19 PM
55	Tallahassee is becoming the ubiquitous Florida city like the paved nightmare of southern parts of the state and no one in positions of power are in control enough to do anything about it. Stewardship is all that we have.	9/5/2017 6:09 PM
56	I believe equity is a big concern for everyone in this community.	9/5/2017 5:14 PM
57	It's not the government's responsibility or role to determine and decide what choices we should or should not have. Overall Tallahassee needs to divest itself from providing services, programs, or funding for individual and special interest programs and opportunities (business, cultural, or other areas). Also, the government cannot improve our individual and collective lifestyles and should stop trying to enact programs and legislative actions in an attempt to do so. (Now, if the Tallahassee government want's to buy me a Caribbean Island with a mansion, yacht, several million dollars per year in tax free cash, and a completely paid private jet for use anytime then I'll retract this criticism.) Bottom line, provide the framework and infrastructure for private businesses and private citizens to flourish, be safe, open to making their own decisions, and then get out of the way.	9/5/2017 2:17 PM
58	I think our ultimate responsibility is to prepare the way for our children. Without wisely stewarding our resources, using a long term view when planning, etc. we can't hope to pass on to our children a sustainable, healthy environment. Opportunity and equity are hand in hand. Without offering ways for individuals to help themselves we can't hope to approach equity in a sustainable manner. Choice, sadly, comes last because everything else is so important. Is it possible to keep everything else a priority when choice is paramount?	9/5/2017 11:58 AM
59	Access is the big issue for me, it is what I value. The order should be self explanatory.	9/5/2017 10:20 AM
60	Choice is the most important. We cannot allow others to choose for us, since we risk ideology becoming more important that equality and reason in our processes. Equity and Opportunity are tied at second in my ranking. If any group is excluded, all groups are at risk. Opportunity gives all the possibility of a decent living and the chance to provide input into our society. Stewardship is next, perhaps in a three-way tie for second. If these are done in a transparent manner, livability will be taken care of automatically.	9/4/2017 9:39 PM
61	First and foremost the future ought to focus on the dignity of all humans and equality of men and men strongly promote	9/2/2017 1:31 PM
62	Equity and opportunity are key values	9/1/2017 11:45 PM
63	The availability for individual choice and access to opportunities drives everything else.	9/1/2017 3:52 PM
64	The current "livability" model has adversely impacted our city's safety and housing opportunities for lower income residents. The urban infill model has not served to protect the environmental resources in the hinterland and certainly has had a negative impact within the MMTD. The current Livability model has wiped out communities in the name of economic development that created opportunities for a select few.	9/1/2017 10:00 AM

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65	The economic divide in this city is troubling and should be the main focus in redevelopment. Job creation and business development as well as access to affordable HOMES not HOUSING will help change this economy for the better.	8/31/2017 5:02 PM
66	If you follow that order everything will fall into place.	8/31/2017 11:02 AM
67	EQUITY IS EWHAT BRINGS PEOPLE INTO TALLAHASSEE	8/31/2017 10:54 AM
68	Equity is the oldest and hardest problem.	8/31/2017 9:15 AM
69	We can have all of these as a priority - I disagree that I should have to rank these. However, if we don't protect our resources we have no reason to be here.	8/31/2017 7:50 AM
70	It is hard to rank these values, especially as most of the statements can mean different things to different people. I believe we should prioritize quality of life items (sport participation, recreation, & parks, transport, varied housing stock, etc) and creating an environment that promotes prosperity for all.	8/30/2017 2:28 PM
71	Quality of life and sustainable projects to reduce long term maintenance and honest government striving for fiscal responsibility is most critical along with safety! Categories are similar in many regards. How can anyone say anything BUT on 1st page these are not very important?	8/30/2017 10:24 AM
72	With the correct diverse management skill set, we can create a sustainable future.	8/30/2017 7:50 AM
73	because I love the people of TLH and I value shared prosperity.	8/29/2017 9:18 PM
74	I believe sustainability should be our top priority, especially when moving forward and creating new things within our community. We need to be protecting our resources and choosing environmentally-friendly options to keep our city safe and healthy.	8/29/2017 12:21 PM
75	To be legitimate, public policies should benefit all citizens (or at least the most citizens feasible), i.e., equitable. Supporting safe and sustainable community & economic development (i.e., livability), and protecting the natural resources and environment that benefit all (i.e., stewardship) are the most important and appropriate functions of local government beyond the provision of basic services such as public safety and education. While promoting opportunity and choice are worthwhile goals, these are probably more the purview of the private sector, at least relative to the other values.	8/29/2017 11:37 AM
76	If we do not take care of our environment and community, we will not have a community to worry about equitableness, livability, choice or opportunity. If we provide good stewardship of the environment, we then need to ensure all residents are treated equitably. If we as a community ensure these first two values are diligently followed, the other values will happen. The first two values are prerequisites for everything else.	8/29/2017 11:33 AM
77	Because I believe that the environment is the most important element of a great community and great life because it cannot be replaced. Subsequently, I believe that every individual must make an effort to make their own advantages even when equal opportunities, including a healthy environment, are provided.	8/29/2017 10:53 AM
78	See previous comments. No where in this is integrity, honor, or good stewardship of public dollars, not sure why.	8/29/2017 7:32 AM
79	Balancing opportunity with stewardship calls for balancing individual talent with communal benefit. That is the balance we need.	8/28/2017 8:21 PM
80	Opportunity is what people need to advance, and can you live there or near by and cost.	8/28/2017 8:58 AM
81	I don't want to see the Comp Plan turn into a social engineering vehicle for progressive ideals.	8/28/2017 7:45 AM
82	I am not a fan of the Southwood style or the new Canopy community...at one point my husband and I were hoping to buy in Canopy but once they cleared ALL the trees we were disgusted...just another cookie cutter, overpriced, stacked/packed community. Destroyed the Miccosukee land they purchased!	8/26/2017 4:58 PM

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83	Clean and sustainable methods to preserve the environment and the natural beauty of our area are vital--encourage solar and wind energy and develop more water infrastructure to avoid ground water pollution.	8/26/2017 10:07 AM
84	Sustainability is key. If we can't maintain things, we are lost. Opportunity follows if livability and equity are in place. Those were very close for 2 and 3	8/26/2017 7:41 AM
85	Honestly these values are all of equal importance to me. Citizens of Tallahassee should have the opportunity and the resources to thrive for years to come.	8/25/2017 6:56 AM
86	Good paying jobs and a vibrant economy should be ranked #1 because we see how Tallahassee has lagged behind in key economic indicators as a result of high dependence on state government. Good paying jobs lead to higher self-esteem, increase in purchasing power, higher tax base to contribute to better transportation facilities, social, and environmental amenities.	8/24/2017 4:50 PM
87	These categories seem way too broad so it was hard to categorize them in a truly meaningful way. Would rather see more pure and narrow categories such as "environmental stewardship" "job creation", "public safety" etc.	8/24/2017 3:50 PM
88	Difficult to choose. All should be 5's.	8/24/2017 10:28 AM
89	#1 is a must for less advantaged people to live a reasonable life style. The better their opportunities the better community will be available to all. Example: way to many children living below the poverty level. This factor should be in front of the public often alongside of performance measures showing improvements or decline such as reading levels of children, rates of high school graduation, college and job rates for samples of these random graduates. #2 if we don't monitor and educate on importance of environment we face dangers the entire public should understand. Water quality, climate change, and much more should be reported constantly to our citizens.	8/24/2017 9:58 AM
90	Safety and opportunities are a top priority for me and my family.	8/24/2017 8:42 AM
91	The City should be embarrassed about the FBI investigation demonstrating CRA criminal tendencies (picking winners and losers among friends). The city has no business running an airport and utilities. Additional regulations via a comp plan are not needed.	8/24/2017 7:30 AM
92	all of these are extremely important and you made me put them in a list	8/24/2017 7:15 AM
93	Without a healthy environment all the rest is Moot	8/23/2017 8:57 PM
94	Stewardship is needed to ensure the other values are available. If resources are wasted, the foundation is gone. Everyone deserves the basics in life, such as safe housing, jobs. To be good stewards of our resources means we should be looking at the livability of various areas. A viable community offers choices in housing, schools, shopping, parks, etc and all of the previous four values create opportunity organically..	8/23/2017 8:15 PM
95	We have to focus on closing the socio-economic gap and allowing our built environment exacerbate it.	8/23/2017 6:19 PM
96	I feel there should be equality in opportunity and services in our community above all else. Equality fosters an open environment where people feel comfortable sharing new and innovative ideas without fear of backlash. It's key to our city's growth.	8/23/2017 4:08 PM
97	They are all important.	8/23/2017 3:31 PM
98	Environmental stewardship is paramount, because without it there really is no future. Livability obviously impacts quality of life on a community scale. Equity is essential to ensuring the social viability and cohesion of the community, and to addressing historical inequity that still shapes our community. Opportunity and choice are ranked lower because, at least as vaguely defined here, would potentially seem to encompass both positive (e.g. opportunity to access services) and negative, anti-communitarian attributes (the "right" to develop property as one wants, e.g.).	8/23/2017 3:14 PM
99	Taking care of the land and the people that live is of paramount importance to me.	8/23/2017 2:26 PM

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100	All are important for the community, but the higher ranked ones are values that are most interesting to me.	8/23/2017 1:36 PM
101	All people should have equal opportunity and access to that opportunity. We should be mindful how resources are spent, and need to enjoy our community for its safety and diversity, and have options. They are really all important and intertwined. Not sure it is necessary to rank.	8/23/2017 11:20 AM
102	This is what is important to me as an individual	8/23/2017 11:03 AM
103	because the top items include the west and south sides of town. 4 and 5 are a north and east concern because that's where the growth is for the last 20 yrs . Wilson green and dry creek run fall way short of other project.	8/23/2017 10:29 AM
104	Vibrant and distinct neighborhoods are critical. If each neighborhood has resources (shopping,walking, business) then car traffic is down. You don't want a sprawling city with no planing like Tampa for example	8/23/2017 10:26 AM
105	I see these as all related and nested values. Really, livability could be an overarching value (as long as it includes equity). Equity implies that opportunity and choice will be promoted in our community. So, equity could be considered an overarching value with opportunity and choice and nested manifestations of how we can improve equity. Stewardship is implied in livability as well (environmental sustainability), but again, it is how we achieve that sustainability (through stewardship) to a certain extent. I put equity first because currently livability does not explicitly cover that territory.	8/23/2017 10:07 AM
106	These are arbitrary "value statements" Please spend less time developing value, mission and principle statements and more time, money and effort actually completing projects	8/23/2017 9:18 AM
107	Equity and Env. Stewardship creates the other values.	8/23/2017 9:13 AM
108	Safety and infrastructure are most important. If the community does not have these, then NOTHING ELSE in the list matters. Housing options are important for everyone, but especially for a growing senior population. Reasonable affordable senior options are lacking in the community today, but are starting to improve with recent developments. Growth in Tallahassee is inevitable, but it is going to take a significant effort to keep Tallahassee a nice place to live as it grows.	8/23/2017 9:11 AM
109	This is a silly question. I could see ranking individual components of each category, but all five of these themes matter in general terms. You have to weigh specific needs as they arise.	8/23/2017 9:00 AM
110	Choice needs to be reworded for clarity, so it was ranked least important.	8/23/2017 8:30 AM
111	I believe that equity and opportunity ensure the broadest spectrum of our community can succeed and will result in consideration for stewardship and the outcomes of choice and livability	8/23/2017 8:13 AM
112	Safe, environmental environment: Safe from crime, clean air, so people can live, move, visit and invest freely. And Equity, so people can find help, feel safe, find jobs, and invest in the economy, and create a high quality life for everybody.	8/23/2017 7:47 AM
113	These were difficult to rank because they seemed too similar.	8/23/2017 7:40 AM
114	Tallahassee must remain affordable and accessible for people who have always lived here; it can't be a city just for recent transplants and lobbyists. Second to that, the environment is of the utmost importance.	8/23/2017 7:27 AM
115	The Choices are there but the opportunity to advance in most cases is almost nonexistent	8/23/2017 7:25 AM
116	I look to our local government to set the standard when it comes to stewardship and take responsibility for appropriate management of our resources and assets on behalf of it's citizens. This includes a focus on livability as described. Equity should be considered with decisions made.	8/23/2017 7:13 AM
117	my values	8/23/2017 6:18 AM

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118	There seems to be a problem with overbuilding in certain areas.	8/23/2017 6:16 AM
119	I grew up in Tampa & have seen the possible future of unbridled growth in Leon County.	8/22/2017 6:51 PM
120	It all starts with the environment. Destroy it and you've lost the fabric that I came to tally for.	8/22/2017 6:24 PM
121	Safety is a big priority especially since the current crime rate is alarmingly high. Mixed use centers in other cities offer more than Tallahassee's current model. Environmental stewardship because climate change is a major problem. Opportunity is important but I feel that is better accomplished by Leon county schools, the universities, and state programs. Choice is important but Tallahassee already has diverse neighborhoods ranging such as midtown and south wood.	8/22/2017 6:01 PM
122	The Comprehensive Plan is a plan for growth, a growth management tool intended to yield a city that is designed as the community wishes. Issues such as job opportunities belong in a different regulatory framework or under a different department.	8/22/2017 5:37 PM
123	The promotion of equity throughout a community will produce a trickle-down effect that would affect the other values.	8/22/2017 4:24 PM
124	I need a good paying job to be able to buy a home - but my choice to do so is based on livability.	8/22/2017 4:11 PM
125	Priorities based on sustainability: life depends on natural resources	8/22/2017 3:56 PM
126	This was very difficult, as they are all very important. I think they build on one another.	8/22/2017 3:34 PM
127	Livability is important to me because it most contributes to our community's quality of life. All the topics are important, and it was difficult to rate one over the other.	8/22/2017 3:32 PM
128	I believe 1,2,and 3 are essential	8/22/2017 3:30 PM
129	I consider all of the listed points equally valuable. All of the points go hand in hand.	8/22/2017 3:28 PM
130	Safety should be #1.	8/22/2017 2:38 PM
131	Don't confuse a ranked order with a perception of importance. The COT should not be in the business of equity.	8/22/2017 2:35 PM
132	Because although they all resonate with me, I feel the ranking I gave best represents not only myself, but those that make up my community.	8/22/2017 2:21 PM
133	I wanted to get them all a 5.	8/22/2017 2:20 PM
134	There needs to be opportunity first and equitable distribution of the resources or a city ends up where certain areas are focused on and others are forgotten (needs are not met).	8/22/2017 2:15 PM
135	We must protect our natural resources, making it priority # 1. Opportunities have to be available for people to better themselves. Choice is what will drive them to do so. Livability is next because it needs to be safe. Equity is last because life is and will never be fair. People need to push themselves to get a job and work instead of relying on a hand-out.	8/22/2017 1:25 PM
136	The geographic inequity in this city directly and indirectly contributes to crime and violent conflicts that have plagued Tallahassee. Equity and livability (ie livable wages and affordable staples--home, food, transportation, childcare) are the first hurdles to address this injustice. Recognition and protection of the city's geographic assets should support job development and tourism revenues.	8/22/2017 1:19 PM
137	See question 6.	8/22/2017 12:56 PM
138	Safety is my primary concern so I want to live in an environmentally and economically sound environment. All five options can be realized in a mixed-use community. It's been tried in other cities in this country. Why not Tallahassee.	8/22/2017 12:56 PM

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139	That's what's important to me.	8/22/2017 12:46 PM
140	If livability is highest, the other categories should be lifted up through increased investment by firms that want to locate here. I do think Stewardship is critical, but we already have good legal remedies for keeping that in line.	8/22/2017 12:26 PM
141	Stewardship over present-day resources is priority over all else, and the remainder of the list actually hold equal ranking among one another. Encourage the community to make these core values an everyday part of home, work, and leisure, to include paying it forward for future generations.	8/22/2017 12:26 PM
142	equity is what moves growth and gives people what they deserve because of their work. Choice is the lowest because everyone has a choice now and it is up to you to be successful or not.	8/22/2017 12:25 PM
143	There isn't much equality in Tallahassee, and many do not have choices nor opportunities.	8/22/2017 12:24 PM
144	My biggest concern in Tallahassee is the crime rate! it's not in a confined area but all over!	8/22/2017 12:23 PM
145	Experience	8/22/2017 12:19 PM
146	Choice and Opportunity are available, but these options are typically not used by those who need them the most. Education is the key component of healthy living, and without it the others will not be there. Education is available in all schools, but parents must engage their children to succeed.	8/22/2017 12:19 PM
147	It is like Maslow's hierarchy, you will not reach the higher levels without base needs being met.	8/22/2017 12:19 PM
148	I would have ranked them equal if I could. I don't think these should be ranked as if one were over another. They should be equally rated and considered. For instance, if you have great livability but at the cost of stewardship we would not be conserving our resources as good as if we consider both equally.	8/22/2017 12:16 PM
149	Equity should be top priority then the rest will even flow.	8/22/2017 12:12 PM
150	I value personal responsibility and freedom.	8/22/2017 12:09 PM
151	If I ranked them tomorrow, it might be a completely different order. All the elements are important and I'm not sure it matters what the ranking is, as long as all of these factors are considered.	8/22/2017 11:51 AM
152	Give people the choice to do what they want, and the other things should all fall in line. Opportunity and equity go hand in hand with the ability to make choices. Livability of a city is a result of all of the other things values being applied properly. Stewardship is last because I usually consider it the last bastion of people trying to save their communities from the changes that come with growth.	8/22/2017 11:38 AM
153	People chose where they want to live first.	8/22/2017 11:21 AM
154	Fiscal responsibility and management are key as our population ages and financial resources decline.	8/22/2017 11:02 AM
155	I'm more concerned with keeping neighborhoods strictly residential than letting commercial companies come in.	8/22/2017 11:00 AM
156	If there is equity, then the other factors that affect community values become more available throughout; you will have more options and better options for livability, opportunities, stewardship and choice.	8/22/2017 10:36 AM
157	A space is not livable and offers no opportunity or choice if a) not everyone can access it and b) it's not maintained in a sustainable manner.	8/22/2017 10:01 AM
158	Climate change is a major threat to our economy and nation. We must start preparing for it. Jobs and job training and retraining are vital to a vibrant and equitable economy.	8/22/2017 9:45 AM

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159	Our community has too often placed a premium on the environment at the detriment to the people adversely affected by the associated costs of compliance. People are a critical component of the environment as well.	8/22/2017 9:40 AM
160	All have to do with quality of life for all residents.	8/22/2017 9:21 AM
161	Each concept is not mutually exclusive of the other. They are interdependent ideas. We all need a safe, sustainable environment to flourish. We must be responsible with our resources in order to establish equity, choice, and opportunity. They are all equally important goals.	8/22/2017 9:16 AM
162	Protecting the qualities that make Tallahassee a unique and special place should be the guiding value.	8/22/2017 9:15 AM
163	Drop the Social Engineering	8/22/2017 9:09 AM
164	Basic hierarchy of human needs.	8/22/2017 9:05 AM
165	I do not want to leave near commercial or institutional buildings and activities. This isn't NYC.	8/22/2017 9:00 AM
166	matches my values about people and "things."	8/22/2017 8:59 AM
167	Tallahassee is a lovely city, but is extremely segregated in terms of economic and educational opportunity. In order for our entire community to thrive, we must invest in the infrastructure and schools of the south side and northwest so that everyone enjoys our economic progress. Otherwise, crime and generational poverty will remain endemic.	8/22/2017 8:32 AM
168	These don't really make a lot of sense as "Values".The other four (4) are need Additions or are Repetitious. "Values" are Important and lasting beliefs or ideals shared by the members of a culture about what is good or bad and desirable or undesirable. Values have major influence on a person's behavior and attitude. Do they really relate to Comp Planning?	8/20/2017 8:44 AM
169	Ther are all important, but I feel my rankings are based on what should be publicly managed (most important) down to services that can be accomplished by personal choice	8/18/2017 8:51 AM
170	my own personal values.	8/16/2017 12:00 PM
171	Because I think these questions have so many qualities that can be interpreted by city officials to serve whatever purpose they seek they the questions are meaningless. What I want to say is what people all over the city are saying: involve homeowners in decisions that will affect their environment and future. The city/planning department is mandated to preserve viable neighborhoods. It ignores that mandate.	8/15/2017 7:25 PM
172	In order to keep our community growing in a direction to increase our prosperity we must have Opportunity. Having a Choice will help keep opportunity thriving. Opportunity combined with choice creates a Livable environment. Keeping the Equity in services, jobs and education causes a firm foundation in where one lives, and therefore, encompasses Stewardship in maintaining these elements for the future generations of families that may continue to raise their children here.	8/15/2017 2:29 PM
173	I believe Livability is the base to develop Tallahassee as a real city. A city for all ages and multicultural.	8/14/2017 7:40 PM
174	The city is growing, not doubt about it. Planning should strive to maintain the things which make Tallahassee unique, encourage sensible development, and preserve green space where possible. Infill has been a hot topic lately and a better plan is needed to provide assurances to residential owner-occupiers and prevent flight from in-town neighborhoods. The city has also become large enough that services may need to be split geographically. Why are there no hospitals on the west side? Why relocate TPD to the South-side instead of adding a substation in the SW part of town?	8/14/2017 12:15 PM
175	Keeping the natural beauty of Tallahassee and its trees.	8/14/2017 9:43 AM

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176	There has to be a balance between protecting the landscape of our city and choices people are allowed to make. There should be limits to what we can shape our landscape & environment and the desires of those who think "growth at all cost" is the best policy.	8/12/2017 4:29 PM
177	If followed in this order, each will follow from the previous	8/11/2017 2:56 PM
178	the largest hurdle in development is getting rezoned or approved for new development and since it takes so long to get approvals, it takes a long time to redevelop areas that are blighted. Once this is really overcome the opportunities, choices, stewardship and equity falls in place. Delays from the city side slows and stops CHANGE! businesses move in and seek opportunity elsewhere.	8/11/2017 6:46 AM
179	They are all good ideas but the "vibrant mixed use" as well as commercial and industrial blending with residential bothers me because the words leave it wide open for noise and pollution. When at home, I think most people want peace and relaxation. If we want to go out and party then it should be far enough away so as not to disturb others in their homes.	8/10/2017 7:06 AM
180	Because you insisted, as if they can't all be done. If our leaders say it's too difficult to address them all, then we need better leaders.	8/9/2017 11:24 AM
181	Many of our homes are heir properties or have super seniors 80+ year olds living in them. Safety while maintaining our property values is important to the quality of lifestyle particular for the aging. Demographics include homeowners, renters, and heir properties (some abandoned some not). How can we maintain our property value to attract young professional households to join our neighborhoods?	8/9/2017 10:32 AM
182	Hard to rank them at all--all vital.	8/5/2017 9:34 AM
183	Agrees with personal feeling for families living in this community.	8/4/2017 2:01 PM
184	The criteria in ranking these choices does not appear valid. Tallahassee is a small country town that thinks it is a city. The leaders annually visit other cities, that are truly cities, however they bring nothing back (ideas that citizens already have) to enhance the Tallahassee community. Do the above values reflect the citizen's values??	8/1/2017 7:31 AM
185	Choice is a luxury. Environment and efforts toward true equality are far more important than having bountiful choice. It's no secret that Tallahassee is flawed by segregation, but it's not known that our demographics are often in the top 5 for inequality. Litter and pollution are out of control. The clearing of trees, one of the key aspects of Tallahassee's identity, has become alarmingly common. Clear cutting our prestigious oaks may speed up developments and streamline construction, but it's literally changing our face and surely leaving our town unrecognizable.	7/30/2017 7:39 PM
186	My greatest concerns are environmental. I believe that climate change is a serious threat, especially to our children, so I want to see us moving away from fossil fuels and plastics. I would like to see a ban on plastic water bottles and more re-use and recycling. I would like to see us moving away from reliance on cars and creating more and better mass transit (which can only become feasible if we stop building more suburbs and do more intelligent infill). I would like to see more electricity generated from the sun and renewables. (Yes, the solar farm is a start and I have signed up for it, but it is tiny fraction of our portfolio. I envision solar panels on every large rooftop, elevated solar panels in large parking lots where cars park under their shade, solar panels embedded in sidewalks downtown to power office buildings, and solar panels along median strips on roadways.) We should also encourage rooftop gardens. I want to see us moving towards carbon neutrality as quickly as possible. It is especially important to me because I don't see the federal government doing it right now and it will be necessary for states and cities to pick up the torch and run with it. I see no reason why Tallahassee cannot be carbon neutral with all the sunshine we have, especially when there is a breakthrough on better battery storage techniques, which I think is imminent. My second most important issue is education. It is our ticket for advancement as a community. It is the best way to lift someone from poverty, to train people for the skills we need, and to create more informed citizens and voters. Our graduation rates need to improve, and not by dumbing down standards either.	7/30/2017 6:33 AM

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187	I believe that they are ALL vitally important and cannot be separated! However, since I was prompted to rank them, I did my best. Ovbiously, I believe that equity and opportunity are the two key elements of building a strong community, but along with equity and opportunity, all people deserve to have options in the way that they live and the way that they choose to raise their family. I believe that investing in the livability of our community can help retain young students who might otherwise take their talents to other thriving communities. And I believe strongly that when people know how we are all connected to one another and to the earth, then we all are more motivated to be come better stewards of the planet.	7/27/2017 1:19 PM
188	People move from areas that are unsafe.	7/26/2017 7:35 PM
189	All of these are unacceptable government programs. Only police fire and ER should be mission. Leave the rest to the individuals. Not a socialist government.	7/25/2017 1:18 PM
190	They are all important. It is meaningless to rank them.	7/25/2017 6:39 AM
191	Because equity and equal opportunity are critical to a healthy community they are ranked one and two. The remaining three are equal in my mind and none actually should receive a 5 but there is no option to indicate that they need to all be done in tandem and with equal importance. .	7/24/2017 1:46 PM
192	We must also demand affordable housing options that are not created for students.	7/24/2017 1:21 PM
193	You asked for rankings. They are all important.	7/24/2017 1:08 PM
194	Because I want Tallahassee to grow into the city in can become.	7/23/2017 6:09 PM
195	All are important, but I believe the first two are foundational to the following three and without some of the components necessitated by Livability and Stewardship the others have no place.	7/20/2017 12:23 PM
196	Working to solve economic inequality - and getting those among us who are privileged to recognize that inequality takes many forms and is important to address - will go a long way toward improving liability and opportunity.	7/20/2017 10:29 AM
197	I ranked the values in the order that I did because to me, this is how I see and value things.	7/20/2017 9:40 AM
198	They are all equally important, ranking not important....	7/20/2017 9:29 AM
199	Taking care of our people and supporting each other is the basic fabric of a productive community.	7/20/2017 7:43 AM
200	Need more recreational for cyclists	7/20/2017 6:10 AM
201	I think Tallahassee lacks high-paying, professional, non-state jobs and I think this is the biggest area we need to improve on. Everyone should have access to these opportunities. The opportunities should not grow so fast that we lose sight of what makes Tallahassee special - trees, nature, etc.	7/19/2017 9:10 PM
202	This is what is important to keeping balance within our community.	7/19/2017 9:58 AM
203	Too many disparity's between the races	7/19/2017 8:48 AM
204	all these "values" blur together and are not very distinguishable.	7/19/2017 8:33 AM
205	Because you should have built these into the first page next to the values, not the second page. Who made this survey anyway?	7/19/2017 8:02 AM
206	Conservation is key to any healthy community. Conserve and take care of our natural resources, our parks, rivers and trails. A healthy community will follow.	7/19/2017 6:50 AM
207	Livability is most important for attracting professional talent, growing businesses, providing desirable family lifestyles, and supporting healthy tourism. It's quality of life that serves as the basis for why someone chooses to live and work in Tallahassee.	7/18/2017 4:40 PM

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208	First, we need to have housing opportunities and job opportunities to be part of a community. Next, the housing should be in a safe community where residents will not be afraid of the communities they live in.	7/18/2017 3:54 PM
209	Jobs drive economies, period. Livability is the next thing people look for after they get a good job. Having 'equity' follows livability--and can hardly be separated. Stewardship takes care of itself if environmental laws are written and enforced--everyone has a level playing field. Choice is not a government function--and people should be able to make their own choices--so that is last. I hope I understood the assignment here.	7/18/2017 3:53 PM
210	Opportunity helps makes the others possible. Stewardship to me means making sure are at least as good as when we found them. It prevents our opportunities from destroying the opportunities of our children.	7/18/2017 3:50 PM
211	All are important, but equity speaks to what will attract future development and investment	7/18/2017 3:46 PM
212	Tallahassee is foremost a place to live and work.	7/18/2017 3:45 PM
213	Responsible management of current assets should always take precedence. If the assets are managed wisely, the rest of the list will fall into place.	7/18/2017 2:15 PM
214	See previous comment. We aren't going to make Tallahassee a better place to live until we improve living conditions in economically depressed areas. It's getting better for college students and stable citizens with reliable transportation. Gentrification doesn't work if we just keep pushing out the citizens in poverty.	7/18/2017 1:44 PM
215	In my opinion without the top three you cannot have the other two	7/17/2017 2:46 PM
216	Because I couldn't have ties. Otherwise they'd all be tied for the most important values	7/15/2017 6:51 AM
217	Having the opportunity to develop and manage one's life will empower community members to make choices about livability and environmental stewardship as well as assure equitable access to a high quality of life.	7/15/2017 6:37 AM
218	Ranking these seems pretty absurd. How do you differentiate equity from opportunity? Livability from choice? Equity, livability, choice and opportunity should be considered in any developmental planning. Stewardship has a direct impact on economic sustainability and viability.	7/14/2017 7:25 PM
219	They are ALL key.	7/13/2017 11:16 PM
220	I believe proper stewardship is the most important value of resources and assets. If this is done correctly, the rest will fall in line. Also, I do not think mixed-use is a good idea. It will upset neighborhoods when commercial & residential interests collide.	7/13/2017 3:18 PM
221	While stewardship is extremely important, it is inherent in the other options. If the first four are accomplished, the stewardship element is also accomplished.	7/13/2017 2:25 PM
222	Without Equity and Opportunity, the only people who can enjoy the benefits of stewardship, a pleasant environment, and choice, are those who are already extremely privileged. The latter are all very important but must be afforded to all people without reserve.	7/13/2017 11:14 AM
223	Choice and Opportunity are the most important aspects of a growing and thriving economy. People should have the ability to choose the life they want to live and pursue the opportunities available to make it happen.	7/13/2017 9:06 AM
224	I think they're all very important but we need a variety of safe/ sustainable housing in Tallahassee that encompasses the wage-earning spectrum so that all residents can be included.	7/13/2017 6:50 AM
225	Clean water number one. Recreation. Eat fish....	7/12/2017 10:50 PM

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226	I rated equity first because I believe it is something Tallahassee fails at, and I rated choice last because in my understanding of its description, it is something that will be created through the other values.	7/12/2017 4:03 PM
227	Governments have intentionally contributed to social inequities in the past, so they hold primary responsibility for restoring equity to whatever extent possible.	7/12/2017 3:44 PM
228	I think this survey is a waste of time and will not generate any useful results.	7/12/2017 2:36 PM
229	It is essential to emphasize proper environmental protection and design when developing to ensure a safe future for its constituents. Additionally, providing residents with different options of housing, food access, economic opportunity, and transportation ensures a good living whilst being equitable with all audiences regardless of economic status and race.	7/12/2017 2:11 PM
230	This was a difficult question, I would have had several of the options tie if that were an option. I feel like Equity and Stewardship allow for Opportunity and Livability, and then Choice- Choice is all well and good, but at this point in time, choice is typically reserved for people with higher incomes, and I think we need to ensure equity and sustainability first.	7/12/2017 1:25 PM
231	If there is a high level of "Equity" and "Livability," the "Choice" value will happen organically, therefore there is no need to rank it higher. If the community is full of services and job opportunities, education etc, the free market will be driven by choice and those options are a by-product of other values.	7/12/2017 1:24 PM
232	Tallahassee/Leon County will become an amazingly activity dense and rich place by re-imagining all central corridors to allow for urban infill through a flurry of small scale, incremental improvements. Everything else is already at a high level of service.	7/12/2017 10:55 AM
233	I believe safety is an important part of maintaining all of the other values. I also believe that equity is important to keeping the community safe and thriving.	7/12/2017 10:17 AM
234	arbitrary ranking. some are very similar and you can't have one without the others.	7/12/2017 9:24 AM
235	Without equity as the driving goal, the others Don't matter and won't happen	7/12/2017 8:39 AM
236	I feel if we protect our resources and make a safe environment. The other things will fall into place.	7/12/2017 7:04 AM
237	Uh..... Because that's the order of importance?	7/11/2017 1:41 PM
238	As a long time resident, I have observed the decline in the neighborhoods outside the affluent areas, leading to more rampant crime and violence. More access to services ex. better code enforcement to bring neighborhoods up to standards, more services providing safety in neighborhoods, an expansion of law enforcement personnel, no more rubber stamping unneeded housing developments, wise stewardship of all parts of the city with an eye toward equity, better public transportation. Let's drop the "Tree City," brand that is no longer relevant, OR stop the environmental destruction of clear cutting. Be honest.	7/9/2017 6:31 PM
239	Opportunity is the most important thing for change and personal growth. Equality runs a close second for providing a balanced group of communities within the city. The next 3 are at least in part runners up for 3rd place.	7/8/2017 10:56 PM
240	I cannot rank these honestly and I feel this part of your questionnaire is unfair. I was not allowed to move on until I had answered each of the questions. All residents of Tallahassee would like each of the five items to be true. We can work towards it by WISELY CHOOSING how development is allowed. This is not being done now. At this time, I can only see TRAFFIC becoming a nightmare, as well as our beautiful city being destroyed by the cutting of the trees and changing of the land, thus creating terrible drainage and water problems. PLEASE, save our CITY!!! Slow down in your development. Give us questionnaire's which make sense and are simply put so your residents can understand what is being said.	7/8/2017 8:18 AM

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241	because in my opinion Tallahassee is about money 1st. If you at say 12.00 and hour and kids who want to live in the project for 500 to 600 a month. I know some people won't get it so i'll say this. things need to be Fair and Balanced all around town. If Leon County would invested the money in Woodville that they did in Bradfordville and Killarn for studies and a emergency sewer system on 9 dirt roads or a sewer system in Woodville or on a separate community center and library or a BUS Route maybe we would feel better about all the tax dollar spent helping to build the north side of town. Or like Duval,Broward and Hillsborough Co. offer Apprenticeship programs to students and felons who meet a certain standards.	7/5/2017 10:29 AM
242	Equity is often at the root of discussions about thriving in a city. I ranked Stewardship last as it appeared vague. I may value it differently if there were examples of "environmental stewardship" and "orderly and balanced."	7/5/2017 7:08 AM
243	There should not be a need to rank these values because they should all be part of the whole not individual priorities working against each other.	7/4/2017 2:47 PM
244	All these options seemed important and I didn't feel comfortable ranking one over the other. I found some of the wording to be unclear and confusing.	7/3/2017 3:40 PM
245	Job and educational opportunities will always be the most important.	7/3/2017 2:46 PM
246	First you need to find that safe environment to live, than have services in place followed by a choice of those services. Following those 3, is the management of current and future needs and lastly, building on the "village's ideas and plans as much as "current assets" allow!	7/3/2017 1:06 PM
247	Although items were close in priority, I ranked them based on how each supports the others. Equity and Stewardship will foster choice, livability, and opportunity.	7/3/2017 11:30 AM
248	Not sure that I know. I tried to apply each to my on wants and needs, but I also tried to think of what would be good for the whole and future populations	7/3/2017 8:38 AM
249	I have worked hard and managed my financial situation and feel that I purchase wisely. I choose by the reas around me.	7/3/2017 8:24 AM
250	Because I believe the government has more power to control the conditions of the higher ranking values.	7/3/2017 7:54 AM
251	One problem I have here . all five of these say the same thing (more or less).	7/3/2017 7:32 AM
252	Each choice is so broad, comprehensive, and overlapping that this question doesn't have any value to me, but I filled it out.	7/3/2017 7:28 AM
253	Equity sounds wonderful but money makes the world go round.	7/2/2017 6:23 PM
254	I am concerned about the lack of decent services on the south side of town. Concerned about people's ability to get to those services, etc.	7/2/2017 4:35 PM

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255	Our community must be livable for anyone to want to be here and feel safe. Regarding equity, I have noticed since moving to the South side after over 20 years on the North side that services lag and are not done with the same level of quality on the South side as on the North side. 2 examples: having recycling pick up skipped, necessitating constant calling to utility dept, finding out from one driver that they often get big tips on the North side (something I never did), going many months with a busted garbage can that bred flies. Having to have neighbors come out and remove trees blocking road on Old St. Augustine Rd, as City Services were occupied on North side. Another equity issue, is the very noticeable preference for supporting out of town chain businesses over locally grown entrepreneurial businesses. Turn lanes and road maintenance seems to often to happen and to happen more rapidly in relation to chain business needs. Decisions about zoning and regards for community integrity too often visibly favor chain business growth, such as the All Saints community, Railroad Square and all of Gaines St area, also the Cascades Park project with an amphitheatre that projects sound toward a neighborhood, and the only restaurant on the property going in a tax dollar remodeled city building, going to an out of town chain, with no opportunity for local restaurateur bidding. Stewardship of the environment goes hand in hand with livability and would have been listed 2nd but for the issue previously stated regarding equity. Opportunity is critical for a thriving community just not quite as critical as the previously named issues. The same applies to choice.	7/2/2017 1:50 PM
256	As someone who lives on a fixed income (retired military), it is increasingly a challenge to find affordable housing to rent. That is why I chose Equity first....the rest fall nicely into place altho I chose environment (Livability and Stewardship) next bcs without everyone holding our environment as precious, it could mean devastation to all living creatures.	7/2/2017 1:26 PM
257	I want everyone to have access to services and a safe environment but I also want to be conscious of taking care of our natural resources and preserving some green areas. I'm willing to give up a little on choice those two areas can be better developed.	6/29/2017 8:54 AM
258	1. Our progress will self-destruct if we exhaust our resources. 2. Opportunity provides incentive to continue to uphold high standards 3. Equity is the antithesis of "special interest". 4. Choice is great, but is not essential 5. Buzzword.	6/28/2017 9:44 PM
259	Accessible transit is of utmost importance to me. I do not drive and bought my home with public transit-independence in mind.	6/28/2017 6:55 AM
260	I am of a mind towards the least environmental impact and I rated these according to how bad it would be for those things to be placed directly near our neighborhoods.	6/27/2017 9:33 AM
261	Without a healthy environment, we have nothing. Equity is almost as important. Instead of destroying communities (I'm looking at you Frenchtown), we should be working to preserve the venacular homes, provide grants and low interest loans for rehabilitating those existing structures, and maintaining a healthy community.	6/26/2017 3:22 PM
262	I had no choice but to rate them as different levels of priority. Frankly, they all seem vitally important.	6/26/2017 2:51 PM
263	Even though I thought it was a ridicules request to rank these I did it any way	6/26/2017 2:10 PM
264	My value priorities	6/26/2017 12:36 PM
265	We have to preserve what we have first.....and equity will bring opportunity. Those with the most resources already have the most choices, and equity will bring more choices.	6/26/2017 11:37 AM
266	Opportunity and choice are important. But stewardship is needed to manage all the rest in a sustainable fashion.	6/24/2017 1:16 PM
267	Without a good environment, drinkable water and breathable air, the rest is impossible.	6/24/2017 8:39 AM
268	Including all citizens is whatever the community creates is of primary importance to me. I have access to everything here, not everyone actually has access. this keeps our community as a whole down and changing this will make us stronger and more creative in addressing our future. Choice and opportunity seem to overlap in some areas. Note: the boxes did not expand to be able to read the entire item in some cases.	6/24/2017 6:41 AM

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269	The environment is more important to me than having more housing, transportation, etc. options	6/23/2017 7:55 PM
270	It was her to rank them, because they're all important and into her connected. But some of the qualities can be dealt with by other entities.	6/23/2017 5:43 PM
271	All values should be prioritized in the context of the greater good before individual desire. This means protecting our natural resource and recognizing that this is fundamental to our quality of life and livability.	6/23/2017 5:10 PM
272	If we have a variety of distinct environments from which to chose to live, the options are left to individuals with specific needs to choose among the types of housing, employment and other features that they may find attractive. Without the essential elements, such as rural spaces, we are eliminating basic choices.	6/23/2017 4:13 PM
273	Because I'm a socialist, living in an oligarchic society.	6/22/2017 2:14 PM
274	Opportunity is paramount and is necessary for the success of the other aspects.	6/20/2017 8:57 PM
275	Get rid of "traffic calming."	6/20/2017 5:23 PM
276	Far to many cities have abandoned, blighted areas inner city areas and I never want to see Tallahassee face those concerns more than we already are addressing.	6/20/2017 4:41 PM
277	All 5 are critical guiding principles. I think livability captures equity, choice, opportunity, and stewardship. I see it like an investment bucket - we need diversity within our values, and they need to change as we invest in different areas at different times. The balance between green space and gray space. But, both can have economic opportunities that drive choices.	6/20/2017 3:46 PM
278	They are needed to improve overall quality of life .	6/20/2017 3:22 PM
279	I believe equity is very important for our community, we are very segregated and that begets racism and the belief that social inequality is the norm. I think the environment is very important and I want the city to create or help create more green spaces. I have noticed that huge trees are disappearing and that city ordinances protecting them are not being enforced.	6/20/2017 9:11 AM
280	They are all of relatively equal importance	6/19/2017 7:35 PM
281	Environmental stewardship is extremely important to me and I think Tallahassee should be leading Florida in sustainability.	6/19/2017 11:24 AM
282	We must improve our rankings for safety and security. We must lower the crime rate. We must make all people feel included and valued. Our schools need to promote this.	6/19/2017 11:13 AM
283	I believe that inequality causes an increase in crime because people feel they have no other choice....	6/18/2017 10:40 PM
284	Too many of our residents are struggling financially.	6/18/2017 6:07 PM
285	There is too much regulation in the city. We need to have freedom to make our own choices.	6/18/2017 4:56 PM
286	Tallahassee disappears every time a parking lot, more traffic lanes, clear tree cutting is more important than our environment. I love our canopy roads.	6/18/2017 9:41 AM
287	Protecting the environment and increasing green space is my most important issue. Everything is about equal in importance to me.	6/18/2017 9:07 AM
288	We've got a small planet, few resources, and too many people. Birth control and reduced human population has got to happen- either voluntarily or through famine, displacement, war. I wish equity could be my first choice. But we do not all arrive at our best selves at the same time. Meanwhile, the planet itself is at risk.	6/18/2017 8:53 AM
289	I resist change in the hood.	6/18/2017 6:35 AM

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290	Without fair and equal opportunities for all residents of Leon County, the other items on the list fall short of serving the entire population. We also need more opportunities and high quality education to draw new people to our community and make it attractive for future investment and growth.	6/17/2017 11:27 PM
291	Equity is very important to me.	6/17/2017 9:55 PM
292	These are all important for the big picture in a comprehensive plan regarding community values. I would have ranked the all #1 but the survey required the ranking. Note -- there is language missing in some of the description boxes.	6/17/2017 8:14 PM
293	Having real choices that can be acted upon are important, but having equity not defined by money alone makes these choices real. The other choices mean nothing if you can not afford to live here.	6/17/2017 6:34 PM
294	If we have equality, we can all work on the others together.	6/17/2017 5:59 PM
295	Because equity is sorely lacking in our community, as is opportunity for anyone who isn't part of the political class or this community's good old boy network.	6/17/2017 5:02 PM
296	A healthy, extensive preserve natural environment is the basis of a decent human existence. Clear separation of human living areas from natural areas is necessary for a functioning society. And this separation needs to occur at a large scale - like rural vs urban/suburban and smaller scales like parks within the urban/suburban area down to street trees, etc. Equity strikes me as a basic civil liberty, livability allows us to function, opportunity and choice are nearly identical - can't have one without the other. They also create diversity in the livable environment.	6/17/2017 3:18 PM
297	Our area was considered a great place to live, or retire, but recent rapid growth has changed the "livability" of our city to a great extent, plus HIGH CRIME is a problem to all of us and needs to be addressed immediately.	6/17/2017 2:16 PM
298	I don't see a lot of difference between these values, they appear to be very similar, and not at mutually exclusive, so I'm not sure of the value of the ranking (including my specific ranking).	6/17/2017 1:59 PM
299	All people learn and adapt civility. How can we achieve anything in a self centered, hateful, and uncivil environment?	6/17/2017 10:57 AM
300	If we have equity as the guiding principle, then the other options are attainable. Without equity, it is hard to have equal opportunity. Without equal opportunity, there is little choice. Without choice, residents feel little need to be stewards of their immediate 'environment', community. Without buy in for personal responsibility and shared stewardship, there will not be equitable livability.	6/17/2017 9:40 AM
301	Because YOU FORCED ME TO RANK THEM if I wanted to complete the survey. I don't see them as independent and cannot honestly rank some above others.	6/17/2017 9:35 AM
302	With this order of priorities, all five can be achieved most sustainably and at the least cost in any trade-offs between them.	6/17/2017 7:21 AM
303	These are interdependent in many ways, so ranking is difficult. If "choice" is prioritized, won't this entail "equity"? If equity and choice are attained, won't this afford opportunity? These considerations affected my ranking.	6/15/2017 9:44 PM
304	These are not mutually exclusive choices in my view. I ranked them because at the city level we can have a big impact on stewardship so I rated that highest. If we improve equity and opportunity then we achieve choice (hence that order). Livability is very important to me, but I would also argue that it overlaps 1 and 2.	6/15/2017 6:00 PM
305	I am particularly concerned about the long-term implications of the consequences of our current and future choices and actions. My biggest concern (fear) resulting from our prior choices and actions is their environmental impact.	6/15/2017 2:17 PM
306	We first must be a good steward of what we have to even get started to ensure things will last	6/15/2017 12:22 PM
307	most important to least. without getting too theoretical...	6/13/2017 7:51 AM

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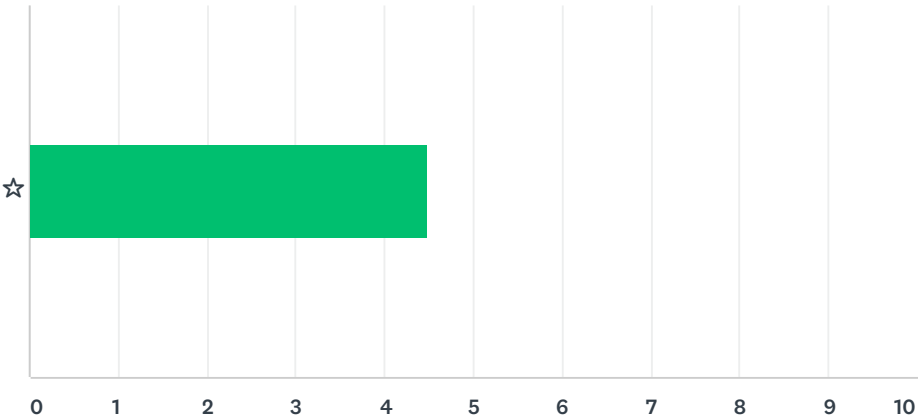
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308	This whole survey is a joke. The City will do whatever they want no matter what the people want.	6/12/2017 7:42 AM
309	Refer to my comments in 1 thru 6.	6/11/2017 6:18 PM
310	Stewardship to keep the public land public, because once it is gone, it is GONE. The rest would be a 3 if that were possible.	6/10/2017 8:33 PM
311	These are such loaded questions. It's obvious that this isn't a professionally done survey.	6/10/2017 12:27 PM
312	Intense highrise developments downtown will preclude the need to accommodate increasing population through urban sprawl. Our education centers are located near the downtown core (unlike Tampa and Orlando), which place s Tallahassee at an huge advantage to allow residential and employment opportunities in the core, but we need to be more aggressive with recruiting companies here. Get rid of the silly downtown height restrictions.	6/9/2017 6:01 PM
313	At the end of the day we need to diversify our economy, and continue to invest in infrastructure. Make getting more flights at the airport a priority. How about updating the FDOT signage around town that says Regional Airport, when it is International? Pursue high rise development in districts (Downtown, Midtown, Uptown, Market District, Mahan/Buck Lake, Southwood. Upgrade technology infrastructure to be the leader.	6/9/2017 2:52 PM
314	My ranking would really be 1-4, as i think Choice and Opportunity should be combined. I want a to live in a community that is safe, sustainable and vibrant; i also want a decision public dollars to be used to support the community not just for this election cycle, but for the long-term needs and benefits of the community (stewardship); an equitable community provides for greater choice and opportunity - people can access resources to accomplish their goals	6/9/2017 2:16 PM
315	While equity is really important, without a safe and healthy environment, we all lose.	6/8/2017 5:04 PM
316	I envision a city that is responsible, safe and fiscal responsible.	6/8/2017 5:00 PM
317	If we have choice and opportunity, we will be able to more effectively accomplish the other three.	6/8/2017 4:54 PM
318	See: previous page. (Above questions are valued in descending order because this page will not let me proceed without ascribing preference.)	6/8/2017 4:53 PM
319	Stewardship is most important; however, the government lacks the ability to provide it. The government in its own arrogance, acquires assets, mismanages them, and then they are sold off. Waste services are a great example. Marpan is doing a wonderful job of recycling. The City/ County used to do it. Waste Pro is doing a wonderful job, the City used to do it. Some things, the government needs to do, like law enforcement, but for the most part, the government has their hands in too much, with too little citizen oversight. Like the Animal Center, what a disgrace. Forced Animal chipping? Opressive adoption rules? Who do those people work for? Certainly not the citizens.	6/8/2017 3:48 PM
320	See comments in previous section for explanations. If you don't get development right the other values don't much matter. Sort of like living in a ghetto but being concerned about not having an opportunity to start as new business or whether there is a bicycle path or sidewalk nearby for your convenience.	6/8/2017 3:48 PM
321	I found it hard to rank any of the options as "least important." Forced to make choices, I did the best I could but in reality all are important to me.	6/8/2017 3:45 PM
322	I feel that the private sector is responsible for a larger portion of the items that I ranked low. While it's good to note them for government work, it's a more holistic element where government should have less control.	6/8/2017 3:34 PM
323	All are important and none should be excluded for purely economic reasons	6/8/2017 3:26 PM

324	All of your categories and questions are skewed to economic development, and skewed to mixed use. None of your questions truly protects trees, canopy roads, and recreational green spaces. We need mass transit, we need protection of trees and canopy, we need new development to protect the natural trees and waterways. We need more public input concerning any development of any kind.	6/8/2017 3:14 PM
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Q9 A healthy environment comes first Our community will maintain an environment with clean water, air, and open spaces vital to the overall health, well-being, and productivity of everyone in the community. The preservation of natural areas, including conservation areas, environmentally sensitive features, and water resources, will be a primary priority when making land use and transportation decisions. Environmental stewardship and economic development will be mutually reinforcing and our healthy ecosystem will support clean, vibrant places that are good for the economy and attract new businesses and residents. The City and County will coordinate with each other and with neighboring jurisdictions to effectively address and manage natural resources that extend beyond jurisdictional boundaries in ways that reflect the importance of context and scale at the neighborhood, city, county, and regional level.

Answered: 877 Skipped: 215



	STRONGLY DISAGREE (1 STAR)	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE (5 STARS)	CHOOSE NOT TO ANSWER	TOTAL	WEIGHTED AVERAGE
☆	2.39% 21	2.05% 18	6.16% 54	23.38% 205	65.34% 573	0.68% 6	877	4.48

#	DOES ANYTHING NEED TO BE ADDED OR REMOVED FROM THIS STATEMENT?	DATE
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1	No it's fine	11/1/2017 5:14 AM
2	Nothing added, just need clear and easy implementation procedures.	10/30/2017 1:44 AM
3	Yes, please...	10/9/2017 7:24 PM
4	This concern is critical to our future!!	9/28/2017 5:13 PM
5	Include: How do we undo the damage Governor Scott has done?	9/27/2017 8:07 PM
6	My only concern is that so often, especially in FL, the environment always seems to lose out to Economic Development. While a healthy environment is crucial for a healthy economy, a healthy environment should still be priority #1. Too often, when we discuss the interconnection between these two concepts, the environment loses out.	9/26/2017 4:36 PM
7	This is the essential core of a community that wants to preserve natural resources	9/23/2017 2:09 PM
8	Do not agree that preservation should be the/a primary priority.	9/21/2017 9:09 AM
9	I think preserving green space is necessary so far as it is acutally used by residents. Green space left in areas needed for infill development should be reconsidered.	9/15/2017 2:05 PM
10	I would have to see the objectives. What about the human environment and health of the community?	9/15/2017 9:40 AM
11	This philosophy is killing Tallahassee and is total nonsense.	9/13/2017 8:39 PM
12	Absolutely!	9/13/2017 10:36 AM
13	This is the most important principle and it is not being followed. The water in Tallahassee used to be great from the tap. Now it is loaded with chlorine and iodine.	9/8/2017 12:33 PM
14	In general, it's too open-ended to be meaningful.	9/8/2017 9:52 AM
15	We need to raise our children valuing their environment above themselves.	9/7/2017 9:59 PM
16	Clean vibrant places that are good for existing residents, etc.	9/6/2017 9:15 PM
17	add the word in parentheses to the statement air, (land), and open spaces...Remove the word in brackets from the statement-our ecosystem will support clean, [vibrant] and replace it with the word in parentheses (tranquil) places that are good for... remove the words in brackets from the statement [the economy and attract new businesses and residents] and replace them with the words in parentheses (the health of the community. A clean and tranquil environment will attract new businesses, employment opportunities, and residents).	9/5/2017 7:41 PM
18	Who makes sure that this happens? I know for sure that no one is in charge.	9/5/2017 6:14 PM
19	Limit any further industrial development unless those resources more than meet environmental conditions	9/2/2017 2:01 PM
20	Protect our large old trees, replant to help future generations have the same tree over and promote Tallahassee's ecotourism.	8/31/2017 7:55 AM
21	This statement is not being implemented. The community values development and growth far above environmental stewardship.	8/29/2017 3:09 PM
22	attention to infrastructure to support a healthy environment	8/28/2017 8:30 PM
23	City and county have no business trying to manage anything beyond their jurisdiction	8/27/2017 3:34 PM
24	All of the above goals and values should be pursued without violating or diminishing private property rights.	8/26/2017 4:31 PM

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25	With the addendum "except for killearn screw those guys"	8/25/2017 12:26 PM
26	No	8/25/2017 6:58 AM
27	Avoid topographic racism.	8/23/2017 10:11 PM
28	Remove "primary"	8/23/2017 6:10 PM
29	get rid of slope protection policies	8/23/2017 5:14 PM
30	NO	8/23/2017 11:07 AM
31	Without a clean environment we have nothing!	8/23/2017 10:33 AM
32	its time for blueprint to come up with \$5 million to help woodvile get a sewer system for the septic tanks issues in woodville	8/23/2017 10:30 AM
33	Could clarify that for economic development and enviro stewardship to be mutually reinforcing, that implies "Green Development" or some similar moniker.	8/23/2017 10:15 AM
34	Verbose	8/23/2017 9:25 AM
35	The local environmental efforts should help to lead the state and nation to same policies and practices.	8/23/2017 8:16 AM
36	Consider adding a safety statement (e.g., vegetation should not compromise vehicle / pedestrian safety).	8/23/2017 8:00 AM
37	Important but not to go overboard at the sacrifice of a great opportunity.	8/23/2017 5:28 AM
38	It would be nice to have credits for electric cars similar to what FPL does. Any issued credits would be recouped by the electric car owner using talgov energy to charge their car.	8/22/2017 6:08 PM
39	The neighborhoods must be part of this process and the decisions	8/22/2017 3:17 PM
40	No	8/22/2017 2:39 PM
41	This should include binding mutual aid agreements with every jurisdiction within a 100-mile radius.	8/22/2017 12:52 PM
42	My last statement is appropriate for this as well. I think all should be considered. None should be above the rest.	8/22/2017 12:38 PM
43	I think this important, but I am not sure it should be the "primary priority".	8/22/2017 12:14 PM
44	I'm worried that this value is going to empower people who do not understand that things do not remain stagnant in cities. We will lose trees, and we will lose green space. We can manage that risk responsibly, but we cannot put it as our most important priority.	8/22/2017 11:43 AM
45	We need to make clean up a priority. Once swimmable waters are polluted and our communities suffer without long term environmental protection	8/22/2017 10:41 AM
46	Include some language about the way energy is used/carbon footprint	8/22/2017 10:14 AM
47	This statement does not address currently blighted areas which require restoration to improve conditions within the urban core. The implication is that existing density should be increased without revitalization.	8/22/2017 10:01 AM
48	In this context, the city and county need to develop a plan to provide sanitary sewer service to all the neighborhoods now using septic systems.	8/22/2017 9:55 AM
49	I hear all this talk about "healty". Tallahassee has horrible air quality for those with respiatory problems due to allergens	8/22/2017 9:26 AM

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50	Keep the trees and better management expansion especially large tract housing.	8/22/2017 9:06 AM
51	Yes - should read: "The balance of private property rights and a healthy environment comes first"	8/20/2017 9:10 AM
52	Remove-A healthy environment comes first	8/15/2017 2:44 PM
53	Yes!	8/14/2017 9:48 AM
54	The community needs to be granted more control in matters of development. It seems all-too-often that developers have their way, against community wishes, in the name of economic progress.	7/30/2017 8:19 PM
55	Yes, clean energy! Solar and renewables, recycling and reusing and repurposing, growing food locally to avoid transporting it, and encouraging electric car usage, promoting more walking and biking by creating more connectivity and safe pathways, composting, banning use of plastic water bottles, requiring solar on all new buildings like Miami just did, and gearing towards carbon neutrality as quickly as possible.	7/30/2017 6:39 AM
56	We must also maintain our rural communities.	7/24/2017 1:30 PM
57	Why here is there no mention of climate change and what the city and county can do about it? E.g. The Compact of Mayors.	7/24/2017 1:02 PM
58	It doesn't matter what happens locally regarding the environment if it is not happening globally...	7/20/2017 9:38 AM
59	I think cultural resources should be included here, too. The most environmentally sturcture is the one that is standing--historic preservation here.	7/20/2017 7:50 AM
60	no	7/19/2017 10:02 AM
61	Too long	7/19/2017 9:07 AM
62	I would like to see a focus on trees. They are an important part of our environment. As trees age and come down, new ones must be planted to replace them. There is too much unnecessary grass in public places that should have trees and shrubs.	7/18/2017 9:29 PM
63	Preservation and natural resources management must be balanced with growth and development. We need a healthy environment, but that doesn't mean saving a vacant lot.	7/18/2017 5:00 PM
64	The word clean is there and water resources -- clean air 1st, clean water 2nd	7/18/2017 3:50 PM
65	I think this is Number One if Tallahassee is to attract people to come live here.	7/18/2017 2:21 PM
66	Access to natural areas.	7/18/2017 1:49 PM
67	with respect to private property rights	7/17/2017 2:49 PM
68	Food. please add urban farming and consider the impact healthy food access through gardens and small farms provides the community.	7/13/2017 11:20 PM
69	NO	7/13/2017 3:29 PM
70	Add cultural history to this. Federal laws intertwine environmental and cultural preservation and conservation. Also - incentives for homeowners to go solar!	7/13/2017 2:12 AM
71	Emphasis on providing a healthy environment for residents in all neighborhoods.	7/12/2017 4:10 PM
72	It doesn't come first but it's vital to survival	7/12/2017 9:43 AM

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73	A lot too late to link "Environmental stewardship," and "Economic Development." That ship has sailed, so let's not continue to pretend it hasn't.	7/9/2017 7:31 PM
74	"in ways that reflect the importance of context and scale" ? What are you trying to say?	7/8/2017 11:28 PM
75	Affordable nitrate reducing sewage treatment options must be available to all levels if denelopment in all areas of the county. Neighborhood protection remains important. Stop eroding neighborhood boundaries	7/8/2017 9:20 PM
76	These are very long and may lead to respondent fatigue zzzzzzzzzzzzz.	7/8/2017 8:12 PM
77	Growth is making it impossible to maintain this statement	7/8/2017 8:28 AM
78	Depending of if policy is use to limit one person over another	7/5/2017 11:00 AM
79	This healthy environment initiative is wonderful. Clean air and open spaces are good goals. (I omitted clean water, as our water is pretty good.)	7/5/2017 7:41 AM
80	Include historic resources in the preservation language	7/3/2017 7:59 AM
81	The "economic developers" have taken over our city and county. This is "healthy" for the developers. Yes,the city and county should merge their efforts for environmental efforts. Delete "good for the economy and attract new businesses and residents"	7/3/2017 7:44 AM
82	These coordinated decisions have to be put to the public it will affect before moving on the issue	7/2/2017 3:41 PM
83	Application of equity principle to govern all environmental decisions.	7/2/2017 2:16 PM
84	Removing cars from the urban core of Tallahassee should be a top priority. With decent public transit, support for bikes, e-bikes, and scooters through dedicated, protected lanes, and shaded pedestrian walkways, this could be a pretty good place to live.	6/26/2017 3:33 PM
85	If your intentions to be good to the environment are real, I have nothing to add.	6/26/2017 3:01 PM
86	Any new businesses should be sustainable and degrade our quality of life.	6/26/2017 12:41 PM
87	We could choose to enhance rather than just "preserve" Are Tally's water and air that high quality? I think not. And what about conversion to sustainable energy, surely that should be a goal.	6/26/2017 11:48 AM
88	P	6/24/2017 3:16 PM
89	Environmental stewardship and economic development are almost NEVER mutually reinforcing. Stop lying to yourselves.	6/24/2017 8:44 AM
90	Land use decisions should be made in the context of minimizing negative environmental impacts.	6/23/2017 5:18 PM
91	Get rid of "traffic calming."	6/20/2017 5:26 PM
92	We need to beautify our area in general. I see garbage strewn everywhere on our streets. We need a community anti-littering campaign.	6/19/2017 11:37 AM
93	Helge Swanson suggested that we survey the County habitats (geography, water, terrain, vegetation, wildlife, drainage, etc.) and develop usage plan based on that.	6/18/2017 9:07 AM
94	Not so excited about attracting new businesses -overcommercialization has already taken away too many of our green spaces and historic buildings	6/17/2017 6:56 PM
95	health, well-being and productivity for everyone in the community - including other species	6/17/2017 3:25 PM
96	Does there need to be recognition of the need to coordinate with the State? Private entities?	6/17/2017 2:19 PM

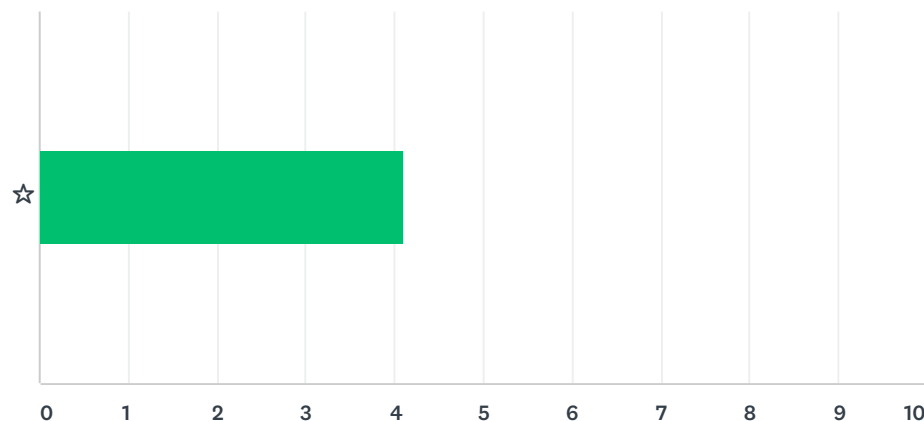
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97	"Our community will PRIORITIZE maintaining an "....; The preservation.... "will be THE primary" priority...; Environmental Stewardship will support our healthy ecosystem in providing clean, vibrant places for community members, and will, as appropriate, reinforce economic development designed to benefit current residents and attract new businesses."; The city and county will coordinate.....resources that extend beyond jurisdictional boundaries in ways that provide equal voice to local residents, putting their needs and concerns at the forefront of decisions made.	6/17/2017 10:00 AM
98	The City and the County will pay more and better attention than they have to the potential impacts of economic development on environmental stewardship. I do not believe environmental stewardship and economic development (especially large-scale development) are mutually reinforcing. All too often, economic incentives are at odds with environmental stewardship. Our economy is a consumption-oriented economy: the more we consume, the better the economy does. More people means more consumption. Growth and economic development means more people, more consumption, and more impact on the natural environment and resources. Again, the City and County need to pay far more attention than they have in the past to minimizing the impacts of economic development on environmental stewardship.	6/15/2017 2:48 PM
99	Drop everything after the first two sentences.	6/13/2017 8:54 PM
100	The City will get out of the way of businesses and stop social engineering.	6/12/2017 7:48 AM
101	The other issues cannot make up for the downfall of this issue. This issue is the most important in my mind.	6/11/2017 6:55 PM
102	Economy comes first.	6/11/2017 1:44 PM
103	MOST IMPORTANT IS MAINTAINING ENVIRONMENT AND PRESERVATION, WITH ECONOMIC DEVELOPMENT A SECONDARY GOAL. NEIGHBORHOODS CONSENT SHOULD BE REQUIRED FOR ANY MAJOR DEVELOPMENTS, AND PARKLANDS SHOULD NEVER BE CHANGED FROM RECREATION AND NATURE PRESERVATION LANDS.	6/11/2017 1:33 AM
104	Revise third sentence to state: "Environmental stewardship and economic development will be mutually beneficial; our healthy ecosystem will support clean, vibrant places that support the local economy and attract new businesses and residents."	6/9/2017 2:35 PM
105	This sounds good but based on current status of our wetlands, creeks, streams and lakes we are beyonf the tipping point for maintaining clean water, air and open spaces.	6/8/2017 9:03 PM
106	9. - Doing and saying are two different things: "Our community 'will' maintain ..." One can only hope.	6/8/2017 5:11 PM
107	I don't see how this can be operationalized. How is "vital" defined? Were the trees cleared on Magnolia road "vital" to the overall health, well being, and productivity of the community.	6/8/2017 5:01 PM
108	Buy property, build regional stormwater retaining ponds, turn them into walk-about parks. Stop forcing businesses to replant non native trees just for the sake of doing so.	6/8/2017 4:04 PM
109	While I understand the need for economic development I feel the need to protect and preserve our natural environment is more important.	6/8/2017 3:58 PM
110	I don't necessarily think it comes first, but it should always be a high priority during planning.	6/8/2017 3:38 PM
111	Alot of wordsmithing going on with that paragraph. I agree if the simple statement is: Our Community will protect and preserve our natural beauty, including trees, hammock, water, and conservation areas.	6/8/2017 3:25 PM

Q10 Maintain the distinction between rural and urban areas Our community will maintain the distinction between rural and urban/sub-urban areas to provide diversity in lifestyle choice while reducing sprawl, promoting efficient development patterns, lowering infrastructure costs, and requiring that growth pay for itself. Maintaining the distinction between rural and urban/sub-urban areas will support the protection of agricultural uses and the growing and cultivation of trees, natural resource-based activities, ecosystem functions, ecosystem services, scenic vistas, and pastoral landscapes. Our community will maintain the distinction between rural and urban/sub-urban areas to support revitalization efforts, sprawl repair strategies, fiscally-responsible infrastructure spending, and economic development.

Answered: 877 Skipped: 215



	STRONGLY DISAGREE (1 STAR)	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE (5 STARS)	CHOOSE NOT TO ANSWER	TOTAL	WEIGHTED AVERAGE
☆	3.53% 31	3.88% 34	16.65% 146	31.13% 273	43.44% 381	1.37% 12	877	4.09

#	DOES ANYTHING NEED TO BE ADDED OR REMOVED FROM THIS STATEMENT?	DATE
1	Yes i agree	11/1/2017 5:14 AM
2	No	10/30/2017 1:44 AM

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3	More protection of Lake Talquin	10/16/2017 2:29 PM
4	Reducing sprawl is important, but hard boundaries may not be the answer. Let urban areas have conservation corridors.	10/5/2017 10:56 AM
5	So general...Not sure what trade-offs are made to, for example, implement a sprawl repair strategy.	10/3/2017 7:22 PM
6	remove 'lifestyle' That is nonsense a 'lifestyle' should not be about real life goal, and is therefore actually a dangerous potentially community damaging concept. Also do not use 'mindset.' Also nonsense suggesting that being open minded has been eliminated and replaced by closed thought.	10/2/2017 9:35 PM
7	not much available land without destroying current natural eco system	10/2/2017 6:13 PM
8	good luck	10/1/2017 8:37 PM
9	I strongly disagree with "infill" as a remedy to sprawl. How about updating and improving current neighborhoods,instead of cramming high density housing on every available patch of land?	9/28/2017 6:08 PM
10	A distinction between greenspace and development, historic districts/buildings and development must also be maintained	9/27/2017 2:45 PM
11	This is critical if we want to ensure the long-term fiscal and environmental sustainability of our community.	9/26/2017 4:36 PM
12	Very much agree with this. We simply cannot provide the same level of services in rural and urban areas. Fire and public safety are, and should be, limited in rural areas.	9/23/2017 2:09 PM
13	Our county/city needs to merge into one for better decision making	9/21/2017 4:13 PM
14	Highly important!	9/20/2017 11:22 AM
15	The city plan has always been to spread development around, so I think the idea that they're simultaneously reducing sprawl makes no sense.	9/8/2017 9:52 AM
16	While I agree that the cost is higher, I would like to see a responsible binding of rural and urban areas. Is it too idealistic to dream of living in a park? Smaller, largely self sufficient communities integrated into rural environs.	9/7/2017 9:59 PM
17	Utilize sites of dead malls and businesses for other purposes, rather than clearing new land.	9/6/2017 9:15 PM
18	You SAY this but what is being done to stop urban sprawl, while packing people in to the center.	9/5/2017 6:14 PM
19	Cut out "and the growing and cultivation of trees." The focus on trees specifically has dramatically damaged our community's ability to make smart decisions between when and when not to remove trees. If a tree is not part of a piece of land that is required for the protection of agricultural uses or protected ecosystems land then individual trees should not be regulated on private land.	9/5/2017 2:50 PM
20	Doing this while not destroying historically black neighborhoods.	9/4/2017 10:04 PM
21	Growing Urbanisation is a worldwide trend, can Tallhassee 'freeze' the current boundaries thus promote more rural growth?	9/2/2017 2:01 PM
22	I'm starting to see lots of sprawl East Mahan. That needs to stop.	8/31/2017 7:55 AM
23	DO not need high density MMTD standards in rural areas or even 16 SQ MI of urban. Pick areas and get buy in from residents. Midtown is a good example and College Town immediate areas. Maintain the beauty of our community with visible trees?	8/30/2017 10:33 AM
24	Need to define exactly what an urban area is. The MMTD is far too big. "urban" might be closer to 20 DU/Acre.	8/29/2017 3:09 PM
25	This distinction is also very important to item 9.	8/29/2017 10:55 AM

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26	No	8/25/2017 6:58 AM
27	Remove "support revitalization efforts" "requiring that growth pay for itself" and "the growing and cultivation of trees"	8/23/2017 6:10 PM
28	This should not be used as a platform for destroying cohesive existing downtown neighborhoods or disregarding historical resources. Additionally, it would seem the cat's out of the bag on this one - Tallahassee is a sprawling mess.	8/23/2017 3:24 PM
29	I cannot see how the difference in urbanm sub-urban will make a difference.	8/23/2017 11:07 AM
30	I like the mini-town centers like Bannerman crossing	8/23/2017 10:33 AM
31	Agree and disagreeCity needs to take the bad with the good when annexing area's they want to get taxes and excluding area they dont want to provide services. Sprawl	8/23/2017 10:30 AM
32	Verbose	8/23/2017 9:25 AM
33	Problem is within the urban core are beautiful residential neighborhoods that need to be preserved. Blanket treatment of any area is probably not for the best	8/22/2017 6:33 PM
34	Urban in-fill should not conflict with existing neighborhood use and character	8/22/2017 3:17 PM
35	That is a run-on and confusing statement.	8/22/2017 2:55 PM
36	Growth should happen in the form of whatever is best or beneficial to a particular community. No community should be exempt or suffer because of this.	8/22/2017 2:39 PM
37	Encourage family-owned land and small businesses so that kids come home from college and contribute to sustainability and growth of this area.	8/22/2017 12:52 PM
38	I believe this is impossible. If you want rural life live there if you want urban life live there. In between is the suburbs. If you try to mix both you don't have either.	8/22/2017 12:38 PM
39	What does this even mean? Is there any agriculture in Leon County anymore, except fancy horse farms?	8/22/2017 12:28 PM
40	This is a lifestyle choice with financial and infrastructure consequences for their choice.	8/22/2017 12:23 PM
41	"Sprawl repair strategies" is an obscure reference. If the term intends to address historic rural communities, it is not respectful.	8/22/2017 10:01 AM
42	Important that developers pay for infrastructure required for their projects.	8/22/2017 9:55 AM
43	Yes - Change to read: "Our community will maintain a proper balance between urban, sub-urban, semirural and rural areas to..."	8/20/2017 9:10 AM
44	Natural resources should be managed at the broad, landscape scale, using patch analysis and matrix dynamics	8/18/2017 9:02 AM
45	Remove-Maintain the distinction (more & more there is no distinction)	8/15/2017 2:44 PM
46	"reducing sprawl" can often lead to gentrification, how would you address the latter?	8/9/2017 11:37 AM
47	Sprawl is costly and fiscally irresponsible.	7/30/2017 6:43 PM
48	Encourage urbanization and re-construction; discourage new construction in rural/suburban areas.	7/28/2017 8:14 AM
49	i'm not comfortable with the term "sprawl repair strategies" and not clear about what you mean by revitalization efforts.	7/26/2017 4:40 PM
50	Developers must pay for the infrastructure improvements that their development requires.	7/24/2017 1:30 PM
51	Mention protection of biodiversity and protect natural areas and corridors between natural areas.	7/24/2017 1:02 PM

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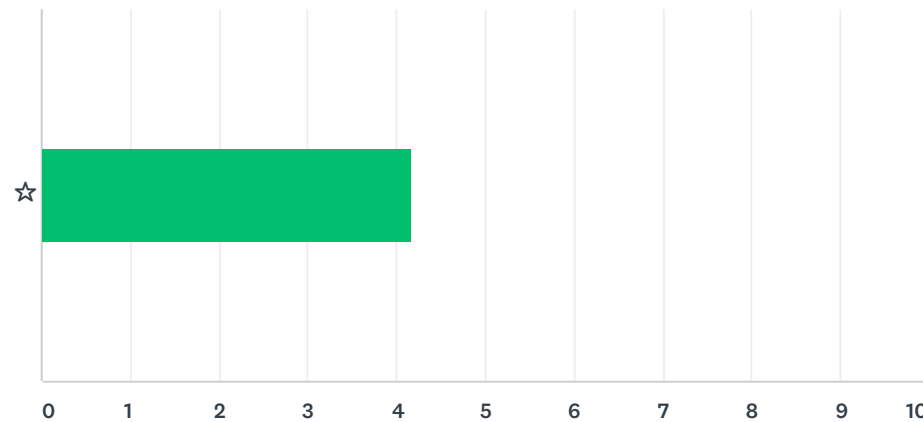
52	Infilling in urban core with an eye to preserving the historic character of our city.	7/20/2017 7:50 AM
53	no	7/19/2017 10:02 AM
54	Sounds very NIMB'y to me. Aka, keep the city in the city and out of our golf course.	7/19/2017 8:07 AM
55	Trees also belong in urban areas.	7/18/2017 9:29 PM
56	Providing diversity between urban and rural areas is important - we need both. We need to support revitalization of our urban areas and not approve sub-urban type developments (surface parking with one-story strip malls) within our urban footprint. "Requiring growth pay for itself" is a vague and may not represent the economic incentives needed to support healthy grow.	7/18/2017 5:00 PM
57	I think that local government ignores the rural areas when it comes to fire protection and authorizing businesses in rural communities	7/18/2017 3:57 PM
58	Midtown has some neat neighborhoods & businesses -- lessons to be learned there about revitalization efforts.	7/18/2017 3:50 PM
59	I agree, although protecting agricultural opportunities is a scary thought given that most conventional ag operations do more damage to our water resources then good. An emphasis on permaculture or at least on reducing externalized costs should be included	7/18/2017 12:37 PM
60	require all property in the USA to connect to central water and sewer before extending the USA	7/17/2017 2:49 PM
61	Don't extend the urban service area!	7/15/2017 6:53 AM
62	Allow and incentivize urban farming and local procurement	7/13/2017 11:20 PM
63	Possibly not.	7/13/2017 3:29 PM
64	This does not mean plowing existing neighborhoods and parks down but rather targeted redevelopment in appropriate areas.	7/12/2017 2:43 PM
65	This to me means much heavier emphasis placed on "in/out" urbanism, and encouraging much greater activity density in say, our MMTD	7/12/2017 11:02 AM
66	it's not clear if you're talking about zoning or other ways to maintain those distinctions	7/12/2017 9:43 AM
67	Create an urban growth boundry.	7/12/2017 9:27 AM
68	remove "and, requiring growth to pay for itself."	7/11/2017 1:50 PM
69	Remove suburban, not sustainable development for community.	7/9/2017 8:52 PM
70	Sorry, but again, this ship has sailed because of bad Planning and Zoning decisions. Can it be restored? Unlikely, b/c big money always wins. We are CITY and we cannot "sprawl repair strategies." Makes me so sad.	7/9/2017 7:31 PM
71	Depending of if policy is use to limit one person over another	7/5/2017 11:00 AM
72	Much information on this topic can be gleaned from Detroit's Mayor in the "Talking about Cities!" https://soundcloud.com/kresge-podcaster/jed-howbert-produced	7/5/2017 7:41 AM
73	As long as the desire to foster development of close-in tracts of land does not come at the cost of quality of life. Increasing population densities brings its own set of new challenges. Satellite communities that create a "small town" feeling have a place in a REGION's growth.	7/3/2017 11:49 AM
74	urban landscaping does not mean the elimination of green spaces - NYC's highline is a great model. I don't understand why there has to be a choice?	7/3/2017 11:11 AM

75		7/3/2017 7:44 AM
76	delete "economic development"	7/3/2017 7:44 AM
77	For the benefit of those who live there	7/2/2017 3:41 PM
78	I agree but we need to "green" our urban core. Parks are being repurposed as drainage structures, and fancy sidewalks. Cascade is a good start, but we should have small parks scattered throughout the city. We also need more spaces for public events. Closing Adams Street near the Capital was a great idea but our Commissions, at the time, lacked the courage to follow through on that vision. It's really sad. As a good start, we should close Adams each evening at 6PM to cars and trucks, and should do the same to other core streets including Gaines.	6/26/2017 3:33 PM
79	This seems like a good idea.	6/26/2017 3:01 PM
80	Use existing facilities and infrastructure within town instead of cutting down more and more trees.	6/26/2017 12:41 PM
81	The Vision for the Rural areas as expressed in the Comprehensive Plan should be priority 1.	6/23/2017 5:18 PM
82	This should not detract from traditionally "rural" activities being permitted and encouraged in urban areas, such as urban beekeeping, yards as mini-farms, etc.	6/21/2017 6:50 PM
83	Get rid of "traffic calming."	6/20/2017 5:26 PM
84	We still need to maintain access in each of these communities.	6/20/2017 3:49 PM
85	compact mixed-use, self sufficient, sustainable development on independent wastewater systems can be considered.	6/19/2017 7:44 PM
86	YEAH! And don't make exceptions based on the value of someone's land portfolio	6/17/2017 3:25 PM
87	our city has far too many trees that become major problems during storms or high winds	6/17/2017 2:23 PM
88	I believe this should be a paramount goal. Does it go far enough to draw distinction between urban and suburban development? Arguably, lower density suburban development is a much less efficient pattern of development than rural development, and conflating urban and suburban development patterns is misleading and disingenuous.	6/17/2017 2:19 PM
89	Last line essentially repeats first line. Delete last line	6/17/2017 10:00 AM
90	The City and County will minimize urban sprawl, including within the urban services area into areas yet to be developed at an urban density (especially areas beyond Capital Circle). All too often, non-urban areas have been sprawled into by urbanization. This includes areas like Welaunee Plantation, which is well beyond Capital Circle.	6/15/2017 2:48 PM
91	Our city is growing, we need to consider suburbs as an area, it's what is in between urban and rural.	6/12/2017 5:38 PM
92	All this sounds good, but how are you going to control the big developers that are only in it for the bucks?	6/11/2017 6:55 PM
93	There has to be a distinction, but allowing natural growth of the city is paramount to a strong economy.	6/11/2017 1:44 PM
94	BUT PRESERVING GREENWAYS WITHIN CONCENTRATED DEVELOPMENT AREAS IS ESSENTIAL TO THIS STRATEGY TO ATTRACT PEOPLE DOWNTOWN.	6/11/2017 1:33 AM
95	Kind of wordy, and i feel like the first and third sentences are only slightly different. Maybe move sentence 2 to 3.	6/9/2017 2:35 PM
96	"requiring growth to pay for itself" assumes that it doesn't already do that. This is a political statement not a value.	6/8/2017 8:24 PM

97	10. - Too often "requiring that growth pay for itself" is a disappointing dream - we, the citizens, pay for it.	6/8/2017 5:11 PM
98	People should be allowed to choose where they want to live; the rural-urban distinction is a false choice.	6/8/2017 5:01 PM
99	Please, please please stop moving urban/commercial into rural areas. Those people chose to live rural because they like rural. If they liked urban they would have moved there in the first place.	6/8/2017 4:08 PM
100	Requiring that growth to pay for itself sounds like the imposition of more fees. Tallahassee is already too far gone. We are a big city now.	6/8/2017 4:04 PM
101	I agree with this statement with the caveat that urban infill just to infill is not good. There are pockets of natural environment in town that should not be sacrificed in the name of urban infill.	6/8/2017 3:58 PM
102	This statement needs to clarify that existing viable neighborhoods will not be sacrificed in the name of "efficient development patterns."	6/8/2017 3:35 PM
103	Again, alot of wordsmithing going on with that para. I agree with the statement: Our community will maintain the distinction between rural and urban environment, including careful development with input from all residents, and no mixed use, mixed commercial with residential.	6/8/2017 3:25 PM

Q11 Value and invest in transportation choices Our community will provide transportation options that allow residents to choose how they travel through the provision of roadways, trails, sidewalks, bicycle facilities, and transit routes. Providing useful mobility options that do not prioritize motorized transportation systems at the expense of non-motorized transportation options will acknowledge and account for right-of-way constraints, the cost of transportation infrastructure, and the effects of widening roadways on neighborhoods and community character. The provision of useful transportation options will empower residents, visitors, and businesses to make informed travel mode and expenditure choices. The City and County will coordinate with each other and with neighboring jurisdictions to effectively address and manage transportation systems that extend beyond jurisdictional boundaries in ways that reflect the importance of context and scale at the neighborhood, city, county, and regional level.

Answered: 877 Skipped: 215



	STRONGLY DISAGREE (1 STAR)	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE (5 STARS)	CHOOSE NOT TO ANSWER	TOTAL	WEIGHTED AVERAGE
☆	3.76% 33	4.68% 41	12.31% 108	28.28% 248	49.60% 435	1.37% 12	877	4.17

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#	DOES ANYTHING NEED TO BE ADDED OR REMOVED FROM THIS STATEMENT?	DATE
1	Yes I'd like to see some kind of bus navigators to help people get started using the bus.	11/1/2017 5:14 AM
2	I do not think a bicycle is a realistic way for many residents to commute in our environment.	10/30/2017 1:44 AM
3	There needs to be more planning of viable transportation, it's lacking.	10/29/2017 4:39 PM
4	Such as??? Not sure where you are going with this idea. I've ridden the trolley a few times on the weekends. Are you planning a highwire gondola service to take people somewhere? It would be nice to take a round trip by train to New Orleans...	10/9/2017 7:24 PM
5	There needs to be higher accountability for bike and pedestrian deaths from cars. Higher accountability for texting or talking while driving. Motorcycles that create excessive noise, or motorcyclists purposefully creating noise should be ticketed because it is a health concern.	10/9/2017 11:27 AM
6	The county needs to step up to help with transportation costs	10/5/2017 12:26 PM
7	Canopy roads should be strictly excluded from "improvements". Definitely make our roadways more bike-friendly. Sidewalks will only be welcome where the residents want them. Actively seek community input on sidewalk projects.	10/5/2017 10:56 AM
8	Add "to the effects of widening roadway on environmental resources including water bodies, trees, and other significant natural features"	10/3/2017 7:22 PM
9	especially for people who cannot drive	10/3/2017 10:17 AM
10	Repeat: open close side roads. replace bumps with reduced roadway lane width, reduce traffic lights, and if need be replace as many as possible with continuously flowing roundabouts. Do not add lanes, they only add traffic. Force less traffic into 'collectors', Free bus rides are probably less expensive than road width and lane increase projects. Reduce bus size and increase the number of routes and times available. Give pedestrians priority in movement systems planning. Make more areas where residents can easily walk to reach other activities such as grocery shopping and this take more cars away from roadways. These things have been done and proven effective in much larger cities than little Tallahassee	10/2/2017 9:35 PM
11	bicyclists aren't very courteous in our town. A "share ride" system would be ideal for those not wanting their own car	10/2/2017 6:13 PM
12	why would you ride the bus when there is no shelter or safe way to cross the street? And take your life in your hands when you ride a bike?	9/28/2017 6:08 PM
13	No more road widening is required. Take cars off the roads through improved accessibility and more public transportation opportunity.	9/28/2017 5:13 PM
14	The city must consult residents in proposed developed areas to confirm such developments are reasonable, necessary, and will not have an unwanted impact.	9/27/2017 2:45 PM
15	Flights need to be affordable as well, including providing a direct flight to Washington DC	9/25/2017 9:23 AM
16	Tallahassee has never prioritized trails, sidewalks, bicycle facility or public transit, so any move in the direction of making these higher priorities would be welcome but not expected	9/23/2017 2:09 PM
17	Current transit service does not work!!	9/21/2017 9:09 AM
18	motorized transit systems should be prioritized over recreational nonmotorized transportation	9/20/2017 6:20 PM
19	Improve bike safety ASAP. Too many cyclists are being hit by cars in Tally	9/19/2017 6:48 PM

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20	Be carefull in how the "reflect the importance of context and scale of the neighborhood" This sometimes needs to be inverted for neighborhoods to become a more active part of the total picture.	9/16/2017 11:56 AM
21	Put big trash cans at bus stops so bus riders will stop littering	9/15/2017 9:52 AM
22	Adding something regarding transportation disadvantaged populations/vulnerable users	9/15/2017 9:40 AM
23	We should build more and wider roads. People want to own and use cars!	9/13/2017 8:39 PM
24	why are the only "choices" the ones that are not the choice of most -- provide motorized transportation like we want!	9/13/2017 1:16 PM
25	Until cars with cell phone equipped drivers are gone, this isn't going to work.	9/8/2017 12:33 PM
26	Bicycles are not a realistic option for a decentralized city like Tallahassee. It makes sense on a campus, but not the city in general. Bicycles in Tallahassee are for recreation and campus transportation and should not be prioritized over more efficient travel. You can't shop for your family for a week using your bicycle.	9/8/2017 9:52 AM
27	Also encourage car pooling, etc. which proves to be the most practical transportation option for us.	9/7/2017 9:59 PM
28	It is currently unsafe to walk or cycle in much of Tallahassee/Leon County. It shouldn't be	9/6/2017 9:15 PM
29	More mass transit options.	9/6/2017 1:15 PM
30	Here also a clear picture of the future demographics will provide the real needs. Example: current so-called bike lanes are too dangerous when being a part of the former road system for cars; stricter laws to protect cyclists are a must if this kind of transport is seriously promoted. Remark: the elderly will surely not use bikes in Tallhassee! Suggestion: build wider sidewalk areas to be shared by walker and cyclist as in The Netherlands	9/2/2017 2:01 PM
31	Very important for aging population to have alternative transportation means	9/1/2017 11:48 PM
32	Protect Tharpe as an E-W route by slowing it down and adding a Protected bike lane. Consider planning an urban trail system that is not married to the roadway system. The economic opportunities on Tharpe street died when it was expanded. An E-W route that is safe for cyclist should be a priority especially considering there are 3 schools on that road.	9/1/2017 10:42 AM
33	Reduce parking requirements. Take car space off the road for bigger sidewalks (as in Gaines St.). Development will follow.	8/31/2017 4:03 PM
34	There's way too many bike deaths here.	8/31/2017 7:55 AM
35	See above about reducing subsidy to driving. Develop land use regs that mirror the spirit of the Multi-modal districts regs for the entire area (why build a nearly car only development now and years from now try to come back and retrofit it to be more ped, transit, bicycle friendly. No more 6 lane roads as they are more dangerous on a per mile travelled basis. Much more dangerous for pedestrians to cross. (and no 7 lane arterial as Cap. Circle between Woodville and Crawfordville Highways)	8/30/2017 3:30 PM
36	add something about affordability and equity	8/29/2017 9:24 PM
37	The MMTD should be scaled back to reflect areas with an appropriate population density.	8/29/2017 3:09 PM
38	Confusing wording. I do not support expanding transportation concerns at the expense of neighborhoods.	8/29/2017 12:40 PM
39	Need more (non-Tesla) electric car charging stations	8/29/2017 11:23 AM
40	continuing attention to reducing emissions from motorized transport	8/28/2017 8:30 PM

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41	This statement needs clarification: Providing useful mobility options that do not prioritize motorized transportation systems at the expense of non-motorized transportation options will acknowledge and account for right-of-way constraints, the cost of transportation infrastructure, and the effects of widening roadways on neighborhoods and community character.	8/28/2017 9:44 AM
42	City and county have no business trying to manage anything beyond their jurisdi	8/27/2017 3:34 PM
43	Prioritization of and allocation of resources to mobility options should be weighted in accordance with demand from the community--not in a manner intended to socially engineer the community and shape the choices of its citizens. For example, motorized transportation SHOULD be prioritized higher than non-motorized transportation because that is what the majority of people prefer to use.	8/26/2017 4:31 PM
44	No	8/25/2017 6:58 AM
45	transit service needs to be frequent	8/24/2017 7:53 PM
46	Need to continue increasing density in downtown to sustain a vibrant transportation system and preclude urban sprawl.	8/24/2017 5:00 PM
47	Thank you for continuing to move away from seeing commuter cyclists as a problem rather than an asset.	8/23/2017 9:31 PM
48	Make the bus system user friendly. Invest in bus shelters for all stops. There's no reason this is not done.	8/23/2017 8:20 PM
49	Remove entire principle. This presents zero options other than what currently exists.	8/23/2017 6:10 PM
50	There is a significant need to slow vehicular speeds in urban areas. We need more trails for transportation and better bicycle facilities.	8/23/2017 3:44 PM
51	Tallahassee's existing sprawl has made it very difficult to envision truly sustainable transportation systems.	8/23/2017 3:24 PM
52	It is vital that accessibility be incorporated into all options made available.	8/23/2017 11:33 AM
53	NO	8/23/2017 11:07 AM
54	Even in small European towns, a light street rail system on main roads connecting walkable areas is a game changer. Especially since driverless cars are coming, small street trains/trolleys can shuttle students and all the seniors Tallahassee is attracting	8/23/2017 10:33 AM
55	2017 why are there Dirt roads in Woodville and Ft Braden and give them a route 3 times a day. or shuttle to a main route	8/23/2017 10:30 AM
56	Need a bit more commitment to mass transit investments and planning.	8/23/2017 10:15 AM
57	Verbose	8/23/2017 9:25 AM
58	Make roads wider and get the bicycles off the road	8/23/2017 5:28 AM
59	It would be nice to see separated bike lanes like the ones used in many European countries.	8/22/2017 6:08 PM
60	The neighborhoods must be part of this process and the decisions	8/22/2017 3:17 PM
61	No	8/22/2017 2:39 PM
62	We need to focus mostly on bicycles. It's the most cost efficient and "no duh" focus of any comp plan.	8/22/2017 2:32 PM
63	the community has a poor transportation out look. who is crazy idea was it to take Gaines down to a one lane rode with tons of tree and light poles for the truck drives who make deliveries to run over and hit. than you have the back in parking. Some engineer was on drugs who came up with this plan. I'm sorry your transportation planning would be a 100% better done by a 1st grader.	8/22/2017 1:42 PM

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64	Look in how Scandinavian countries treat using bicycles. It is too dangerous to ride a bike anywhere in the city.	8/22/2017 1:20 PM
65	Look into Star Metro, how well being used - marketing?	8/22/2017 12:59 PM
66	Provide means for citizens at economic levels to have ready access to airport and all forms of public transportation.	8/22/2017 12:52 PM
67	I don't believe you should force anyone to have a non-motorized option. Non-motorized traffic should stay off major thoroughfares.	8/22/2017 12:38 PM
68	It would be nice to bike around but it is too dangerous. Impatient, self-absorbed asses driving around checking Facebook instead of paying attention.	8/22/2017 12:28 PM
69	Bicycle Facilities are not utilized and create unsafe road conditions.	8/22/2017 12:23 PM
70	Consider mass transit, train service, downtown service	8/22/2017 10:41 AM
71	We need intercounty transportation options	8/22/2017 10:14 AM
72	Transit routes should be enhanced to improve choice before additional roadway lane miles are considered.	8/22/2017 10:01 AM
73	More public transportation options that facilitate use. Less road projects that encourage driving.	8/22/2017 9:55 AM
74	Get Cylcists of the road!! Or at least require them to OBEY THE TRAFFIC LAWS!	8/22/2017 9:26 AM
75	Not sure what this means. I like the idea of more public transportation options, but not everyone can ride a bicycle to work. I'd love to consider a scooter if it weren't so dangerous around other traffic. I have mixed feelings about canopy roads for safety reasons. Dialaride should use modern safety equipment and procedures (adequate safety belts and training for entering and exiting a vehicle).	8/22/2017 9:26 AM
76	Yes - Change to read: "Our community will provide transportation options that recognizes how residents choose to travel, and should include provision of roadways, trails, sidewalks, bicycle facilities, and transit routes.	8/20/2017 9:10 AM
77	Remove-Providing useful mobility options that do not prioritize motorized transportation systems at the expense of non-motorized transportation options will acknowledge and account for right-of-way constraints, the cost of transportation infrastructure, and the effects of widening roadways on neighborhoods and community character.	8/15/2017 2:44 PM
78	This is one f the most important areas to make Tallahassee an all inclusive city	8/14/2017 7:43 PM
79	I agree with the statement but public transportation in this town stinks and is extremely poor especially is lower income areas where it is needed in order for people to get to and from work since many don't have cars. Those are the areas that were cut the most.	8/11/2017 6:54 AM
80	The problem is the city officials and county commissioners speak in appeasing manners and even make promises only to cut funding for improvments and allow for more motorized system prioritization. We need to build the infrastucture now and people will change their lifestyles and habits in accordance.	7/30/2017 8:19 PM
81	As roads are subsidized until they are fully utilized in 30 years, so should public transportation be similarly subsidized.	7/30/2017 6:43 PM
82	Encourage public transportation; discourage expanding roads. Decrease parking requirements.	7/28/2017 8:14 AM
83	so far the provision of transportation options has shown that people by majority want to be able to drive their cars. Most will not convert to bicycles.	7/26/2017 4:40 PM
84	Tallahassee really could become distictive if it was serious about providing sidewalks everywhere, SAFE bike lanes, and consistent, plentiful bus routes.	7/25/2017 6:44 AM

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85	There is currently limited mass transportation in the community.	7/24/2017 1:30 PM
86	Carbon dioxide free transportation options should be promoted.	7/24/2017 1:02 PM
87	Prioritization of sidewalks needs much improvement and less politics involved. There are subdivisions where kids are waiting in the dark in the road for buses and yet a subdivision with existing sidewalks will get more sidewalks and some areas where sidewalks are not even desired by residents in the area are being proposed/built.	7/20/2017 9:38 AM
88	Public transportation is not a choice for many of our residents--a viable community has a dependable and easy to access public transportation system.	7/20/2017 7:50 AM
89	(see above) No more six lane roads. Reduce design speeds of roads. Too much 50 plus mph operation. This makes travel much more hazardous than it could be. Many operators doing 50+ on 35 mph posted roads. The design encourages that speeding.	7/19/2017 5:30 PM
90	no	7/19/2017 10:02 AM
91	You can't have people walk or bike across town (especially to work). Have you noticed it rains everyday? This is ignorant of reality. Also a great way to keep the poorer element south of Rt. 10.	7/19/2017 8:07 AM
92	Bikes on canopy roads create an extreme hazard. Preference should be given to motorized vehicles on roadways.	7/18/2017 3:57 PM
93	City and county should become one (this is going beyond the coordinate with each other phrase)	7/18/2017 3:50 PM
94	More bike lanes please. South Adams and Monroe are downright scary	7/18/2017 12:37 PM
95	I agree but our neighbors don't have the means to add much	7/17/2017 2:49 PM
96	The "...effects of widening roadways.." statement is unclear. Restate it because it affects everything.	7/13/2017 3:29 PM
97	It is important to acknowledge the current inequalities that alternative modes of transportation such as buses and bicycles currently face in comparison to automobiles. More infrastructure and development for such should be encouraged and promoted through policy to defeat social stigmas and reduce transportation constraints, leading to a more sustainable and equitable community.	7/12/2017 2:19 PM
98	Transportation choices are secondary to Land Use. Unfortunately, all the money and public rights to change things lie in transportation. Full tilt conversion of as many parts of the city to near Gaines-Street level of infill would support #10.	7/12/2017 11:02 AM
99	I don't always trust traffic engineers or planners. Gaines St. is now the worst road in the city.	7/12/2017 9:43 AM
100	In what other cities are pictures of bicycles painted on roadways? Or ditches alongside heavily traveled roads? We aren't rural any longer. We can and must, do better by making roadways safer We can do better. What other Capital City has narrow roads with steep ditches on each side?	7/9/2017 7:31 PM
101	Roadways need to be addressed before continuing to expand the city	7/8/2017 8:28 AM
102	Depending on if policy is used to limit one person over another	7/5/2017 11:00 AM
103	Wonderful- accessibility to ubiquitous bicycle lanes, cleanup of debris/fallen branches which could be harmful to bikers, and a safety awareness campaign for drivers to share the road would be important considerations for this initiative.	7/5/2017 7:41 AM
104	This is also an aging population. I don't see grandma riding her bike to Walmart (or waiting at a bus stop) in August. This is where mixed-use, done correctly, can be a good thing. Having small neighborhood stores that meet day-to-day needs in realistic walking (or golf cart) distance for example.	7/3/2017 11:49 AM

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105	Same thing as the one above. It will NOT let me agree. When I type strongly agree, all five stars light up. This survey is flawed. Why?	7/3/2017 7:44 AM
106	Delete "and businesses to make informed travel mode and expenditure choices". This just sounds like businesses trying to get out of paying the impacts of their development	7/3/2017 7:44 AM
107	Work to get more folk riding the bus by offering more enticing routes, times and bus lanes in front of bus stops.	7/2/2017 3:41 PM
108	Again application of equity principle critical this area. Side walks needed and bike paths on South side. Decisions on bus routes need input from actual users of city bus services, with surveys 8n city utility bills and door to door info gathering, especially for South side residents to equalize participation. A focus on pro walking with cut through sidewalks to connect different areas.	7/2/2017 2:16 PM
109	I don't agree with the part that says motorized transportation won't be prioritized. I'm not sure that's realistic.	6/28/2017 10:53 AM
110	Tallahassee does not stand alone. We share our city with rural residents from Leon, Gadsden, Wakulla and Jefferson counties. Our transit system should incorporate those communities. While I understand that transit is expensive in the short term, in the long term, it will pay off with reduces needs for road construction maintenance, parking lot construction and pollution.	6/26/2017 3:33 PM
111	Make really safe bike routes and educate car drivers about bikes.	6/26/2017 3:01 PM
112	Slow down to avoid need for wider roads	6/26/2017 12:41 PM
113	I think we should strive to REDUCE single driver in the auto traffic, and give priority to making non motorized and "mass" transit more pleasant, economical, and easily accessible.	6/26/2017 11:48 AM
114	If necessary, I am willing to pay additional taxes to accomplish this.	6/23/2017 5:18 PM
115	Priority will be given to projects that promote equity. Development orders will be enforced.	6/22/2017 2:45 PM
116	Nothing will be as impressive as getting Amtrak back to TLH.	6/20/2017 9:43 PM
117	Get rid of "traffic calming."	6/20/2017 5:26 PM
118	Free buses for all residents.	6/18/2017 6:15 PM
119	I suggested at a County Commission meeting in the 70's that in Europe, one sees school kids riding with adults. They do not separate children from adults and the whole bus is behaved. It seems wasteful to run two separate bus systems which can't pay for themselves. If you ask mothers why there is a "motor running-one mother-one child" for school drop off/pikc up, it's because the school buses are brutal.	6/18/2017 9:07 AM
120	I think I disagree with this. Public transportation in Tallaassee is poor. Don't know the answer, but people without cars, handicapped and elderly, or people just wanting to be more efficient need public transportation. Bicycles are fine for some, but most people either cannot or will not use as primary source of transportation.	6/18/2017 7:07 AM
121	Bus service!!!	6/17/2017 9:56 PM
122	Putting real money into public transportation - City AND County - build it and run it really well and they will come!	6/17/2017 3:25 PM
123	No mode of travel motorized or non-motorized is now safe with the current high speed of vehicles!!	6/17/2017 11:13 AM
124	Special efforts will be made to minimize additional paved surfaces into yet-to-be developed areas. Where possible, concrete will NOT be used for sidewalks.	6/15/2017 2:48 PM
125	Transportation is very important, but this principle doesn't address the connection between land use and transportation, so I think it should be rewritten	6/13/2017 8:54 PM

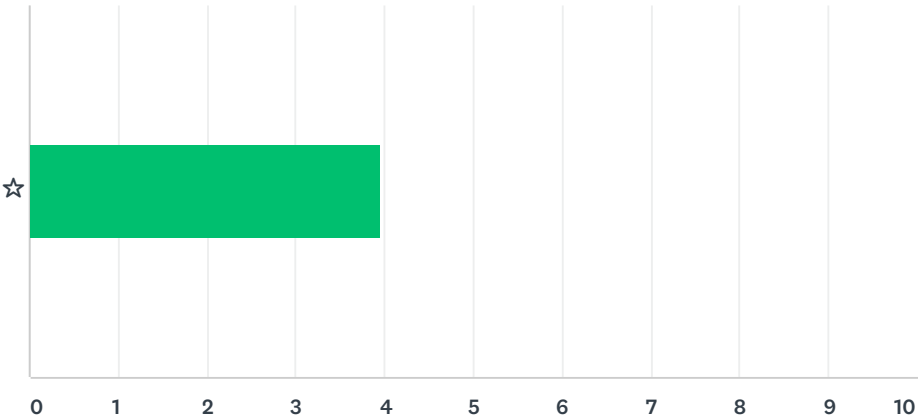
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126	Sounds great. Hope you can make this happen.	6/11/2017 6:55 PM
127	Follow NYC as an example.	6/11/2017 1:44 PM
128	You can't provide all of the transportation options and should not. Mass transit needs to be encouraged to reduce the need for more roads.	6/8/2017 9:03 PM
129	Sentence 2 is unintelligible and should be revised. "Providing...."	6/8/2017 8:24 PM
130	Stop installing sidewalks where, in many cases, they make no sense. Long walks along very heavily trafficked roads is not only unsafe but not very useful or enjoyable. Also trying to walk up fairly steep hills makes no sense for sidewalks in 90 degree weather.	6/8/2017 4:08 PM
131	Just trash this whole thing. I believe that non motorized or slow motorized modes of transportation should be separated by means of a barrier if possible. Bicycles and mopeds are dangerous and should be relegated to their own paths. Bicycle riders are arrogant. The City would just steal property through eminent domain anyway. Good grief. We sure don't think like ya'll do.	6/8/2017 4:04 PM
132	I'd like to see greater emphasis on reducing our reliance on single-occupancy vehicles. Expand Star Metro, make it more user friendly and get information out to the public about how to make use of this resource.	6/8/2017 3:58 PM
133	Transportation can be regulated so that we don't pave over everything simply so that 1 person per car can be transported. We need good mass transit.	6/8/2017 3:25 PM
134	most bicycle riding is for pleasure, not necessity. putting bicycle lanes on busy streets puts the bicycle riders in harm's way and is one more distraction to drivers of motorized vehicles. i do not think the two can be safely combined.	6/8/2017 3:10 PM

Q12 Housing diversity and choice for allOur community will ensure greater diversity of the housing stock to offer more choices, provide opportunities to people with varying income levels, and allow more flexibility for people in different stages of life. Increasing the diversity of housing types across the community will also include options for higher density housing supported by transit and non-motorized forms of transportation. The provision of housing choices will balance the needs of existing neighborhoods with the development of new neighborhoods. The character of existing neighborhoods will be preserved through a focus on neighborhood design, the shapes and sizes of buildings, and non-motorized transportation. New developments will include a variety of uses and housing types while incorporating design elements (such as sidewalks, trails, bike lanes, streets, bus stops, etc.) to promote transportation options.

Answered: 877 Skipped: 215



	STRONGLY DISAGREE (1 STAR)	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE (5 STARS)	CHOOSE NOT TO ANSWER	TOTAL	WEIGHTED AVERAGE
☆	4.56% 40	4.79% 42	17.90% 157	34.21% 300	37.51% 329	1.03% 9	877	3.96

#	DOES ANYTHING NEED TO BE ADDED OR REMOVED FROM THIS STATEMENT?	DATE
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1	I think new development in rural areas needs to pay it's own way more not depend on the city or county to build it all at public expense.	11/1/2017 5:14 AM
2	No	10/30/2017 1:44 AM
3	This is really lacking.	10/29/2017 4:39 PM
4	If we are to walk or ride bikes then we need a nearby grocery store, health and personal care services as well fun places to visit and things to do.	10/9/2017 7:24 PM
5	There needs to be landlord oversight, and rent control. There needs to be noise controls for large apartment parties.	10/9/2017 11:27 AM
6	This goal should prioritize re-development over new development. Existing public parklands and conservation areas should not be converted to develoment.	10/5/2017 10:56 AM
7	Support existing neighborhoods by adding facilities, enforce codes (esp around campuses), increasing housing rehap and improvement programs.	10/3/2017 7:22 PM
8	our income gap is among the nation's largest	10/3/2017 10:17 AM
9	Mix all up as much as possible. Understand how much cost is added by unnecesary making housing less affordable. Include housing a very small but well connected to other pleasant out door and 'just down the street' activity.	10/2/2017 9:35 PM
10	this should be left to the private sector	10/1/2017 8:37 PM
11	How do you propose to "balance" the needs of existing neighborhoods with development of new: (read high density)	9/28/2017 6:08 PM
12	More variety of housing types is needed. Unecenary regulations prevent housing chioce for certain elements of the population such as the elderly and low income groups.	9/28/2017 5:13 PM
13	How do we hold developers accountable to existing neighborhoods?	9/27/2017 8:07 PM
14	The character of all neighborhoods need not preserved at all times. What worked in the 1950's can stand in the way of what future Tallahassee may need.	9/27/2017 2:48 PM
15	This is tantamount: "The character of existing neighborhoods will be preserved "	9/27/2017 2:45 PM
16	I don't know that this needs to be added to the statement but as a matter of policy, I would emphasize the importance of making it easier for the development community to build in infill areas (where we say we want them to build) and work with them to address concerns of existing neighbors. NIMBYism is a problem that developers, planners, and the community at large need to address together.	9/26/2017 4:36 PM
17	I agree with the second half of this statement, but basically we have to agree on in-fill, more fully using the USA and urban fringe where community services currently exist. This statement does not work if a major affordable housing development is located on the Jefferson County line! These development have to be inside the USA where there are more transport options.	9/23/2017 2:09 PM
18	Emphasis should be on ensuring affordable housing (which is in very limited supply right now).	9/18/2017 1:02 PM
19	I am concerened about the non motorized transportation - explanations are needed. When developing "bus stops" make sure that they are not in deep ditches such as I see now around town and at the closest bus stop to me, all full of water during rainstorms. Many neighborhoods still have quite a walking distance for potential riders of public transport.	9/16/2017 11:56 AM
20	Keep the government dependent welfare people in their own housing far away from hard working people and close to jails and courthouses since they spend a lot of time at these places.	9/15/2017 9:52 AM

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21	reduce parking	9/15/2017 9:40 AM
22	Too much regulation! Give people more freedom!	9/13/2017 8:39 PM
23	My perception is that housing diversity and choice for all already exists.	9/13/2017 10:36 AM
24	High density housing is not the answer--it will only make things worse.	9/8/2017 12:33 PM
25	It's a nice goal, but the focus on bicycles as a transportation option in this city makes me not want to have this as a priority.	9/8/2017 9:52 AM
26	More than enough housing is available. There are so many new apartments being built there will be vacant housing & vacant property deteriorates.	9/7/2017 1:34 PM
27	Dense housing must not overtax the roads (and other services) required to support them.	9/6/2017 9:15 PM
28	Remove entire statement and add the statement in the parentheses in its place (Our community will ensure offering of housing choices and increasing the housing stock throughout all sectors of the community, providing opportunities and flexibility to people of varying income levels, levels of disability, and stages of life. Increasing the housing stock will be supported by prioritizing private development to build affordable housing throughout the community over affordable housing fee paying option to the local government as well as transit and non-motorized forms of transportation. Increasing the housing stock and providing more choices will prioritize the needs of existing neighborhoods over those of new, planned neighborhoods as the new communities will mostly utilize private investment and development as well as sustainable development measures requiring them to pay for themselves. Preservation of existing neighborhoods will include development, maintenance, and enforcement of regulations designed to eliminate upzoning and rezoning, encroachment of urban and commercial development adjacent to existing neighborhoods, nuisances adjacent to existing neighborhoods, use of Imminent Domain as means to acquire existing neighborhood properties within or adjacent to those communities. Preservation of the character of existing neighborhoods will focus on regulations and enforcement of similar design, shape, and size houses, provision of inclusion/installation of safety and design elements [such as sidewalks, crosswalks, handrails where elevation slopes from City Right-of-Way into residential yards, hydrants, LED white light street lamps, guardrails in front of slopes, ditches, ravines, etc.], inclusion/installation/upgrade of infrastructure (schools, foot bridges, electrical grid/hardware/lines, sewer lines, water pipes [to close in open ditches], storm water divergent measures, other physical assets), as well as non-motorized transportation. A portion of new developments, not adjacent to existing neighborhoods, will include a variety of uses and housing types while incorporating design elements [such as sidewalks, trails, bike lanes, streets, bus stops, etc.] to promote transportation).	9/5/2017 7:41 PM
29	What about enforcement of laws so that we feel safe walking and biking?????	9/5/2017 6:14 PM
30	I can't support the city taking on the responsibility for guaranteeing housing variety. Controlling zoning so that housing developments and business developments can co-exist is certainly Tallahassee's responsibility, but to guarantee/ensure that if someone needs different housing as they get older that our values state that the city council will provide for that is foolhardy at best or incompetent at worst.	9/5/2017 2:50 PM
31	A clear statement where and how low income housing will be addressed for future development has to be on the table	9/2/2017 2:01 PM

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32	More priority for sidewalks and protected bike routes in low income neighborhoods where residents actually use the facilities. We should improve connectivity by coordinating land uses with transportation options. Perhaps examine allowing developments increase density for less parking spaces in the student district. We should stop putting all the low income housing in Frenchtown and the South side and create more ladders of opportunity by providing greater housing choices on the north side where the schools are better. Providing more frequent transit headways during peak hour travel outside the urban core and all day long within the urban core could boost ridership. Accommodating weather events and addressing safety by installing shade/heat/lighting at stops would be a start. We need to slow down the streets, add lighting to crosswalks so people (especially children) can move without fear and be healthier and more connected to the community as a result of safely moving about without a car.	9/1/2017 10:42 AM
33	affordable housing should include single family house instead of focus on HUD style projects.	8/31/2017 5:05 PM
34	Student Housing Complexes must provide affordable units for people of all ages.	8/31/2017 4:03 PM
35	The housing diversity should not come at the expense of available, safe and affordable rental properties	8/30/2017 10:05 AM
36	.. promote SAFE AND EQUITABLE transportation options	8/29/2017 9:24 PM
37	This provision has a record of failure, and should be removed from the comp plan.	8/29/2017 3:09 PM
38	The government with jurisdiction will coordinate this with the affected neighborhood(s) so decisions are made smoothly, harmoniously, and are mutually beneficial to all affected parties. This needs to include historic preservation efforts that complement existing neighborhoods.	8/29/2017 11:52 AM
39	What about shared common spaces like neighborhood playgrounds and developments that account for multi-generational family living. With a larger aging population there need to be more homes with accessible in-law suite options.	8/28/2017 9:44 AM
40	Tallahassee has too much overpriced housing...what about the low-income families...we keep pushing them out via regentrification. Let those with means live on the outer parts of tallahassee, we have the means of transportation. With our poor public transportation those in need can't afford to keep being pushed out.	8/26/2017 5:03 PM
41	Government should recuse itself from any involvement in these decisions and let the private sector build the types of housing that their customers want.	8/26/2017 4:31 PM
42	No	8/25/2017 6:58 AM
43	Diversity in housing stock is great; however, those who reside in the downtown core should be made aware that one cannot maintain a suburban atmosphere if we can to increase downtown density.	8/24/2017 5:00 PM
44	With current FBI investigation about potential corruption in CRA funds and with current distrust of all American governments, I would appreciate knowing how our community can have confidence.	8/24/2017 10:08 AM
45	simply have affordable housing and stop making student apartments the priority	8/24/2017 7:21 AM
46	More affordable housing.and housing for people with disabilities / elderly	8/23/2017 8:20 PM
47	Remove entire principle.	8/23/2017 6:10 PM
48	Need to set a realistic limit based on jobs and salaries of who should be able to own a home. Not everyone can own a home and we should not try to force the issue.	8/23/2017 5:14 PM
49	Need to consider trends and needs for those aging and millennials. Smaller families need smaller housing choices. Less stuff needs less space.	8/23/2017 3:44 PM

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50	I strongly agree with this statement. However, the County and the City needs to insure that there is affordable housing for families throughout the entire county. Do not concentrate low-income housing with a select few areas of town. Affordable housing options should be available where there is economic growth and economic opportunities (this will also decrease transportation needs for low-income families to employment that offers livable wages & children of low-income families will also be allowed to attend higher quality schools).	8/23/2017 11:58 AM
51	There should be more townhomes, rather than single family homes and apartmetn style homes.	8/23/2017 11:07 AM
52	Once again, think of Copenhagen. Bikes everywhere! Cars in todays capacity will become a thing of the past. Wide roads could be converted to mass transit	8/23/2017 10:33 AM
53	this stuff really dont apply to someone in the home market for less then 200K	8/23/2017 10:30 AM
54	AFFORDABLE HOUSING!!! Needs to be more than just choice and diversity, but to take an active stance in policy and funding to improve affordability of housing throughout all neighborhoods in the city. Can't just rely on smaller housing and lower quality housing anymore in this city.	8/23/2017 10:15 AM
55	Verbose	8/23/2017 9:25 AM
56	Housing size should not be restricted based on location. Housing type? Sure, but not necessarily size. Look at urban areas surrounding Minneapolis proper. Entire neighborhoods of smaller houses are being demolished one at a time and new, larger, more modern homes are taking their place on the same size lot.	8/23/2017 8:49 AM
57	Community involvement is needed prior to any decision being made about a particular community	8/23/2017 7:30 AM
58	Not the job of government	8/23/2017 5:28 AM
59	Seems to be pushing higher density housing. Do not agree it is appropriate as a generalized statement	8/22/2017 6:33 PM
60	Who will decide when there is enough of one type of housing stock or another? The decision to build a particular type of housing is market driven, and demanding that a developer build certain types of housing potntially creates inventory that is not in demand and therefore unsalable. We depend on the private sector to achieve this goal.	8/22/2017 5:49 PM
61	This sounds disruptive to current residents and I would prefer it to discuss new neighborhoods rather than existing ones.	8/22/2017 3:42 PM
62	No	8/22/2017 2:39 PM
63	See #11 hire a first grader he/she will be cheaper and better.	8/22/2017 1:42 PM
64	sidewalks should be mandatory on all new developments.	8/22/2017 12:59 PM
65	Create various means for citizens to donate toward public transporation system in their everyday dealings--such as rounding up to next dollar at retail or grocery stores.	8/22/2017 12:52 PM
66	Income level opportunities to insure diversity should be taken out. work hard and get where you want to be, I did.	8/22/2017 12:31 PM
67	...if you can afford it. Housing is highly segregated in this community.	8/22/2017 12:28 PM
68	The market will dictate what is desired and appropriate	8/22/2017 12:23 PM
69	Continue to enhance established communities	8/22/2017 10:41 AM
70	Drop the Social Engineering!!!	8/22/2017 9:26 AM

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71	Need more affordable retirement housing with an option of transportation choices, nearby shopping, farmers markets, and healthcare.	8/22/2017 9:26 AM
72	Yes- Change to read: " Increasing the diversity of housing types across the community will also include options for lower density housing in sub-urban and semirural areas, as well as providing higher density housing supported by transit and non-motorized forms of transportation." Change to read: New developments will include a variety of uses and housing types , developed to focus on neighborhood scale and design, while incorporating design elements (such as sidewalks, trails, bike lanes, streets, bus stops, etc.) to promote transportation options.	8/20/2017 9:10 AM
73	Remove-Increasing the diversity of housing types across the community will also include options for higher density housing supported by transit and non-motorized forms of transportation. The provision of housing choices will balance the needs of existing neighborhoods with the development of new neighborhoods.	8/15/2017 2:44 PM
74	This sounds good, but I've not seen any evidence of "The character of existing neighborhoods will be preserved through a focus on neighborhood design, the shapes and sizes of buildings". Would like to see a Neighborhood Presevation overlay developed, especially within the MMTD.	8/14/2017 12:28 PM
75	Don't cut trees!	8/14/2017 9:48 AM
76	Our neighborhood already has housing diversity - which is great but the balance is shifting from property owners to low income renters.	8/9/2017 10:37 AM
77	Emphasis on missing middle housing types	8/5/2017 9:37 AM
78	I want to see "low income housing". This "varying income" nonsense allows for too much luxury apts and condos... Yes, we are a college town, but we don't need anymore luxry student housing. The working-class are suffering. Residents of Tallahassee should come first. Other cities cap rent and push for limits to protect the working class.	7/30/2017 8:19 PM
79	The idea of forcing housing types on new development has failed repeatedly.	7/30/2017 6:43 PM
80	Encourage economically diverse housing options within individual developments.	7/28/2017 8:14 AM
81	this is primarily a market driven phenomenon, though I agree that the choices should be available. we may regulate our way our of the interest category for builders who can easily develop elsewhere. Traffic load should dictate the need for sidewalks and not all neighborhood streets need bike lanes.	7/26/2017 4:40 PM
82	What does "higher density housing mean" in this context. Could raise a red flag for me if I knew what it meant here.	7/24/2017 1:54 PM
83	Stop catering to the students.	7/24/2017 1:30 PM
84	The term "balance" is dangerous as it is meaningless.	7/24/2017 1:02 PM
85	no	7/19/2017 10:02 AM
86	This whole statement guaranteees segregation.	7/19/2017 8:07 AM
87	There is very limited affordable housing in Leon County	7/18/2017 3:57 PM
88	can the equivocal lingo--we desperately need affordable housing; address the needs of the poor and struggling middle class; don't pretend this is about 'serving everyone' when the rich are doing very nicely SERVING THEMSELVES	7/18/2017 11:30 AM
89	I agree but it's not going to work	7/17/2017 2:49 PM
90	No.	7/13/2017 3:29 PM

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91	Do not let developers into lower income neighborhoods. If a developer wants to make a housing project to profit he can do it elsewhere, otherwise he's crowding out lower income people even if it's a "low income" project.	7/13/2017 11:23 AM
92	Enough if the super sized apartment complexes. This market is saturated!	7/13/2017 2:12 AM
93	Ensure that mixed use and mixed income developments are encouraged through policy to avoid social stratification. Developing high density buildings that provide its residents with opportunities of buying/renting regardless of income is important to maintain a equitable and mixed audience in urban spaces.	7/12/2017 2:19 PM
94	This is going to be fun when the earnest attempt to remove RP arises, if ever.	7/12/2017 11:02 AM
95	the goalls are important, the methods to achieve them need to include public input	7/12/2017 9:43 AM
96	Enough housing exists for students and non-students. I want to see what the powers that be envision for the size of this city - are we to become Orlando, Jacksonville, Atlanta, or are we to value what we have and what we offer? Existing neighborhoods will not be preserved, as they are not preserved now unless they are in affluent neighborhoods. There has been no attempt to match new development with the history of this city, one that would make it more attractive. A mixed batch of architectural styles lends no grace or sense of history to it. A missed opportunity again.	7/9/2017 7:31 PM
97	Just wondering what can be add regarding Housing for Adults 18-50 with disabilities, young adults who have developental issues, who want independence but can't manage well without assistance. These are the aged-out former foster kids we see sleeping under a bridge because they are not allowed to rent a bedroom in one of the Campus focused communal complexes.	7/8/2017 11:28 PM
98	We have a huge deficiency in affordable housing ... rentals for families, singles , the elderly and disabled. Affordable housing must be located close to good public transit, not placed in outlying areas.	7/8/2017 9:20 PM
99	Form based strategies are not sufficient in and of themselves to protect existing neighborhoods from spillovers of incompatible uses. Some traditional use restrictions must be maintained.	7/8/2017 8:12 PM
100	I agree but feel development needs to be SLOWED down to allow the transportation to catch up	7/8/2017 8:28 AM
101	Depending of if policy is use to limit one person over another	7/5/2017 11:00 AM
102	See previous comments.	7/3/2017 11:49 AM
103	PRESERVE community feel (preserve should be capitalized.	7/2/2017 3:41 PM
104	Much stronger focus needed on small afforable single family housing and duplexs , and less focus on huge multifloor student apartments.	7/2/2017 2:16 PM
105	We need to address the need for neighborhoods that include people with disabilities. in some areas, they are building a whole subdivision for people with special abilities to live. Check out Noah's Ark in Central Florida. We need a development like this in our area.	7/1/2017 5:18 AM
106	I've heard this song before. The city and county talk a good game but as soon as a big time developer comes along, neighborhoods are destroyed and sold off, to be replaced by ugly and cheaply constructed apartments (see the parts of the apartments along All Saints that are falling off the buildings).	6/26/2017 3:33 PM
107	Sounds good. I hope you will really do what you say.	6/26/2017 3:01 PM
108	This is pretty much market driven. And our local government lacks the will to impose rules to enforce other choices.	6/24/2017 8:44 AM
109	We have too much housing as it is.	6/23/2017 8:04 PM

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110	Allow mixed-use zoning to bring services into residential areas and promote walkability.	6/22/2017 2:45 PM
111	Get rid of "traffic calming."	6/20/2017 5:26 PM
112	Promote visibility and incentivize access in the housing realm. Many people cannot visit their neighbors.	6/20/2017 3:49 PM
113	Will designs for development mix rich and poor, old and young, mentally ill and stable in the same area? If so, then I agree with the statement.	6/19/2017 11:37 AM
114	Need more low income housing with updated heating and air systems.	6/18/2017 6:15 PM
115	Co-housing in all shapes and sizes has to happen: private living area and shared kitchens?	6/18/2017 9:07 AM
116	Design helps make a lot of different types of uses compatible, but NOT every time and every where.	6/17/2017 3:25 PM
117	Current patterns of traffic and especially bike lanes are extremely hazardous!!!!	6/17/2017 11:13 AM
118	Special efforts will be taken to avoid housing (or other development) inconsistent with already existent housing.	6/15/2017 2:48 PM
119	Housing diversity is very important, but this principle doesn't clearly state how existing intown neighborhoods will be preserved (or whether they will). Inappropriate development can harm a neighborhood, no matter how attractively it is designed. This principle refers to a "greater" diversity of housing. What kinds of housing are we missing, or in greater need of? Lastly, shouldn't all neighborhoods have access to bike lanes, sidewalks, etc.?	6/13/2017 8:54 PM
120	The City will stop social engineering and let people live where they want to.	6/12/2017 7:48 AM
121	How about going into existing neighborhoods and providing sidewalks before buildign new neighborhoods. Drive around this town and see how many houses there are on the market. What if the City/County had a program that encouraged redevelopment of refurbishing existing houses?	6/11/2017 6:55 PM
122	Form follows function, so less of a focus on design, shape and size, more of a focus on demographics.	6/11/2017 1:44 PM
123	Some areas of this statement makes sense such as maining the charater of exisitng neighborhoods but when combined with the other options/choices it becomes impossible to accomplish the others.	6/8/2017 9:03 PM
124	"focus...on non-motorized transportation" is vague and should be revised or removed. Regulating "Shapes and sizes of buildings" in existing neighborhoods seems counter intuitive to diversity.	6/8/2017 8:24 PM
125	12. - The City recently permitted dividing .66 acres into 3 lots, and .44 acres into 3 lots. Next I expect coffin-size lots.	6/8/2017 5:11 PM
126	The community cannot "ensure" these objectives are met	6/8/2017 5:01 PM
127	One size does NOT fit all. Don't allow overbuild of one type of housing. Your idea of nice housing (mini houses for example) may not be the choice of most people.	6/8/2017 4:08 PM
128	I hear you, but there's the "not in my backyard" thing. If you provide, greater diversity, it will encourage sprawl. I like the option of living around people who are like me, like a retirement community, or "family" community. When you mix low-income apartments with family communities, the families leave. The City just imposes those costs, sidewalks and trails on builders, and that stinks also.	6/8/2017 4:04 PM
129	ADD: The character of existing neighborhoods will be protected by a focus on existing density as well as building design.	6/8/2017 3:35 PM
130	mixed-income housing	6/8/2017 3:35 PM

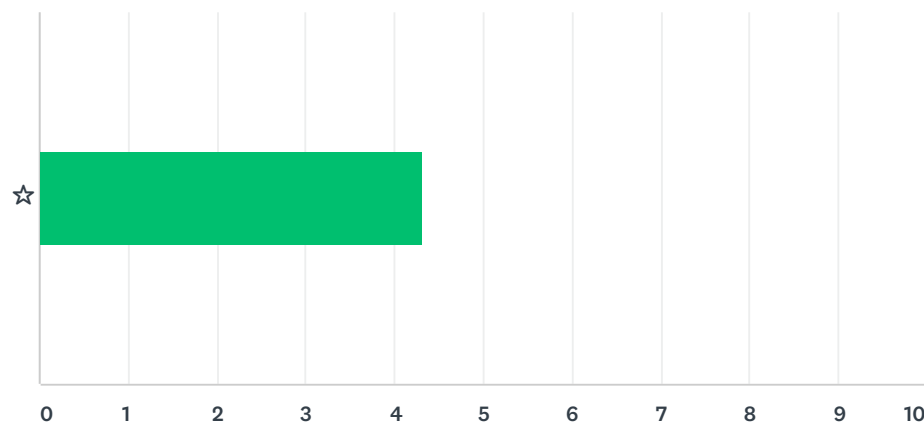
131

Forcing sidewalks into neighborhoods that don't need it, and don't want it, is a waste of resources. Building sidewalks that are too close to the curb and to cars / trucks is a waste of resources because the sidewalks are dangerous and no one will walk on them.

6/8/2017 3:25 PM

Q13 Livable, walkable neighborhoods and places Design and build neighborhoods, activity centers, and employment districts to be lively, safe, sustainable, and healthy. Well-designed places result in destinations with increased safety, more diversity of the built environment, increased social interaction, improved accessibility, more flexibility in meeting different community goals, and more unique identities.

Answered: 877 Skipped: 215



	STRONGLY DISAGREE (1 STAR)	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE (5 STARS)	CHOOSE NOT TO ANSWER	TOTAL	WEIGHTED AVERAGE
☆	2.85% 25	1.94% 17	10.26% 90	30.10% 264	53.59% 470	1.25% 11	877	4.31

#	DOES ANYTHING NEED TO BE ADDED OR REMOVED FROM THIS STATEMENT?	DATE
1	More sidewalks!	11/1/2017 5:14 AM
2	No	10/30/2017 1:44 AM
3	Need places that are not all open from 9-5...	10/9/2017 7:24 PM
4	With noise abatements or noise controls	10/9/2017 11:27 AM
5	Tallahassee is a grassroots culture and always has been. Top-down over-design is not an appropriate mangement policy for our city. Work on a more localized scale and closely involve the affected community.	10/5/2017 10:56 AM

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6	Bring these objectives into the preservation and enhancement of existing neighborhoods.	10/3/2017 7:22 PM
7	Perhaps the best statement of all. This is very fundamental	10/2/2017 9:35 PM
8	how do you propose to do this? And who gets to spend the taxpayers money?	9/28/2017 6:08 PM
9	Get BUSY! Seriously.	9/27/2017 2:48 PM
10	I could rate all of these statements as 5* but I am trying to offer some distinction between them.	9/26/2017 4:36 PM
11	This statement is in all planning documents and maybe it's supposed to be a reminder that these communities are great if they are not plunked down in a suburban enclave where everyone had at least 2 cars. Our interest in recreation, exercise, entertainment in a medium to small size city requires us to transport by car from one end of the city to the other. In-fill and business development like Mid-Town actually work because there are lots of resources in one place. Ironically, Mid-Town is more commercial, so not what you would consider walkable	9/23/2017 2:09 PM
12	Resrouces should also be deployed to support non-planned activity centers that evolve.	9/23/2017 2:01 PM
13	If Gaines Street corridor is an example of well designed district - no thank you!	9/21/2017 9:09 AM
14	Expand on 'healthy' and 'safe'	9/15/2017 9:40 AM
15	Leave it to private enterprise!	9/13/2017 8:39 PM
16	I think much should be done to retrofit existing places, and of course, new places can be designed and built accordingly.	9/13/2017 10:36 AM
17	The city shouldn't be in the business of "planning" neighborhoods.	9/8/2017 9:52 AM
18	Reevaluate existing neighborhoods and how they can become more walkable - i.e. downtown.	9/6/2017 1:41 PM
19	remove the words in brackets from the statement [employment districts] and replace them with the words in parentheses (places of employment). Add the word in parentheses lively, (inclusive), safe, sustainable, and healthy...	9/5/2017 7:41 PM
20	Again, Tallahassee does not Design and Build Neighborhoods. The council can be charged with enacting zoning and permit requirements to guide neighborhood designs to take these matters into account, but the way it is written is inaccurate if not illegal.	9/5/2017 2:50 PM
21	This doesn't mention improving neighborhoods that already exist.	9/5/2017 10:26 AM
22	Sidewalks are a must especially for new residential developments	9/2/2017 2:01 PM
23	Don't just build neighborhoods that are walkable but have no real place to walk to within a reasonable distance.	8/30/2017 3:30 PM
24	Obviously. But based on the types of houses being purchased at a fantastic rate, I think the public's perception of this standard is very different than that of the planning department.	8/29/2017 3:09 PM
25	In addition to designing and building neighborhoods, we need to ensure existing neighborhoods including historic preservation areas are maintained to meet the same criteria instead of bull-doing down existing areas. We need to provide the infrastructure to keep existing residential and commerical areas viable instead of becoming blight.	8/29/2017 11:52 AM
26	Need more safe paths to schools via bike and pedestrian	8/29/2017 11:23 AM
27	Not a Southwood fan...disappointed with the direction of Canopy	8/26/2017 5:03 PM
28	Government should recuse itself from any involvement in these decisions and let the private sector build the types of neighborhoods, activity centers, and employment districts that their customers want.	8/26/2017 4:31 PM

29	No	8/25/2017 6:58 AM
30	you can't force tallahassee to be a 'walking friendly' city when everything is so spread out and nothing is within walking distance and the sidewalks and crosswalks aren't maintained	8/24/2017 7:21 AM
31	Remove "more flexibility in meeting different community goals, and more unique identities"	8/23/2017 6:10 PM
32	The planning department needs to move away from keeping everything separated and implement form based codes.	8/23/2017 3:44 PM
33	NO	8/23/2017 11:07 AM
34	College town and Bannerman, great job with these	8/23/2017 10:33 AM
35	this stuff really dont apply to someone in the home market for less then 200K or out side of FSU Thomasville or Bucklake areas	8/23/2017 10:30 AM
36	Yes, AND we will do so while minimizing displacement of existing residents and businesses while supporting their growth and development in the revitalization process.	8/23/2017 10:15 AM
37	improve those that are already established, some of which have existed for more than 50 years, but need improvement	8/23/2017 9:14 AM
38	Florida is hot. It rains. A lot. It's good in concept, but you have to be realistic. Middle aged white men don't like walking to work in a shirt in tie. They also don't like changing clothes at work. It's the way it is.	8/23/2017 9:05 AM
39	Design and build neighborhoods should not be connected to the need for livable, walkable neighborhoods and places. You're restricting future growth, and the perfect example is the sprawl of design and build neighborhood after design and build neighborhood all along Thomasville road north of I-10 to the point where the Orchard Pond Parkway was a good idea to relieve traffic.	8/23/2017 8:49 AM
40	Incorporate healthy living as an outcome	8/23/2017 8:16 AM
41	The character of existing neighborhoods will be preserved	8/22/2017 3:17 PM
42	Include Entertainment for both teens and family.	8/22/2017 2:39 PM
43	I hope you listen to this survey.	8/22/2017 1:42 PM
44	Make neighborhoods walkable or bicycle friendly for local neighborhood needs.	8/22/2017 1:20 PM
45	sidewalks should be mandatory on all new developments.	8/22/2017 12:59 PM
46	Create more active senior centers and utilize church vans to help with community transport during the week, beyond their own patrons.	8/22/2017 12:52 PM
47	not sure how you can improve on this. I prefer choice so to have a small market district in the middle of a neighborhood where they can have excessive prices for convenience would not work for me.	8/22/2017 12:38 PM
48	Sure, take downtown. Until there is grocery within walking distance, it will never happen.	8/22/2017 12:28 PM
49	No commercial businesses in residential neighborhoods	8/22/2017 11:06 AM
50	Respect existing green spaces	8/22/2017 10:41 AM
51	"more diversity" Drop the Social Engineering!!!	8/22/2017 9:26 AM

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52	Add-Design and build neighborhoods, activity centers, and employment districts with emphasis on size and cleanliness of the buildings and areas.	8/15/2017 2:44 PM
53	Agree yet this is not what's been happening in the building scene here.	8/14/2017 9:48 AM
54	Commercial spaces, especially, need to meet a higher standard of aesthetic appeal. Some places we have now are downright fugly.	8/9/2017 11:37 AM
55	Walkable in title but not in description, nothing about bikable in there?	8/5/2017 9:37 AM
56	No More Palm Trees! Seriously!!! It's absolutely out of control! This is Tallahassee! Not South Florida!	7/30/2017 8:19 PM
57	Building new neighborhoods in urban infill areas. For instance, we don't need a new sprawling suburb in Welaunee to destroy the canopy roads and clog the roads and create a lot of new infrastructure outside Capital Circle.	7/30/2017 6:39 AM
58	Provide mass transit options.	7/24/2017 1:30 PM
59	You seem to sprinkle the word sustainable liberally in your writings. What do you mean by sustainable?	7/24/2017 1:02 PM
60	We need to increase the percentage of our residential areas that have normal shopping and services within walking distance.	7/19/2017 5:30 PM
61	bikable	7/19/2017 10:26 AM
62	no	7/19/2017 10:02 AM
63	I think making Tallahassee more walkable is very important to attract more people to live here.	7/18/2017 3:57 PM
64	No.	7/13/2017 3:29 PM
65	This statement says "build," which isn't what Tallahassee needs. These elements should be added to existing, established neighborhoods. South and northwest, especially.	7/12/2017 4:29 PM
66	Would like to see goal that focuses specifically on neighborhood preservation.	7/12/2017 2:43 PM
67	Continue to promote pedestrian and cyclist-friendly spaces that would further reduce the need for dense parking spaces and the increased amount of traffic in urban areas. Enhance access to bus and bicycle routes, at the same time developing policy that enhances protection and use of these modes.	7/12/2017 2:19 PM
68	I would gladly give up automobile access to downtown Tallahassee, replaced entirely by pedestrian, bike, scooter, electric tram, and electric bus services. Go Times Square!	7/12/2017 11:02 AM
69	I think this should say "build and modify existing" neighborhoods.	7/12/2017 9:27 AM
70	Problem is we have no or very few neighborhoods that this could be accomplished.	7/11/2017 1:50 PM
71	Start with redesigning Magnolia Grove and Chuy's sites.	7/9/2017 8:52 PM
72	Mandatory sidewalks in every new development. Mandatory streetlights in every new development. Why should existing residents pay taxed for these amenities after residents demand them after the properties are built?	7/9/2017 7:31 PM
73	Some acknowledgement is needed that much of this community is comprised of low-density residential development, that many people continue to want to live that way, and that "densification" and infill are not appropriate everywhere in this community.	7/8/2017 8:12 PM
74	If the south side is actively develop the same way. no one left behind. I remember when Maclay gardens was the end of town not chiles is. At least there is a Publix and maybe 3 big business out near the circle south of town	7/5/2017 11:00 AM

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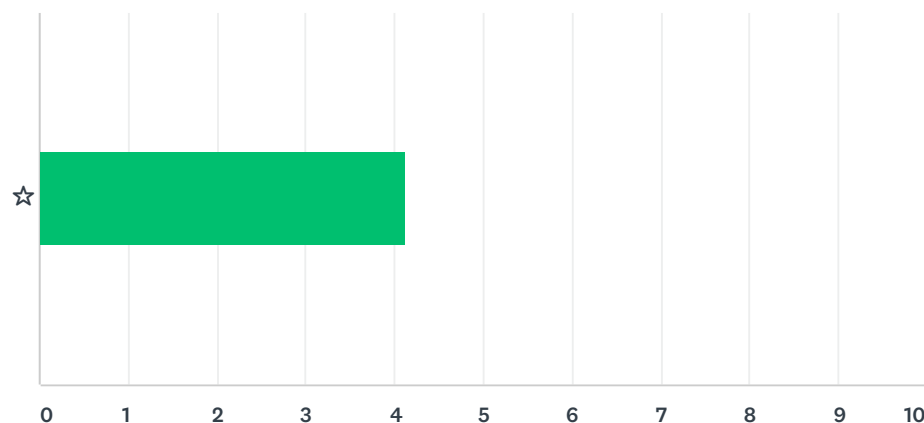
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75	...while maintaining the aesthetic and value of existing neighborhoods.	7/3/2017 11:49 AM
76	This only works if there is something to walk to	7/3/2017 11:11 AM
77	Support these goals in the existing older in town neighborhoods	7/3/2017 7:59 AM
78	More sidewalks in Southside	7/2/2017 3:41 PM
79	Again cut through sidewalks to connect areas by foot. Also small individual businesses and small shopping and restaurant centers as part of neighborhoods to encourage walking and decrease cross town traffic.	7/2/2017 2:16 PM
80	Sounds great	6/26/2017 3:01 PM
81	But not every convenience can be available in every neighborhood	6/26/2017 11:48 AM
82	We don't need more new neighborhoods. We need incentives to revitalize the existing ones.	6/23/2017 8:04 PM
83	Get rid of "traffic calming."	6/20/2017 5:26 PM
84	What does "more unique identities" mean?	6/19/2017 11:37 AM
85	City should provide more recreational opportunities for low income children in the summer.	6/18/2017 6:15 PM
86	Be sure to include at least bird habitat. People may not recognize it, but we need contact with the world. Living at 72 degrees every minute is NOT paradise.	6/18/2017 9:07 AM
87	Who could disagree with that!!	6/18/2017 7:07 AM
88	This is a very important goal.	6/17/2017 2:19 PM
89	Prioritize improving the livability and walkability of already established neighborhoods, and in future, require development of new neighborhoods,....."	6/17/2017 10:00 AM
90	Special efforts will be made to preserve the character of already developed areas.	6/15/2017 2:48 PM
91	See comments for principle 11	6/13/2017 8:54 PM
92	Do all of the above to existing neighborhoods: redesign and rebuild existing neighborhoods before building new.	6/11/2017 6:55 PM
93	Have one, city-wide identity.	6/11/2017 1:44 PM
94	AND NEIGHBORHOOD ACCESS TO NATURAL SPACES AND GREENWAY RECREATION	6/11/2017 1:33 AM
95	Too hot to walk in the summertime.	6/10/2017 8:35 PM
96	Short and sweet - good!	6/9/2017 2:35 PM
97	Once you add "more flexibility" you start to diminish the other admirable goals.	6/8/2017 9:03 PM
98	13. - Oh, but were that to happen ... what a dream. What! Oh! Back to reality ...	6/8/2017 5:11 PM
99	Walking in high density urban areas makes sense if there are amenities people can conveniently and comfortably walk to. Out in the more spacious suburban areas walking makes no practical sense except in some very, very select areas. Use that development money more wisely.	6/8/2017 4:08 PM
100	This survey is too long. I got to go	6/8/2017 4:04 PM

101	Agree, so long as "connector roads" do not cross neighborhoods. Agree so long as churches are not allowed to build mega multi use structures for restaurants, cafes, and sports facilities which fly in the face of zoning simply becuae they are "religious".	6/8/2017 3:25 PM
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Q14 Economic Opportunity Our community will expand the local economy by supporting the development of vibrant places, the linkage of different community assets, and access to more employment options and opportunities. Land use and transportation strategies will support innovation, improved access to training and job opportunities, the incubation of local businesses, and new industry. Industrial and light industrial land uses will be provided in areas compatible with growth and development plans. Transportation strategies will support the movement of freight and cargo while maintaining a safe, multimodal network.

Answered: 877 Skipped: 215



	STRONGLY DISAGREE (1 STAR)	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE (5 STARS)	CHOOSE NOT TO ANSWER	TOTAL	WEIGHTED AVERAGE
☆	2.39% 21	2.96% 26	14.82% 130	38.43% 337	39.79% 349	1.60% 14	877	4.12

#	DOES ANYTHING NEED TO BE ADDED OR REMOVED FROM THIS STATEMENT?	DATE
1	No	10/30/2017 1:44 AM
2	Focus on RE-development of existing places to make them more "vibrant".	10/5/2017 10:56 AM
3	add..."while protecting and enhancing neighborhoods and environmental resources."	10/3/2017 7:22 PM
4	For too long growth has focused on the ne. It's time to help growth in the s	10/2/2017 10:20 PM

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5	Add: easy and inexpensive access from residential neighborhoods,	10/2/2017 9:35 PM
6	private sector	10/1/2017 8:37 PM
7	A great goal... what transportation strategies?	9/28/2017 6:08 PM
8	Non polluting industry only!	9/27/2017 8:07 PM
9	Like out of a text book but with little if any application to a spread out town like Tally	9/23/2017 2:09 PM
10	Focus needs to be on improving the economic vitality of depressed areas; not making the Northeast even nicer.	9/18/2017 1:02 PM
11	If you want to do this, step ONE would be to get Governor to give substantial pay raise to the State employees. That would take care of this goal all by itself.	9/15/2017 9:52 AM
12	Incentives for companies?	9/15/2017 9:40 AM
13	Stop wasting money on this stuff. The City staff lacks the ability to do these things properly!	9/13/2017 8:39 PM
14	Just an excuse for unrestrained, unplanned and poorly executed development.	9/8/2017 12:33 PM
15	This is how a city funds their projects.	9/7/2017 1:34 PM
16	remove words in brackets from the statement [vibrant places] and replace with the words in the parentheses (Human Capital through education, supporting minority entrepreneurship for women, disabled, minorities, encouraging and supporting innovative employment options). Add the words in parentheses to the statement-access to more (and varying levels of) employment options and opportunities (for all education and income levels). Remove words in brackets from the statement [compatible with growth and development plans] and add the words in parentheses in their place (that share the same land use designation to reduce encroachment of industrial/light industrial land uses near residential areas). Add words in parentheses to the statement-movement of freight and cargo while maintaining a safe, (environmentally clean), multimodal network.	9/5/2017 7:41 PM
17	What the does "vibrant" mean in the context of urban planning? Be more plain in wording?	9/5/2017 6:23 PM
18	Finally one value that is written in a way that the city council can effectively support and is well within the rights and obligations of our elected officials.	9/5/2017 2:50 PM
19	most important	9/5/2017 12:31 PM
20	Can someone please give some tangible specifics rather than a list of promises!	9/2/2017 2:01 PM
21	focus for economic growth should move towards entrepreneurship and small business development	8/31/2017 5:05 PM
22	Let Data Oriented Companies set shop in first floor commerce space. Stop enforcing Retail. Let the Market choose what to put on the first floor spaces.	8/31/2017 4:03 PM
23	We need to support existing local businesses and development areas to ensure their sustainability and meeting the community values before expansion negatively affects the existing economy.	8/29/2017 11:52 AM
24	This follows if the rest works...	8/26/2017 7:44 AM
25	No	8/25/2017 6:58 AM
26	Consider what is needed for autonomous vehicles in the future. Any plans for light rail, even long term?	8/23/2017 3:44 PM

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27	Really, the area has a strong economic background, given the universities and state government. It's main weakness lies in its strategy of the past thirty years of relying too heavily on new construction. If the city had allowed less of the sprawl and rampant development that has occurred in that time frame, it would be a more attractive place to live, and thus draw the talented people that drive a sustainable economy. The government needs to get out of the "economic development" business and stick to infrastructure and basic social services.	8/23/2017 3:24 PM
28	NO	8/23/2017 11:07 AM
29	to include help not a handout for the homeless and felons who are on the road to change	8/23/2017 10:30 AM
30	Is all of this government's role?	8/23/2017 9:25 AM
31	Economic Opportunity is a catch phrase produce created from establishing and holding to principles, that should not be considered a principle of its own.	8/23/2017 9:15 AM
32	But NOT at the expense of neighborhoods	8/22/2017 3:17 PM
33	None	8/22/2017 2:39 PM
34	Tallahassee has no industry that's the problem.	8/22/2017 1:42 PM
35	this will never happen with the current motor vehicle dominance philosophy.	8/22/2017 1:20 PM
36	Train young people to seek more substantive work beyond fast-food industry, and open more doors for older workers to stay employed without stigmatism.	8/22/2017 12:52 PM
37	.We do indeed need more industry and jobs instead of the government and education. We need jobs for craft and non-skilled workers. We need to empower our city leaders to incentivize business to come in for these types of jobs	8/22/2017 12:38 PM
38	Keep in mind that development should prioritize living spaces for low-income people (including but not limited to housing options, grocery stores, corner stores and pharmacies) over luxury spaces for higher-income people.	8/22/2017 10:14 AM
39	Transit should be provided to allow lower-income members of our community better access to these opportunities.	8/22/2017 10:01 AM
40	We need resumption of AmTrack service.	8/22/2017 9:55 AM
41	There needs to be more emphasis on supporting local businesses. We are destroying too many districts attempting to appease rich developers.	8/22/2017 9:49 AM
42	Let freedom Reign! Drop the Social Engineering!!! Economic Opportunity - Not Economic Outcome Equality	8/22/2017 9:26 AM
43	Add-where commercial districts do not interfere with the locations of neighborhoods	8/15/2017 2:44 PM
44	No industry!	8/14/2017 9:48 AM
45	Could we get rid of the word "vibrant"? It is overworked to the point of being hackneyed.	8/11/2017 3:00 PM
46	This sounds like chamber of commerce wrote this statement.	8/11/2017 10:55 AM
47	Now seems like a good time to mention the encouragement of sustainable energy plans.	8/9/2017 11:37 AM
48	The strength of this statement will be proven by the actual vision and development of opportunities	8/1/2017 7:43 AM
49	This is sort of a bland obvious statement. It does not address the tradeoff issues that are so important. Does it mean dump industrial on the south side?	7/30/2017 6:43 PM

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50	Stop trying to reinvent our community, work to promote diverse employment opportunities at all income levels.	7/24/2017 1:30 PM
51	This is BS.....recruiting outside business like Proctor and Gamble, Johnson and Johnson, Boeing, Nissan, etc...to our area should be number one priority. All of this other "fluff" does not matter if there are not high paying jobs here!!!! And no, the government and university jobs don't cut it!	7/23/2017 7:17 PM
52	I still am in support of a cultural arts center for our community to boost tourism and quality of life for residents.	7/20/2017 7:50 AM
53	Keep in mind that our road network should not be designed for the largest vehicles. Vehicles should be sized to fit the urban network, not the reverse. The large turn radii used to accommodate large trucks encourages too high speeds by normal sized vehicles.	7/19/2017 5:30 PM
54	no	7/19/2017 10:02 AM
55	Create an environment in which people can launch great careers.	7/18/2017 4:15 PM
56	Again, jobs define every quality of life there is. No job, no quality of life.	7/18/2017 3:55 PM
57	focus on growing what we have first	7/17/2017 2:49 PM
58	Explain "...vibrant places..."	7/13/2017 3:29 PM
59	Supporting the community is not possible if we put the interest of businesses and the economy ahead of our citizenry.	7/13/2017 11:23 AM
60	Respecting the integrity of low-SES, economically disadvantaged neighborhoods in the effort to develop vibrant places :)	7/12/2017 4:10 PM
61	I disagree solely because of our community's track record in this area. Tell me again how the southside pit is in "an area compatible with growth and development plans." Tell me again how developing Myers Park is creating a "vibrant place" and linking "different community assets."	7/12/2017 2:43 PM
62	An Single-Occupant Vehicle free downtown Tallahassee could move freight through electric mini-buses, as in central London. All other freight should be routed to Cap Circle Bypass.	7/12/2017 11:02 AM
63	stress even more the concept of prioritizing local over national chains or multinational interests	7/12/2017 9:43 AM
64	A high quality of life which includes protecting environmental assets & providing a full array of cultural opportunities is essential for successful economic development. We need a performing arts facility.	7/8/2017 9:20 PM
65	Industrial and light industrial uses must be provided in areas that are compatible with protecting existing residential neighborhoods.	7/8/2017 8:12 PM
66	Not being done	7/8/2017 8:28 AM
67	please don't focus so much on growth	7/5/2017 12:46 PM
68	thruout the county and not only south of town. a larger runway, hotel,convention and conference center at the airport and a BJ wholesale club between southwood and woodville hwy could spark growth and jobs and new communities	7/5/2017 11:00 AM
69	delete 'incubation of local businesses and new industry.'	7/3/2017 7:44 AM
70	More technical education	7/2/2017 3:41 PM
71	Strengthen entrepreneur support both of already existing businesses and creation of new ones, with training and small business loans. Increase minimum wage with sliding scale so as to not unduly hurt small business owners and new entrepreneurial efforts.	7/2/2017 2:16 PM

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72	We need to address better ways to provide travel options for people with disabilities who live in our rural communities, maybe look into a voucher system that would allow them to pay anyone for transportation so they can go to work, play, etc.	7/1/2017 5:18 AM
73	I would make sure the emphasis is on LOCAL business opportunity and that we would try to keep as much of the big-box/national-franchise mentality out of our land-use expansions.	6/27/2017 9:41 AM
74	Personally, I believe that the City should be de-chartered and it's functions taken over by the county. The county runs a tighter ship, is more responsive to citizens and less beholden to the big money developers.	6/26/2017 3:33 PM
75	Putting in solar and other sustainable things would create jobs. I have been saying this FOREVER. Let's do it!	6/26/2017 3:01 PM
76	Industry should not degrade our quality of life.	6/26/2017 12:41 PM
77	I don't trust local government with all the conflicts of interest, cronyism, and lack of conscience of our community leaders to make these decisions. I would not ask them to make choices which prioritize their notion of "innovation and incubation of local business and new industry"	6/26/2017 11:48 AM
78	Stewardship of the land and water is very important as we develop.	6/24/2017 1:20 PM
79	Tallahassee is big enough. We don't need to be another Jacksonville.	6/23/2017 8:04 PM
80	This should be done in the context of ensuring our natural resources are protected and even enhanced.	6/23/2017 5:18 PM
81	Add specifics; I can't agree or disagree with buzzwords with no clear intention.	6/22/2017 2:45 PM
82	Get rid of "traffic calming."	6/20/2017 5:26 PM
83	New industry can go elsewhere for the most part. There should be some intelligent and community-based way to select among the businesses that want to come here	6/17/2017 6:56 PM
84	Public Education? It's missing from all of this. The CompPlan should have a strong education component.	6/17/2017 3:25 PM
85	One point of concern, maybe a subtlety beyond this goal, is my concern about balancing the movement of freight and cargo while maintaining a safe, multimodal network. The movement of freight and cargo, at bulk levels needs to be of secondary importance compared to other transportation facility users needs within most urbanized parts of our community. Large trucks don't mix well with pedestrians and bicyclists; these trucks don't belong on most corridors designed for high volumes of pedestrians and bicyclists.	6/17/2017 2:19 PM
86	MORE JOBS, MORE JOBS for the people already here.	6/17/2017 11:13 AM
87	Transit and active (bike/pedestrian) transportation are good for business because they allow greater access for more potential customers in any given time frame. The mounting friction of cars-only mobility chokes off access.	6/17/2017 7:30 AM
88	My view is that the job of the City and County is to make a nice place to live (safety, education, parks, environment). I do not support direct government investment (tax breaks and incentives). Most of the research I have read shows that these efforts do not pay for themselves.	6/15/2017 6:05 PM
89	Special effort will be made to limit development and to not over-develop the community (unlike what has happened across so much of the rest of Florida)	6/15/2017 2:48 PM
90	The City and County recently adopted an economic development strategic plan. How does this principle relate to that plan, and vice versa?	6/13/2017 8:54 PM
91	FAMU Way was a great example of this. Keep it going.	6/11/2017 6:55 PM

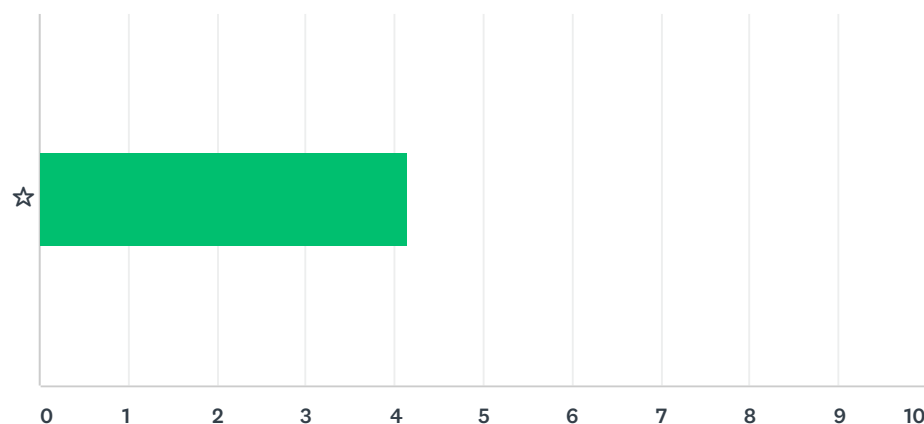
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92	Encourage investment from large cities such as New York or LA.	6/11/2017 1:44 PM
93	Quit lining the pockets of your cronies!	6/10/2017 12:30 PM
94	Somewhat repetitive with other statements; feel like it should be cut off after sentence 2 - the rest seems more like a strategy not a vision statement	6/9/2017 2:35 PM
95	You can't have full blown economic expansion without further degradation of our remnant natural resources.	6/8/2017 9:03 PM
96	Clarify "Industrial and light industrial land uses will be provided in areas compatible with growth and development plans"	6/8/2017 8:24 PM
97	14. - I've yet to see a 'vibrant place'. "Transportation strategies ..." does this includes these jumbo jets rumbling over my house?	6/8/2017 5:11 PM
98	It's admirable to TRY to become a Silicon Valley. Realisticly it most likely can never occur. Stop trying and set your goals in the direction of something achievable and beneficial to ALL the area residents.	6/8/2017 4:08 PM
99	Focus on local businesses. Keep light industrial land uses out of neighborhoods.	6/8/2017 3:58 PM
100	Industrial and light industrial uses do not belong in established neighborhoods.	6/8/2017 3:35 PM
101	Again, alot of wordsmithing going on with that statement. I challenge any community to actually do what is in that statement. it is impossible.	6/8/2017 3:25 PM

Q15 Respect regional interconnectedness Exhibit regional leadership and responsibility with intergovernmental and multi-jurisdictional issues. Many issues that impact the community, such as natural resource management and transportation, extend beyond jurisdictional boundaries. Intergovernmental coordination is necessary between the County and the City, as well as with neighboring jurisdictions to effectively address and manage these issues. Decisions related to issues such as the management of our natural environment and transportation networks should reflect the importance of context and scale at the neighborhood, city, county, and regional level.

Answered: 877 Skipped: 215



	STRONGLY DISAGREE (1 STAR)	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE (5 STARS)	CHOOSE NOT TO ANSWER	TOTAL	WEIGHTED AVERAGE
☆	2.05% 18	1.71% 15	14.82% 130	41.62% 365	38.20% 335	1.60% 14	877	4.14

#	DOES ANYTHING NEED TO BE ADDED OR REMOVED FROM THIS STATEMENT?	DATE
1	i don't know what this means	11/1/2017 5:14 AM
2	No	10/30/2017 1:44 AM
3	We need connectivity for transportation that can get people out of their cars	10/5/2017 12:26 PM
4	This applies not only to structural connectedness but also functional, especially in terms of environmental function.	10/5/2017 10:56 AM

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5	Absolutely fundamental and very important for proper over all decision making and implementation. Regional cooperation must happen for a good plan to work.	10/2/2017 9:35 PM
6	responsibility and long range planning!	9/28/2017 6:08 PM
7	Support more regional recreation opportunities	9/28/2017 5:13 PM
8	We are surrounded by national forest and prized coastlines that are protected by national parks and reserves. We could have more of this in the City of Tally as well	9/23/2017 2:09 PM
9	I do not see this happening unless our community elected officials and leaders actually listen to the rest of the community.	9/16/2017 11:56 AM
10	This is ignored. Tallahassee assumes their interests are more important than surrounding areas.	9/7/2017 1:34 PM
11	Every little department seems to say yes to anything that does not specifically push over the line of their petty responsibility. They do not look at the big picture.	9/5/2017 6:14 PM
12	Please ensure better flight options from Tallahassee airport, expressed with the hope that this will reduce the ticket costs!,	9/2/2017 2:01 PM
13	Merge more Leon County and City of Tallahassee departments.	8/31/2017 4:03 PM
14	Don't build big roads to nearby areas that encourage leapfrog development including into adjoining counties. Unfair to City residents to impact our quality of life so others can get in and out of town quickly. Also, along those lines study the elimination of one way pairs. Creates higher speeds where they don't belong and negatively impact housing values on those streets.	8/30/2017 3:30 PM
15	No	8/25/2017 6:58 AM
16	Consolidate the city and county.	8/24/2017 5:00 PM
17	Suggest that state be added.	8/24/2017 10:08 AM
18	Good luck getting any other jurisdiction to cooperate with you on this	8/23/2017 6:10 PM
19	Be careful that this does not result in widening roads just so people can live outside of the County and drive in for work. Priority should be given to taking care of our residents.	8/23/2017 3:44 PM
20	This is especially crucial in terms of restricting unnecessary and harmful sprawl.	8/23/2017 3:24 PM
21	The city should actually LISTEN to the state's historic preservation office when it comes to the potential use of historic resources.	8/23/2017 11:33 AM
22	NO	8/23/2017 11:07 AM
23	Taking the regional view can enhance all of these values extensively.	8/23/2017 10:15 AM
24	add safety issues and management by policing authorities	8/23/2017 9:14 AM
25	And in some cases state and/or federal governments should or would need to be consulted.	8/23/2017 7:16 AM
26	and this can be best achieved by consolidation of city and county	8/23/2017 6:20 AM
27	Work with wakulla county to expand roads and expedite travel from tallahassee to the coast. The quicker you can get to the water the easier it is to market tallahassee as a coastal destination	8/23/2017 5:28 AM
28	no	8/22/2017 2:39 PM
29	will not happen because those with money rule the little man is pushed aside	8/22/2017 1:42 PM

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30	Ever heard of a train? Busses are great but our bus systems are too unreliable. Look at Seattle and how they move people around. As far as regional, why can't we have a bus or train that takes us to places like St George island, Jacksonville, and places we want to go?	8/22/2017 1:20 PM
31	Make these issues known to the general public in ways that we can engage in the conversation and contribute individually and collectively.	8/22/2017 12:52 PM
32	yes we should coordinate. But not at the expense of each other.	8/22/2017 12:38 PM
33	It seems like we need to be more involved and aware of the proposed rail from St Joe to Quincy. Whatever happened to the Coastal Pkwy or the Carrabelle bike trail?	8/22/2017 12:28 PM
34	Need to focus on reducing contamination of water resources from areas that should be served by sewers and inadequate rural septic systems.	8/22/2017 9:55 AM
35	Blah, Blah, Blah. Commonm Sense is what is needed	8/22/2017 9:26 AM
36	Better air transportation options.	8/22/2017 9:23 AM
37	Natual resources should be managed at the broad, landscape scale, using patch analysis and matrix dynamics.	8/18/2017 9:02 AM
38	This is confusing...	8/9/2017 10:37 AM
39	City and County leadership have to be committed to regional interconnectedness	8/1/2017 7:43 AM
40	"Decisions related to issues such as the management of our natural environment and transportation networks should reflect the desires of the impacted neighborhood and not prioritize the developers and those with financial interests."	7/30/2017 8:19 PM
41	Of course. Again this is a statement that doesn't address a problem but papers over the overlapping jurisdictions and the conflicts that resolve. Should state how to resolve not that there should be no conflicts which is absurd.	7/30/2017 6:43 PM
42	That's the only way to get things done.	7/25/2017 6:44 AM
43	Encourage other communities to assist with problems such as crime, homelessness and employment.	7/24/2017 1:30 PM
44	residential development outside of the existing urban area such as in adjoining counties tends to create much more driving and much more negative impact on the region (environmentally, etc)	7/19/2017 5:30 PM
45	no	7/19/2017 10:02 AM
46	We are certainly part of an ecosystem and system of natural resources that are affected beyond our boundaries, and in order to manage them and protect them, we should be informed by/with our neighbors and work together to define policies that benefit us all.	7/18/2017 5:00 PM
47	again make folks in the USA connect to central sewer it's the 21st century	7/17/2017 2:49 PM
48	No.	7/13/2017 3:29 PM
49	Add in cultural resources!	7/13/2017 2:12 AM
50	As long as Tallahassee and Leon county don't steamroll over surrounding counties.	7/12/2017 2:43 PM
51	Sounds good, not sure exactly what that means...	7/12/2017 7:08 AM
52	Start over with crawfordville highway widening.	7/9/2017 8:52 PM

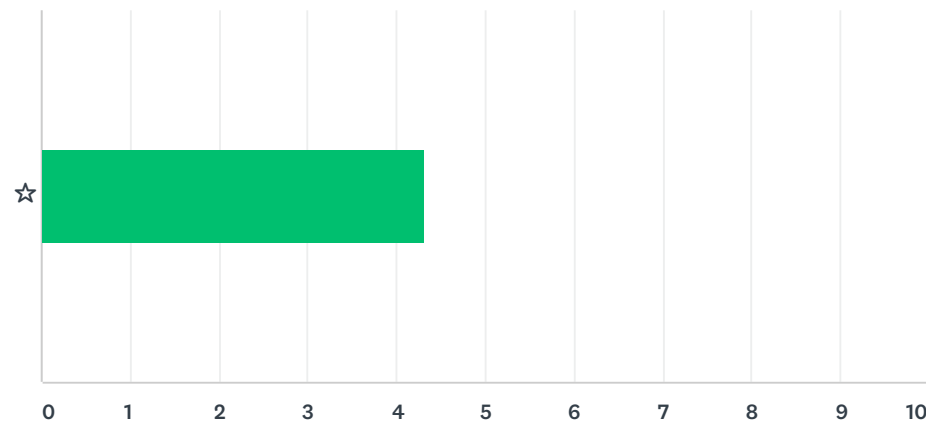
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53	I support consolidation of law enforcement entities.	7/9/2017 7:31 PM
54	please define "context and scale" or give an example.	7/8/2017 11:28 PM
55	Restore communication & cooperation in planning & infrastructure such as what existed under the old DRI process.	7/8/2017 9:20 PM
56	how about merging the city with the county	7/5/2017 12:46 PM
57	We are the hub for a broad area and need to make sure our choices do no harm to surrounding communities, but on the contrary provide for better quality of life for all.	7/2/2017 2:16 PM
58	Speaking of our natural environment, do not EVER sell out our water supply to Nestle, the evil corporation.	6/26/2017 3:01 PM
59	Don't add more roads, use interstate connections at Welaunee and Hwy 90, not across Miccosukee.	6/26/2017 12:41 PM
60	This is true, but again economic considerations should not supercede protecting our natural resources. Most decisions made under the guise of creating jobs and economic development actually benefit the wealthy.	6/23/2017 5:18 PM
61	Strike the first sentence; our neighbors already feel we're too bossy.	6/22/2017 2:45 PM
62	Get rid of "traffic calming."	6/20/2017 5:26 PM
63	Especially during natural disasters	6/18/2017 6:03 PM
64	How do our efforts impact the seventh generation--including seventh generation of bees, trees, newts, frogs, etc.	6/18/2017 9:07 AM
65	Special efforts will be made to further involve the community, especially those who are nearest to and are likely to be most impacted by, in future land-use decision-making processes.	6/15/2017 2:48 PM
66	Tallahassee has to have tabs on every major city in the North FL, South GA region.	6/11/2017 1:44 PM
67	Combine sentence 1 & 2 - "...and multi-jurisdictional issues that extend beyond jurisdictional boundaries." Also, consider replacing the next use of jurisdiction with partners or similar.	6/9/2017 2:35 PM
68	Again a loaded question that would make sense to most people but has yet to be addressed by our current plan.	6/8/2017 9:03 PM
69	15. - You are not REALLY asking if I think our multifarious levels of government should interact ... are you?	6/8/2017 5:11 PM
70	Everyone wins when they work together to make the area the best it can be.	6/8/2017 4:08 PM
71	Again, this is a nice but unattainable goal in our community. Leon county is the "city". no other city exists in our regional area.	6/8/2017 3:25 PM

Q16 Healthy Communities Provide for access to recreational opportunities, active transportation, healthy food options, and health services, while ensuring environmental justice and safe neighborhoods. Healthy communities are characterized by the ability of people to make choices from a variety of safe, healthy, available, accessible, and affordable opportunities to meet their daily needs while being treated equally and equitably.

Answered: 877 Skipped: 215



	STRONGLY DISAGREE (1 STAR)	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE (5 STARS)	CHOOSE NOT TO ANSWER	TOTAL	WEIGHTED AVERAGE
☆	3.31% 29	1.82% 16	9.81% 86	29.19% 256	54.62% 479	1.25% 11	877	4.32

#	DOES ANYTHING NEED TO BE ADDED OR REMOVED FROM THIS STATEMENT?	DATE
1	Yes I'd like to see more community gardens!	11/1/2017 5:14 AM
2	All human should have equal access to healthy living opportunities	10/30/2017 11:20 AM
3	No	10/30/2017 1:44 AM
4	Tallahassee is doing well with this, with one major exception concerning access to recreation. Many of our city parks are over-used and have chronic, overflow parking issues. We need more parks, better parking accomodations, and access improvements at existing parks, for example, at Governor's Park.	10/5/2017 10:56 AM

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5	It's not clear what "access" means. Is it providing all these programs themselves or simply allowing and encouraging private entities to do so?	10/4/2017 10:23 PM
6	ok	10/2/2017 9:35 PM
7	Provide more safe walking opportunity for good health!!	9/28/2017 5:13 PM
8	This is a rather regressive definition of healthy communities. Much more than this and there's a lot of research, health community city movement, indicator's, etc. Don't think local leaders and staff have a handle on this.	9/28/2017 4:59 PM
9	Most people make these choices individually with little or no government support. There is a huge collection of information on healthy lifestyles for free on line or in libraries. Nice words but why are they on the same level as true community issues	9/23/2017 2:09 PM
10	Not the government's responsibility to provide healthy food options or health services. What the heck is environmental justice? Sounds like policital jargon to me.	9/22/2017 2:03 PM
11	Oh please - Healthy food options. Comp Plan is not the food police!	9/21/2017 9:09 AM
12	What bullshit! Environmental justice? And theres that word equity again. If you want to make Tallahassee safe a certain population and its crime and other negative pathologies needs to be addressed. You can have these fake goals about safe communities all you want but as long as Tallahassee is number 1 in the state for crime, nothing will change and we will have to keep on acceptioing that to live close to work in this city means accepting that your house/car are likely going to be broken into and stolen and you will have to pay additional costs for a home security system and buy a gun.	9/15/2017 9:52 AM
13	Too much meddling. The City has spent so much money already on this stuff and has had only little success.	9/13/2017 8:39 PM
14	What is the definition of 'active' transportation? Maybe 'passive' transportation is better? Who's definition of 'healthy' food? The person next to me won't eat gluten and I always request extra gluten. Look around at current development and no one can defend it as 'environmental justice', yet it continues. This statement is vague, inane and needs to be removed.	9/8/2017 12:33 PM
15	I really think the government needs to stay out of managing people's health. That's scary to me.	9/8/2017 9:52 AM
16	This is very much available, more than most towns of this size.	9/7/2017 1:34 PM
17	add the words in parentheses to the statement-Provide for access to (equal and equitable) inclusive, passive and active recreational opportunities (varying levels of disability and age), active transportation, healthy food options, and (quality) health services...	9/5/2017 7:41 PM
18	Strike "healthy food options." How in the world will Tallahassee provide healthy food options. Are we opening up heath restaurants all around the community for citizens to get 3 healthy meals each day. The rest is well within the city council's ability to influence.	9/5/2017 2:50 PM
19	Again is here the projected demographics taking? The students during eight months of the year may have a different view: let it be cheap	9/2/2017 2:01 PM
20	Needs to say this is provided for all areas of the city- southside is currently a food desert.	9/1/2017 4:59 PM
21	Healthy communities aknowledge that violence is a health issue. Tallahassee is experiencing a violence epidemic. The law enforcement resources cannot be the only solution. We must put policies into place that cross-pollinate disciplines and step outside of the box.	9/1/2017 10:42 AM
22	Be aware of food deserts. Make land use amendments for small groceries to exist.	8/31/2017 4:03 PM
23	I appreciate the updates that have been made to the parks. The new signs are beautiful.	8/26/2017 5:03 PM

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24	This is an unintelligible, overly broad, mish-mash of unrelated points. Take it all out except for health services and safe neighborhoods.	8/26/2017 4:31 PM
25	I think this oversteps local government bounds	8/25/2017 12:26 PM
26	No	8/25/2017 6:58 AM
27	Mental health explicitly listed as well.	8/23/2017 9:31 PM
28	Remove "environmental justice" and "while being treated equally and equitably"	8/23/2017 6:10 PM
29	Environmental justice - share the NIMBYs across the entire community (not just in under represented communities) and make sure amenities are shared across the entire community as well (e.g. sidewalks are needed on Blountstown Highway and covered bus stops are not just for richer parts of town).	8/23/2017 3:44 PM
30	No	8/23/2017 11:07 AM
31	a permanent farmers market would be nice. Think of the Westside market in Cleveland. Amazing!	8/23/2017 10:33 AM
32	Fundamental link between environmental and human health, environmental justice, food justice, and equity. Very key!!!	8/23/2017 10:15 AM
33	Again, is this what is government should be doing?	8/23/2017 9:25 AM
34	Only recreational and transportation should be on here. The rest is private sector	8/23/2017 5:28 AM
35	Reducing Tallahassee's crime rate should be a priority.	8/22/2017 6:08 PM
36	no	8/22/2017 2:39 PM
37	Not only providing access to healthy food options, allowing community gardens on public lands for the benefit of the public.	8/22/2017 2:20 PM
38	it would be nice to have more actives	8/22/2017 1:42 PM
39	We need a regional attraction to Tallahassee. Water park, or something like Wild adventures. We..have...nothing....	8/22/2017 1:20 PM
40	Encourage community gardens, fruit and vegatable stands, neighborhood swap meets, and other opportunities to buy/sell locally.	8/22/2017 12:52 PM
41	What is environmental justice? I believe in conservation and good stewardship of resoruces but not environmental justice. It should never be a racial issue.	8/22/2017 12:38 PM
42	If this is directed towards everyone, all income and diversity levels it is great. If not, get rid of it and I disagree	8/22/2017 12:31 PM
43	Market will dictate what is desired	8/22/2017 12:23 PM
44	Need more information on this subject	8/22/2017 11:06 AM
45	Offer free seminars and health related activities	8/22/2017 10:41 AM
46	"environmental justice" HAVE YOU LOST YOR MINDS!!!! Drop the Social Engineering!!! LET PEOPLE LIVE WITHNTHE COSEQUENCES OF THEIR ACTIONS. HOW ELSE WILL WE LEARN!	8/22/2017 9:26 AM
47	Yes - Strike "environmental justice" - has no place in this Principle	8/20/2017 9:10 AM
48	Remove-healthy food options, and healthy and available	8/15/2017 2:44 PM
49	Is that why we needed to change the land use to permit drive-thrus on Thomasville Rd?	8/14/2017 12:28 PM

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50	You mentioned food, good on ya!	8/9/2017 11:37 AM
51	Not at this time	8/1/2017 7:43 AM
52	Not sure how you define "environmental justice" Would like to know more about how this objective is viewed. Our community needs to deal with areas where residents do not have access to healthy food - food deserts.	7/24/2017 1:54 PM
53	Affordable healthy choices.	7/24/2017 1:30 PM
54	I don't see how healthy food options is part of this. You can purchase healthy food over non-healthy food anywhere. Maybe teaching how to live healthy would be a better statement.	7/19/2017 9:21 PM
55	Take out Healthy food options. Not the role of government to tell people what to eat, or what type of restaurant/grocery store can move in to an existing space.	7/19/2017 12:57 PM
56	no	7/19/2017 10:02 AM
57	Who decides there is enough choices and how much will that cost?	7/19/2017 8:45 AM
58	Allow and incentivize urban farming and local procurement	7/13/2017 11:20 PM
59	zNo.	7/13/2017 3:29 PM
60	It is not incumbent upon infrastructure to ensure a healthy lifestyle. Personal choices and personal responsibility play a much bigger role.	7/13/2017 2:28 PM
61	Should address health disparities in traditionally marginalized communities	7/12/2017 3:48 PM
62	Enhance community spaces by providing green areas and reducing the use of traffic dense pathways.	7/12/2017 2:19 PM
63	the description of healthy options should include encouraging local farming and beekeeping	7/12/2017 9:43 AM
64	hard to find healthy choices when eating out	7/12/2017 7:08 AM
65	As well as access to health care services for those who do not or cannot afford health care insurance.	7/9/2017 7:31 PM
66	Something needed here that also addresses safe mobility, especially bike-ped.	7/8/2017 8:12 PM
67	but when you see what you get for rent at certain levels it;s just bad.	7/5/2017 11:00 AM
68	It has been disconcerting to see the growing potential for a food desert on the Southside as Winn Dixie and Walgreens have closed. This initiative is lofty but important.	7/5/2017 7:41 AM
69	Fight harder to find healthy opportunities for Southside	7/2/2017 3:41 PM
70	Behin a city program of planting fruit trees in public spaces. Set up community gardens throughout the community accessible to diffetent neighborhoods and for public participation, reachable by foot, with educationsl support on gardening.	7/2/2017 2:16 PM
71	And when you say, "healthy", really mean it!	6/26/2017 3:01 PM
72	How can anyone disagree with these broad statements. The devil is in the details	6/26/2017 2:12 PM
73	Surely air and water are a aprt of this. And what is "environmental justice" for pete's sake?	6/26/2017 11:48 AM
74	"to meet their daily needs." Period. "Resources will be allocated to promote equity throughout the community."	6/22/2017 2:45 PM

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75	However, not every person chooses to participate in conventional forms of medicine - alternative forms of health service are a part of choice.	6/21/2017 6:50 PM
76	Get rid of "traffic calming."	6/20/2017 5:26 PM
77	There needs to be a local food system that facilitates local farm to institutions, restaurants and families.	6/19/2017 7:44 PM
78	Healthy food options are key. We are what we eat. Our society is rotating around bread, meat and sugar, which are costing us a fortune in quality of life and "Health Care." Up with vegetables; down with meat and sugar.	6/18/2017 9:07 AM
79	Yeah!	6/17/2017 3:25 PM
80	Health is not how many tests are done or how many pharmaceutical a person takes.	6/17/2017 11:13 AM
81	Healthy communities are characterized by the ability of peopleequally and equitably and by their level of education and awareness of the implications of their decisions on the lives of others. Too many of our prior decisions have been short-sighted and based primarily on short-term financial interests and values.	6/15/2017 2:48 PM
82	How are you going to provide healthy food options? Dictate where restaurants must locate? NO	6/12/2017 7:48 AM
83	To me this means that the existing neighborhoods are going to be the main focus. If we make this a wonderful place to the existing residents then others will want to come.	6/11/2017 6:55 PM
84	Nothing.	6/11/2017 1:44 PM
85	Delete "active" and say transportation choices and delete "available" from sentence 2. Too wordy!	6/9/2017 2:35 PM
86	Sounds like planners designed these question with adjectives to capture everyone rather offering realistic goals.	6/8/2017 9:03 PM
87	Remove "healthy food options" -This is not and should not be regulated by government. Clarify what is meant by environmental justice. Remove "equally"- for instance children cannot be treated the same as adults, but can still be treated equitably.	6/8/2017 8:24 PM
88	16. - This question, like a previous question, does not even deserve a response ...	6/8/2017 5:11 PM
89	Make that available for those who choose to live that way. Again, one size does not fit all. I like McDonald's.	6/8/2017 4:08 PM
90	So we don't have this now?	6/8/2017 3:25 PM

Q17 OtherWhat else needs to be considered when making land use and transportation decisions? (Optional)

Answered: 202 Skipped: 890

#	RESPONSES	DATE
1	cost	11/3/2017 9:37 PM
2	Include green spaces all over the city and provide shade for parking and side walks. Encourage native plantings.	11/1/2017 5:14 AM
3	Water and air quality need to be specifically addressed. Waste treatment has to be comprehensive with backup power for pump stations during hurricanes. Sound (mainly from cars and motorcycles/vespas) and light pollution affect quality of life but are not sufficiently regulated.	10/31/2017 10:30 AM
4	Protect our Canopy Roads from crossovers and destruction. Add more tree protections otherwise	10/30/2017 11:20 AM
5	We should include the people within that community in all meetings and decision making.	10/24/2017 8:06 AM
6	Also need places like dog parks, community band stands and places to dance outside, parks with fountain play structures for children, an outdoor market or stalls, water features, etc., more food truck locations. Would love to see a large observation sphere (think Seattle, or San Antonio) at the Fairgrounds--or maybe all of this on the land in and around the current Fairgrounds... and still be able to have the fair in that location... talk about a destination location...	10/9/2017 7:24 PM
7	Rank site-selection priorities carefully with ecological and environmental considerations first. Work within the context of keeping natural systems functional.	10/5/2017 10:56 AM
8	perhaps with my notes added, this should get Tallahassee on the road to serious improvement. It is especially important to me that I have had this survey as an opportunity to help. Appeal to as many citizens as possible to respond as possible.	10/2/2017 9:35 PM
9	what kind of people do you want to attract to Tallahassee. How many before we reach carrying capacity. How many more people before we are not sustainable .	10/1/2017 8:37 PM
10	Direct development to previously disturbed sites and create stiffer regulations and more incentives to avoid development of greenfield sites. It seems if wooded sites are magnets or targets for development and when wooded areas are developed they are clear-cut without keeping trees. The City has forgotten about designing with nature instead of designing for moonscapes with inconsequential landscaping or preservation of greenspace.	9/28/2017 8:59 PM
11	see above	9/28/2017 6:08 PM
12	Need more integrated trails.	9/28/2017 5:13 PM
13	Air and water quality #1 priority. Protection of our aquifer. No fracking! Alternative energy sources as an industry to promote.	9/27/2017 8:07 PM
14	Please value the future over the past. Tallahassee can be soooo much more than it is.	9/27/2017 2:48 PM
15	Development costs effect on housing costs	9/27/2017 2:14 PM

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16	This was addressed, but on new streets or on roads where other improvements are being made, if possible, more (and wider!) bike lanes would promote a healthier and more vibrant community.	9/27/2017 10:27 AM
17	Make it easier for the development community to help create the kind of community we want to see. It is often too hard to fight neighbors who do not want to see change. Provide developers and builders with the support and resources to create vibrant places.	9/26/2017 4:36 PM
18	Plant more native trees and plants and fruit trees.	9/24/2017 2:38 PM
19	Keep rural areas open for recreation, farming and silviculture	9/23/2017 2:09 PM
20	Look to develop an alternative road classification system/design standards that doesn't limit the city to city roads that only fall into the arterial/collector/local road categories. Design alleys, avenues, boulevards, lanes, etc.	9/23/2017 11:58 AM
21	Be sure bike lanes are well designated. Don't allow realtors to be on any board. They are greedy and don't really care about properly developing commercial or residential communities.	9/22/2017 2:03 PM
22	Item 16 should be removed or located in another element	9/21/2017 9:09 AM
23	Being thoughtful about ways to attract higher-income individuals to neighborhoods/school districts that are currently struggling. (When upper, middle and working class families live closer together, their children do better across the board -- economic segregation is the root of a lot of the problems we see in Southside, Hwy 20, etc.)	9/18/2017 1:02 PM
24	Environmental sustainability, without which we create the "Miami and Atlanta" type problems of water, air, flooding, etc. Transportation designed for year round citizens and not just students and the occasional influx of ball game attendees.	9/16/2017 11:56 AM
25	I think good design choices for public facilities should also be considered as they give a greater sense of place and can result in more comfort and accessibility, especially in facilities such as bus stops and parks.	9/15/2017 2:05 PM
26	Don't build bike trails running thru the ghetto high crime parts of town.	9/15/2017 9:52 AM
27	Do less and stop screwing up the City!	9/13/2017 8:39 PM
28	Create safe and affordable housing and transportation for lower income persons.	9/8/2017 6:14 PM
29	Listening to constituents and residents at public hearings and taking action to enforce the will of the people would be a great start.	9/8/2017 12:33 PM
30	Understand that the city should not act like it owns land that it does not actually own.	9/8/2017 9:52 AM
31	How to pay for it long term.	9/7/2017 1:34 PM
32	Link mass transit and walkability	9/6/2017 1:15 PM
33	When making land use and transportation decisions, the following need to be considered: Maintaining Water Quality, maintaining Air Quality, eliminating Traffic Congestion, fostering more Traffic Safety, upgrading and improving Infrastructure (specifically the Electrical Grids in the Southern Sector of the community that have been overloaded with the addition of multiple, large apartment complexes), preparing for changes in the nature and location of work, rehabilitating existing, abandoned, homes, buildings, strip malls, and shopping centers before approving development of more of the same.	9/5/2017 7:41 PM
34	Tell the citizenry of decisions and of the larger picture. No one knows what all of you are doing, and it means that everything seems out of control.	9/5/2017 6:14 PM
35	Again, any related science concepts must be incorporated into any rules.	9/4/2017 9:41 PM

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36	Residential zoning dominates this area to the extent it is difficult to do business. Need more mixed use space.	9/3/2017 8:52 PM
37	Breaking down racial and socioeconomic silos within the city.	9/2/2017 2:22 PM
38	Understand where this community is projected to move to in the age spread! Secondly the needs of 'temporary' presence of students are to be shown as a distinct but as a group as one with 'unique' wishes	9/2/2017 2:01 PM
39	Aging population	9/1/2017 11:48 PM
40	There should be at least some explicit discussion of trade-offs and how decisions will address them; the lack of any such discussion suggests the planners are not really serious.	9/1/2017 4:58 PM
41	Land use decisions should be required to assess the impacts to community health. This should be assigned the same or greater priority currently afforded Economic Development.	9/1/2017 10:42 AM
42	Transportation option available for folks who choose not to drive can't drive to old to drive.	8/31/2017 10:59 AM
43	Ex: Gaines Street. Should have planted shadyLive Oaks to make it walkable and dedicated bike lanes. It's now a barren, hot, not walkable or bikable road. It can be reversed if we plant shade trees for real cooling shade.	8/31/2017 7:55 AM
44	When approving parking facilities attempt to reduce by having shared use, using on street parking where feasible. To reduce amount of parking. Attempt to reduce provision of free parking as this is another subsidy to driving.	8/30/2017 3:30 PM
45	No desire to become a DENSE URBAN community that makes our community uglier while loosing the small town feel and beauty we feel in love with Tallahassee in the first place. I'd move to Boston if I want to live in this type environment. Do suppose a focus on targeted mixed land use, high walkability areas with less parking. Not City-County wide! Do not like multi-level structures up against all the roadways. Do not support spending local government high dollars on SMALL placemaking projects such as 5th Avenue and Palmer Street - walls/seating that need maintenance already.	8/30/2017 10:33 AM
46	The historic character/context of the area.	8/30/2017 10:24 AM
47	Walkable and bikeable connectivity. Sense of place important. Dense urban core to reduce need for car travel, with mixed income housing.	8/29/2017 9:02 PM
48	Pressure on existing roads	8/29/2017 12:40 PM
49	An emphasis needs to be placed on ensuring the sustainability and vitality of existing residential and commercial areas and infrastructure instead of bulldozing down structures and destroying the environment.	8/29/2017 11:52 AM
50	cultural infrastructure. Public moneys are well spent on promoting physical access to space and services. Public moneys should be invested in promoting access to the intellectual, emotional, and community-building impact offered uniquely by the arts.	8/28/2017 8:30 PM
51	Please consider maintenance costs of tree trimming and above ground v. buried utility lines when upgrading or developing new spaces.	8/28/2017 9:44 AM
52	Clean environment and support for sustainable energy with oil and natural gas as back-up.	8/26/2017 10:14 AM
53	Noise is an issue and we need thoughtful ways to include/interact with the student population	8/26/2017 7:44 AM
54	There should be a more extensive process to prevent developers from creating unaffordable living areas such as College Town. The city should work to better account for the sprawling nature of luxury student housing which threatens vibrant communities such as Frenchtown.	8/25/2017 12:50 PM
55	Respect the howmowner's rights and listen to their opinions on what should happen in their neighborhoods.	8/25/2017 12:26 PM

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56	Don't forget to keep our beautiful tree canopy.	8/25/2017 11:54 AM
57	Bus Rapid Transit opportunities	8/24/2017 7:53 PM
58	Addressing sprawl that is already in place. Is there a way to fix it? For instance, Capital Circle is a mess. Ugly to look at and not easy to navigate. From what I understand, it was not originally designed to be such a commercial district.	8/24/2017 4:00 PM
59	More community training to give respect and protection to bicyclists.	8/23/2017 10:11 PM
60	Access and connectivity between hot spots like the airport, the engineering school, Commonwealth area, etc. with mainline parts of town for purposes of connecting businesses with potential employees.	8/23/2017 6:47 PM
61	The only options these principles present is A) motorized vehicle and B) nonmotorized vehicle. This is inadequate and has no vision.	8/23/2017 6:10 PM
62	a true mass transit solution.	8/23/2017 6:00 PM
63	Form-based codes that address both land use and transportation. Complete streets and context sensitive solutions.	8/23/2017 3:44 PM
64	I'm afraid that Mahan Drive will end up looking like Thomasville Rd and Monroe St. Too many businesses.I feel real skeptical that any of this will benefit the under-privileged in our area. Remember when Southwood was supposed to serve the low-income southside? Ha.	8/23/2017 1:04 PM
65	The cost, location and how it affects those already in those areas.	8/23/2017 11:07 AM
66	Again, less statements and more action	8/23/2017 9:25 AM
67	Explain what happens when env. stewardship and the other values and principles contradict. What then?	8/23/2017 9:15 AM
68	review and doable enforcement of community standards. EG.; parking cars on lawns and in yards eventually leads to pollution. multiple unrelated residents in single family homes cannot be enforced due to unreasonable oversight and investigation.	8/23/2017 9:14 AM
69	Your ranking for this set of questions is opposite to the previous set. Think of the ranking as points. The more points you give it (five stars, or ranked fifth) means it is more important to those surveyed.	8/23/2017 8:49 AM
70	Every principle needs to include a safety element to help reduce our crime rate and vehicle/pedestrian accidents.	8/23/2017 8:00 AM
71	Keep trees and keep replanting. Also cut or keep trees cut or clean at the power lines to prevent destruction of power lines during strong winds.	8/23/2017 7:52 AM
72	N/A	8/23/2017 7:30 AM
73	Make zoning changes easier, make permits easier and quicker,	8/23/2017 5:28 AM
74	The use of 21st century technology for the use of our communities in the State of Floridas capital as we should be leading the way for future development.	8/22/2017 9:00 PM
75	Don't take the planner knows what is best for you attitude. Your vision may not match the established areas vision. All growth may not be good.	8/22/2017 6:33 PM
76	Variety of options. Consideration for current residents when thinking about making changes to current neighborhoods where people are living happily.	8/22/2017 3:42 PM
77	The character of existing neighborhoods must be preserved. Commercialization on the edges should stop. Forcing a current urban design fad on to existing neighborhoods must stop.	8/22/2017 3:17 PM

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78	none	8/22/2017 2:39 PM
79	City of Tallahassee and Leon County governments should merge. The existence of two separate, taxpayer funded systems is inefficient and redundant.	8/22/2017 2:36 PM
80	Preserving history, preserving old architecture, providing incentives for someone to renovate an old building (not just to tear it down). Stronger building restrictions to stop ugly (subjective, yes, but you can draw up guidelines) infrastructure from even being discussed.	8/22/2017 2:32 PM
81	Building Big is not the solution. Building efficiently and economically, and utilizing minimum natural resources and recycling building materials as much as possible for the benefit of the future generations. Try to limit the urban sprawl as much as possible and mitigate the impacts with no net loss.	8/22/2017 2:20 PM
82	Many bike lanes and sidewalks and separate bike paths have been established. Some focus should be spent on connecting them. My neighborhood has no sidewalks and no bike lane so ironically I have to get into a vehicle to make my way to bike and/or pedestrian infrastructure.	8/22/2017 2:07 PM
83	a more wide distribution of transportation (less crowding in certain areas) and more options to support this; which groups are going to fund the changes; which groups are going to benefit from the change(s)	8/22/2017 1:46 PM
84	stop taking and listen. people want to get to work quickly and safely. listen to there answers!	8/22/2017 1:42 PM
85	Transparency in development design and decisions.	8/22/2017 1:21 PM
86	Use travel trainers, travel escorts, and travel ambassadors to promote the everyday use of public transit, along with tourism. There are many great things about Tallahassee that even longtime residents don't partake in as they could or should. Discourage homelessness and chronic poverty as a lifestyle choice!	8/22/2017 12:52 PM
87	Don't get myopic and locked into one area of investment. The "bridge to nowhere" severely damaged your credibility, other areas need improvement in town, improvements that impact us more than does a goofy walkway.	8/22/2017 12:28 PM
88	Changes in transport tech. Tesla and Volvo going electric.	8/22/2017 12:28 PM
89	Better street designs to alleviate accidents	8/22/2017 12:23 PM
90	Future planning of transportation networks and options is extremely important rather than focusing on the short term. I feel like a lot of the transportation challenges happening in our area now are due to not planning for large future changes that occurred in our city.	8/22/2017 11:46 AM
91	Ask yourself: how can someone get here without a car, and once they are here, where can they go without a car? Find deficiencies and act on them. Planes, trains, buses, and bikes are all more realistic and long-standing modes of transportation than our current system of mass automobile transit.	8/22/2017 11:43 AM
92	Common Sense, not Social Engineering!!!	8/22/2017 9:26 AM
93	Well covered	8/22/2017 9:25 AM
94	Wildlife	8/22/2017 9:23 AM
95	Directing development to previously impacted or developed sites rather than the remaining wooded areas which today seem to be targets for development because of tree protection and clearing ordinances do not provide disincentives to develop these sites.	8/22/2017 9:19 AM
96	Limit growth. No development in recent years has actually increased jobs except for low retail or low restaurant.	8/22/2017 9:06 AM

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97	emphasize use of renewables and emphasize individual care of both personal and public property	8/22/2017 9:03 AM
98	Attention to Private Property Rights	8/20/2017 9:10 AM
99	Natural resources should be managed at the broad, landscape scale, using patch analysis and matrix dynamics	8/18/2017 9:02 AM
100	Transportation-bus services should have pull over lanes to remove themselves from traffic flow. Land use-the burdens of developers bogged down by unfriendly permitting and restrictions do not make for a friendly development city/county.	8/15/2017 2:44 PM
101	That all citizens need to be included: All ages. We need services for all of us not just one age group	8/14/2017 7:43 PM
102	P. v of the introduction to the comp plan recognizes and discusses the inevitable conflict between existing residents and the goals of reducing sprawl via infill. I think there is a lot of confusion and distrust about the goals and ideals presented in the comp plan and MMTD vs the actuality of development.	8/14/2017 12:28 PM
103	Destruction of natural habitat for wild life ie clear cutting of mature trees.	8/12/2017 4:44 PM
104	Cost to taxpayers	8/12/2017 8:59 AM
105	Conservation of natural beauty such as sparing the live oak trees	8/9/2017 6:02 PM
106	Maintaining the road shoulders, preserving canopy roads, and can we reduce the number of billboards on the interstate?	8/9/2017 11:37 AM
107	The quality of the services offered are the key. Citizens will not like the choice of low quality services and outsiders will not be attracted to Tallahassee, if low quality services are offered. Vibrant communities in the U.S. are known for their high quality of services ie. healthcare, education, retail, quality of life.	8/1/2017 7:43 AM
108	Native plants only! Non-native ornamental trees and plants are everywhere and harm or burden our local wildlife. Tallahassee and Leon County are developing at alarming rates; we need to pause and realize that we're on a development high and are not thinking of our community and cultural identity. Too much money in our local politics.	7/30/2017 8:19 PM
109	Repeal the Multi-Modal district development standards. This concept is impractical, unsightly and puts unnecessary restraints and additional cost on development and re-development.	7/27/2017 11:27 AM
110	NO NEW TAXES	7/25/2017 1:21 PM
111	Transportation networks must be cost effective so that all residents can take advantage of these networks at reasonable cost to the citizen.	7/24/2017 1:54 PM
112	Inasmuch as we have a little opportunity to promote a just and humane society nationally, let us do so within the city and county boundaries.	7/24/2017 1:02 PM
113	Quit thinking small - Think Vibrant and Electric!	7/23/2017 6:11 PM
114	Don't build new strip shopping centers until under utilized are either full or torn down.	7/20/2017 9:38 AM
115	People are overweight due to lack of fitness choices of cycling walking etc	7/20/2017 6:12 AM
116	Preserving the feel of Tallahassee	7/19/2017 9:21 PM
117	Compact development. Not leapfrog development. Charge developers not for number of trips created but length of total trips!	7/19/2017 5:30 PM
118	The rights of property owners.	7/19/2017 12:57 PM
119	Safety, putting sidewalks down a 6 lane highway is not the brightest idea in my opinion. (Thomasville Road) or if you do locate them away from the cars traveling 70 mph plus.	7/19/2017 11:53 AM

120	Distance and how easy it is to access the system.	7/19/2017 10:02 AM
121	COST	7/19/2017 8:45 AM
122	Cycling plays a very large part of a healthy environment, healthy communities and healthy lifestyles. Having safe roads for people to use cycling as a means of transportation is key. Statistically, the past year can say much about the extremely large gap between different perceptions of our community and how these roads should be shared, as well as allowing devices to be used while operating motor vehicles. I have lost 2-family members in 5 years, both on 2-wheels, due to distracted drivers, and have had countless experiences with motorists who just don't understand the definition of 'vehicle', creating rage from the community to cyclists due to ignorance. Safety is key here and as our community continues to grow we must be able to accommodate all aspects of what keeps us a green community.	7/19/2017 7:03 AM
123	Pedestrian experience! People don't walk in Tallahassee because we have a 4' wide basic sidewalk with no tree or shade, no buffer or protection from vehicular traffic, that sometimes dead-ends unexpectedly! Plus, most of the time you're walking next to a parking lot or boring strip mall existence. People will walk in enjoyable spaces. Think about the intersection of Apalachee Parkway and Magnolia Drive. No one walks in that shopping district. We hop in our cars just to drive to the other side of the street. Why? A terrible pedestrian experience.	7/18/2017 5:00 PM
124	Places for kids to play.	7/18/2017 4:15 PM
125	Future growth - Buck Lake Road for example - planning should begin to widen it to 3 or four lanes 5- years down the road as more building out toward Chaires continues	7/18/2017 3:49 PM
126	Decisions that will most attract young people not only please an increasing aging population.	7/18/2017 3:11 PM
127	Two things. Transportation should not be routed through existing neighborhoods. And car inspections should be revisited.	7/18/2017 2:21 PM
128	Buses should serve neighborhoods rather than being routed along major arterials and main roads. Bus stops should be concentrated in neighborhoods where people live, rather than along main traffic routes where they block traffic and create potential hazards from people trying to drive around the buses. Bus stops should be closer to where the people riding them live.	7/18/2017 11:18 AM
129	Factor in around the clock work schedules of working single parents relating child care availability, drop-off, and pick-up that are often the reverse of similar regular daytime routines. Sometimes overnight shifts are worked for pay incentives and availability for children's school-related activities, such as teacher conferences, extra-curricular activities, and helping with homework.	7/15/2017 6:50 AM
130	Be specific about 1. urban forest protection 2.keeping and maintaining our canopy roads and 3. WHEN REZONING, PUT ESTABLISHED NEIGHBORHOODS FIRST BEFORE DEVELOPMENT.	7/13/2017 3:29 PM
131	There's a lot of wasted land in our town that could be made into community gardening projects or other forms of urban agriculture. Rather than support arcane neoliberal systems of coaxing capital investment, we could easily provide for many of our citizenry through our own land and space esp that which remains unused by the dept of parks & rec. For example, the miccosukee greenway space proudly displays a sizable portion of land encircled by a walkway that is rarely used by visitors. This is a waste of land and resources.	7/13/2017 11:23 AM
132	Thank you for thinking looking beyond our city and county, we are surrounded by rural counties with high population of low wage earners, with no transportation options. Would really appreciate ways to meet that need.	7/13/2017 6:55 AM
133	Cultural resources	7/13/2017 2:12 AM
134	Zoning to Promote buses. See Curitiba	7/12/2017 10:54 PM

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135	Just more bike lanes please, and more bike racks. The further I commute from the FSU/Capitol area, the harder it is to find a safe place to park my bike.	7/12/2017 4:10 PM
136	Establishing/maintaining a sense of place to avoid the "Orlandofication" of Tallahassee. Also, we should explore strategies to mitigate the community displacement and disruption effects of gentrification.	7/12/2017 3:48 PM
137	Again these are but words that can be interpreted any number of ways. Tired of "creating a sense of place" when Tallahassee already has a "sense of place." Stop destroying everything that makes this community unique.	7/12/2017 2:43 PM
138	consolidation of City and County governments	7/12/2017 9:43 AM
139	Monitor cost-of-living to ensure that opportunity and lifestyle choice are available to all.	7/12/2017 9:27 AM
140	The needs of the very young and the elderly. Retirees are extremely desirable citizens who happen to need a variety of transportation options. Make our community old-age friendly!	7/12/2017 8:41 AM
141	Actively slow traffic down on existing streets.	7/9/2017 8:52 PM
142	Land use does not mean building on every inch of vacant space. Can't we focus less on students and take in consideration of adults who live here year round. Tallahassee is not and will not be a mecca for retirees in the near future until better transportation decisions are made, if ever. The proliferation of assisted living facilities are unaffordable for most seniors. What is needed is more affordable options for low income seniors.	7/9/2017 7:31 PM
143	Noise levels, odors from industrial/commercial use property. Distance one must walk to get to a bus stop. Why do some of the most heavily used routes have the least number of bus shelters?	7/8/2017 11:28 PM
144	Natural resource protection. Our underlying geology & groundwater vulnerability require that affordable & properly scaled nitrate reducing sewage treatment options be available to all levels of development in all locations throughout the county.	7/8/2017 9:20 PM
145	Please slow down, Tallahassee is being compromised by its huge development, and again, the ideals which are being expressed by YOU as our planners, will not be attained.	7/8/2017 8:28 AM
146	all rental and new rental development should have 5 to 10% of there units set a side for a reduce rent program where the renter pays \$600 and up off there own money to live in some developments. the tenant has some skin in the game. something thru section 8 but section 8 plus.	7/5/2017 11:00 AM
147	Long-term highest and best use (not just the decade we are in). Regarding transportation, it's important to strongly consider community input through public meetings, surveys, a dedicated project email, etc. as the localized community will be the most impacted.	7/5/2017 7:41 AM
148	Need an innovative transportation plan that encourages safe and convenient transportation from suburbs to places of work and elsewhere.	7/4/2017 2:56 PM
149	Strip malls, shopping centers and mega apartment complexes can be found in any mediocre city anywhere. Destroying our unique natural assets for these ephemeral economic gains will do more damage to our community in the long run. Leverage our natural assets to create commercial and retail centers that build INTO and within the contours of the land and incorporate the forest canopy within the site plan. Wiping out forest and replacing it with nursery stock in a parking lot degrades the character of the city. Economically attractive populations choose to live where they want in the age of remote work. Make Tallahassee an inviting city aesthetically and energetically, and it will thrive economically.	7/4/2017 11:03 AM
150	No more lawyers , liberal and progressive, writing this stuff.	7/3/2017 6:37 PM
151	I think these are all commendable goals, I just don't know how they are to be prioritized and implemented in practice.	7/3/2017 3:52 PM

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152	Economic feasibility. It is not possible to give everybody everything he/she wants, especially at the expense of a few who can afford it.	7/3/2017 8:41 AM
153	When making these decisions, you are allowing schools and churches to crowd out neighborhoods. And we in the neighborhoods are being trapped in our areas. The Commissioners are looking at one project at a time instead of considering how project A affects the effects of Project B and of C and so on. The results are bordering on disastrous.	7/3/2017 7:44 AM
154	Cost to consumers	7/2/2017 6:24 PM
155	Supporting community neighborhoods that require minimum of driving to access basic needs and services.	7/2/2017 2:16 PM
156	Try and look at the issue universally and with total inclusion for all individuals and their families.	7/1/2017 5:18 AM
157	Some of the existing bike lanes are on high volume roads, which with today's distracted smart-phone drivers, seems like accidents waiting to happen. Sidewalk on one side of street (not both) and single multi-use trail (not redundant) is common sense to provide options while conserving finances and reducing stormwater impacts.	6/29/2017 2:31 PM
158	A redesign of the public transportation routes that utilizes the radial nature of our outlying routes and that travels back into town using the major spokes of the feeder roads. (E.g. buses that use the long spoke roads like Miccosukee Road, Centerville Road, Old Bainbridge Road, etc, to get from the city center out to the outskirts of town and then use the circular routes like Capital Circle, W.W.Kelly/Chaires/Crump/Roberts/Bradfordville Roads, etc, to circle the town and bring people in and out of the city using those routes. The outer-lying areas of town are underserved in the public transportation routes. I believe they may find high usage once the are established.)	6/27/2017 9:41 AM
159	Keep water protected, no matter how much the President and the Governor want to totally destroy the environment.	6/26/2017 3:01 PM
160	More water supply in rural locations for fighting fires. Consolidate services to avoid emergency response duplication between city and county units.	6/26/2017 12:41 PM
161	Keep rural places rural.	6/24/2017 1:20 PM
162	Provide healthy options to food deserts, provide more affordable housing (such as Georgia Belle) to low income seniors, revitalize downtown so it's not just govt buildings and lobbyists. Put some affordable housing right downtown.	6/23/2017 9:39 PM
163	Reconfiguring the stop lights. I frequently hit every light on Mahan between buck lake and capital circle. If the lights were timed together, there'd be less cars idling, pointlessly emitting carbons and taking forever to get anywhere	6/23/2017 8:04 PM
164	Farmer's markets for easy access to fresh food	6/23/2017 5:28 PM
165	Ensure that these decisions protect our natural resources, and benefit the Community writ large and not just the wealthy intent on making a profit.	6/23/2017 5:18 PM
166	When a benefit or need is clearly identified, progress needs to happen faster. Access 20 years from now is too late.	6/22/2017 2:45 PM
167	Get rid of "traffic calming."	6/20/2017 5:26 PM
168	Incentivize those in the urban areas to use the best green practices, especially for new construction.	6/20/2017 3:49 PM
169	Environmental impact	6/20/2017 3:24 PM
170	We need an Amazon like delivery service so everyone can buy from local businesses and farmers and get their goods quicker than Amazon can provide.	6/19/2017 7:44 PM
171	The rise in use of electric and hybrid vehicles.	6/19/2017 5:34 PM

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172	We need to repair the roads we have. We need to make our canopied roads safe to travel by vehicle or by foot.	6/19/2017 11:37 AM
173	The transportation available should be affordable for those with lower incomes.	6/18/2017 10:42 PM
174	Fiscal responsibility! Seniors will not move here due to the high cost. The utilities are high and transfer money to the general budget instead of upgrading for natural disasters.	6/18/2017 6:03 PM
175	Let's get more information into our minds about the benefits of walking. Put up bill boards,tv PSA's of local politicians and celebrities biking and walking to work--or just taking a morning break from the office to walk the block. If we can market every worthless product to ourselves, let's also market responsible-doable health.	6/18/2017 9:07 AM
176	The land use codes need to be enforced.	6/17/2017 6:41 PM
177	How best to keep wealthy real estate investors from neutralizing all of these very fine goals, like they have done in Frenchtown and All Saints.	6/17/2017 5:11 PM
178	The Comp Plan should be for BOTH City and County. Get the County to stop trying to separate themselves or rule over the City. Recent actions by the County (not participating in Comp Plan Amendment votes for their constituents who live in the City) belie this statement and make me wonder whether the Planning Department is paying much attention to what the County Attorney's office is doing	6/17/2017 3:25 PM
179	Since almost all land use and transportation decisions have some degree of potential adverse impacts, any decision-making should consider the degree of impact, how long-lasting that impact could be, and who must bear the costs of the impact. As an example, a decision as to whether to approve a large lot subdivision could have ramifications on creating a development pattern that could last 100 years or more, whereas a decision on where to locate a bicycle storage locker, would be less profound...it would not cost much to remove it from a location that was later determined inappropriate. Another way of thinking about this is that land use and transportation system decisions should: 1) first do no harm; 2) consider the long-term impacts.	6/17/2017 2:19 PM
180	Preserve everything GREEN in the process, and take care of those who are in NEED of transportation the most.	6/17/2017 9:46 AM
181	These are long, complex descriptions, and you ask for linear five-level responses. The descriptions are good, but I don't see the responses as being useful except to count how many people read the descriptions.	6/17/2017 9:40 AM
182	Enforcing these principles in the day to day operations of the city and county. Creating a culture of safety, where human life and health takes priority over the speed of motorized vehicles	6/16/2017 6:40 AM
183	Recognizing of our mistakes from the past and, in particular, our history of having made less than optimal land-use decisions be a basis of better land-use decisions in the future.	6/15/2017 2:48 PM
184	Comp plan and zoning changes should not be made simply for private economic interests.	6/14/2017 2:12 PM
185	Sustainability - use of natural resources, reduction of impact on climate change.	6/13/2017 8:54 PM
186	Stop social engineering and let people live as they want to.	6/12/2017 7:48 AM
187	There is one more thing I would like to say. Downtown Tallahassee needs some real work. It looks more like a used car lot everyday due to the parking of cars up on the sidewalk of the Governor's Club and Inn. Who let this happen? What ever happened closing off the streets to several blocks, creating an open air mall and turning it into a destination spot similar to Church Street Marketplace in Burlington Vermont for shopping, eateries, specialties, arts, crafts, wine tastings, street activities, yoga workshops and other activities? I'd like to see this occur someday.	6/11/2017 6:55 PM
188	EASY ACCESS TO NATURAL AND OPEN RECREATIONAL AREAS. PRESERVE OUR PARKS.	6/11/2017 1:33 AM
189	Need intense development (housing and job opportunities) in the downtown core and activity centers.	6/9/2017 6:06 PM

190	Encourage Density. Encourage Tech Companies to start here. Make Tallahassee the Hub for Technology, and Sustainability.	6/9/2017 2:54 PM
191	Non-vehicular transportation options should be shaded for optimum human health and comfort. When planning these corridors there must be space for canopy trees!	6/9/2017 7:37 AM
192	The protection and restoration of our natural resources.	6/8/2017 9:03 PM
193	Consider who will pay. This also needs to be equitable.	6/8/2017 8:24 PM
194	Transportation alternatives are changing and we need to update our infrastructure to reflect those changes. Small engine motor scooters and electric bicycles are already here. Uber and Lyft are making an impact, especially among students, and self-driving cars are just around the corner. We need to be proactive and adjust our systems, physical plant, and regulations to embrace the future.	6/8/2017 5:04 PM
195	I have seen development on Belle-View without the city improving the infra-structure. How can this happen?	6/8/2017 5:02 PM
196	Connectivity. How you provide access to the resources and how to connect them. Examples, pedestrian/bike connectivity to parks; pedestrian/bike connectivity to retail; first and last mile connection for transit etc.	6/8/2017 4:24 PM
197	Oh, and then your going to force people to answer before they can leave the survey? That's government for you.	6/8/2017 4:04 PM
198	Bicycle and pedestrian rights-of-way.	6/8/2017 4:03 PM
199	Inclusion of the arts with access to cultural displays and also to ways to learn about those arts.	6/8/2017 3:58 PM
200	Also consider the number of people needing to move throughout the community. One and two lane roads might not always cut it as we grow.	6/8/2017 3:38 PM
201	How those decisions will impact the character if existing neighborhoods.	6/8/2017 3:35 PM
202	The drafters of this poll need to listen to the residents -- these questions were clearly written with a goal or a slant so that the answers will be positive. How about some public forums where residents are allowed to talk and provide ideas and opinions? Public input is limited to several minutes, and County Commissioners are on record of saying that they (the commissioners) themselves know best.	6/8/2017 3:25 PM

Q18 What is your vision for the future of Tallahassee and Leon County? (Optional)

Answered: 452 Skipped: 640

#	RESPONSES	DATE
1	That they do a better job of working together to achieve the goals discussed in this survey, which should certainly be common to both.	11/3/2017 9:38 PM
2	I'd like to see us be a leader in urban tree management. Help people decide which trees are safe and what type to plant in certain areas, which need to be taken out. Especially encourage native species that are good for that lot. We could have a handbook, provide consultants etc and prevent so many power outages.	11/1/2017 5:19 AM
3	I think most of your statements captured it well! With a few tweaks, I think we will be on the right track.	10/31/2017 10:31 AM
4	Having lived here since 1964 I have seen the destruction of many beautiful healthy forests to build more strip malls....while so many old buildings are empty and crumbling. REdevelopment of urban areas should be our priority, and keep rural areas pristine.	10/30/2017 11:22 AM
5	Growth directed to seniors' needs in the community.	10/29/2017 4:41 PM
6	A safe/healthy community with all agencies at the table to make it happen.	10/24/2017 8:07 AM
7	I want to Tallahassee/Leon Co to maintain the natural setting that makes this city so unique. I'd like for Tallahassee to be forward thinking and vibrant with an emphasis on high quality jobs, arts and culture.	10/23/2017 8:10 PM
8	to be a vibrant community where many people of varied cultures and ethnicity can come together to enjoy life, feel safe and be productive citizens to keep the vision alive.	10/20/2017 12:07 PM
9	Arts, History, Nature. Those are our organic strengths. I believe in all the values discussed, driven as much as possible, by out unique gifts/identity.	10/16/2017 2:31 PM
10	a safe place that is walkable and where it is not impossible to buy a house	10/16/2017 11:24 AM
11	To change the course of economic growth opportunities toward inclusive and equitable growth. I believe staff needs more education and new leaders.	10/14/2017 7:34 AM
12	Please expand the recreational opportunities in all quadrants of the City. Tallahassee is a mecca for this region. Give people something to do once they arrive. Put some community effort into the Tallahassee Mall (can't remember the current name) entertainment venue along with senior housing and a food market. Give the south side something to be proud of in the fairground location. We are an entry way into the City--let's make it a statement showcase. Put an amusement park or attraction on the west side of town and figure out how to get people from other areas of town and the hotels to this location. Enhance the environmental parks on the east side of town and figure out how to connect the trails, lakes, etc. from Tom Brown Park all the way to the Apalachee Sports XC course... Use the current recreation centers to bus people on weekends to the nearby small towns - Monticello, Havana, Quincy, St. Marks, etc. need to get people out as well as into town in order to appreciate what is here.	10/9/2017 7:39 PM
13	Safe community that offers walking and alternative transportation for citizens who need assistance or start aging to have the same opportunities as others have for living in the community.	10/9/2017 1:33 PM

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14	A place where people aren't homeless, turning to drugs or crime because they can't afford to pay rent or bills, or because they can't get a decent paying job and education in their home town. A place that has less extremes in wealth. A place that invests in health and community (not liquor stores and signs surroundings FSU's campus!). A place were someone isn't being shot every week.	10/9/2017 11:35 AM
15	Please stop bulldozing old buildings down. Please find a way to preserve our unique history as we move forward vibrantly into the future.	10/6/2017 10:27 AM
16	What makes Tallahassee unique is our value system of prioritizing the environment and our history of grassroots culture and local-scale, citizen-driven activity. Leadership-level planning is a beneficial thing when leaders focus on declining areas that need a coordinated effort to be revived. Managing growth and converting land to new uses should be done with thoughtful consideration of what the most affected citizens want. That is the only way to protect the cultural cohesion that sets Tallahassee apart from highly designed urban centers that look great on site plans but don't work for the unique community. Livability, walkability, mixed-use, etc. are high-level abstractions that may not have any relevance to the specific individuals who live in a given location. Work at a more local, HUMAN scale, and find out what the people really want.	10/5/2017 11:13 AM
17	Tallahassee and Leon continue to be a model in the state of FL in many many areas. Both city and county should continue on their current trajectories. The county should strive to reduce the large crime rate more rapidly.	10/4/2017 10:25 PM
18	A place where there are safe and economical transportation alternatives that includes mass transit, a spider web of multi-use trails throughout the county, and where our public lands are protected and water bodies such as Wakulla Springs are brought back from the brink.	10/4/2017 7:30 PM
19	A community that has protected and enhanced its own identity, functionality, liveability, affordability. A city that has not become generic city-of-America with cookie cutter designs like in College Town. A community a child grows up in, can get reasonable employment, and choses stay in because it is offers a natural and cultural environment good for them and their friends and families. A town where the identiy and quality of life has not been sacrificed to grandiose development dillusions.	10/3/2017 7:31 PM
20	An integrated city that both allows its neighborhoods to be distinct and shine, and that encourages citizens to interact with all parts of their city.	10/3/2017 4:19 PM
21	Our leaders regularly ask what is best for our children's futures	10/3/2017 10:18 AM
22	A vibrant downtown area. Influenced by development at applicants expense. With a focus on local small business. Lots of natural areas protected, connected, and managed. Inclusion of wildlife movement corridors in planning. Protection of natural resources, and rural character	10/2/2017 10:23 PM
23	While is not good to think just short term or small scale only, keep this place as unique and special as possible. For Florida, as its capital it represents this grand and large state. Doing that with as much livability as possible it should set a high standard for cities over the entire state. This in no way mean that it should even think about becoming a very large metropolis, just a happy, lovely, and very efficient comfortable place to live. Unique. As well as the Capitol City it is also home to two very important universities, a good community college, and research center. I do not see this mentioned above but the much be cooperative as well and be included in the planning effort. That is a very serious omission.	10/2/2017 9:41 PM
24	Tallahassee and Leon could be a magnet for aging in place because of our colleges and social environment. Without aging in place dwellings, the over 55 demographic seeks these things further south in the state.	10/2/2017 6:15 PM
25	I think you've done a good job of stating the vision...	10/2/2017 10:36 AM
26	Not Atlanta, Not Orlando, Portland Maine or Ft Collins Co. would be nice.	10/1/2017 8:39 PM
27	a safe, diverse, environmentally sensitive, fiscally responsible, big town where people continue to thrive in community.	9/29/2017 10:57 AM

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28	See above narrative provided above.	9/28/2017 8:59 PM
29	It isn't "rebranding" that we need. We need after school facilities and programs for youth of all ages, we need early child care... We need parenting classes activities for young adults... We need more technical schools and skill training as alternatives to college degrees... We need community gardens in neighborhoods... young people need alternatives to crime... they need ways to build self esteem...	9/28/2017 6:21 PM
30	Create programs and environment to help current residents and their property prosper. Decrease programs that encourage people to move here to take part in social programs without desire to work or thrive with their own ambition.	9/28/2017 5:43 PM
31	Maintain its unique Southern character. Tallahassee doesn't need to be Chattanooga or Austin.	9/28/2017 5:15 PM
32	Wish there was more emphasis on our cultural diversity, particularly with our growing Asian population. Education -Asian culture in our schools and business, state govt. Asian's have been a convenient group to racially discriminate against by both by White and Black in our community. Unfortunately there is little sensitivity to Asian discrimination since Asians are not represented in our government and planning bodies.	9/28/2017 5:09 PM
33	One where developers and dollars do not have precedence over environment and quality of life.	9/28/2017 2:03 PM
34	More safe bikeways, please.	9/27/2017 8:26 PM
35	A clean environment for ALL, southside as well as the affluent north. Hold politicians and developers accountable to neighborhoods in all planning decisions. Transparent decision making process.	9/27/2017 8:17 PM
36	A revitalized urban center and growth of downtown. we need to stop the sprawl of residential districts on wildlands and protect the urban center from risks of gentrification.	9/27/2017 3:54 PM
37	MUCH more residential density and non-car transport friendly.	9/27/2017 2:51 PM
38	Insure Tallahassee and Leon County are dynamic and progressive while maintaining our comfortable, friendly, nature loving life style	9/27/2017 2:41 PM
39	To be a safe, affordable place to live.	9/27/2017 2:14 PM
40	A community that retains a distinctive sense of place shaped by its natural environment, lakes, and greenspaces, its canopy roads and bike trails, and a burgeoning, vibrant urban and revitalized suburban landscape.	9/26/2017 4:39 PM
41	Progress and technological expansion.	9/26/2017 1:16 PM
42	I would like to see our leaders and developers having healthy disagreement/discussions that lead to critical thinking. What landmarks/traditions can we preserve in our town...let's consider this before we tear down buildings to build new ones. Recently, on the corner of Glenview and Monroe and great old service station was torn town to create mixed use buildings. This building could have easily been turned into a restaurant or store that honored the building's heritage. Also, I'm all for public art and think it brings culture to a place/area of town, but I think we should be careful about trying to be like other towns - Ex. South Adams/Famu Way - I've seen and heard that we would like this to be a graffiti/street art corridor similar to Miami's Wynwood Walls District. Maybe instead of copying something from a town with a completely different culture and history, we could take some time to figure out what makes Tallahassee special or the history of that particular neighborhood and apply those themes to the art displayed on the walls. I love the direction of having more art, but think it could be applied more thoughtfully than just putting graffiti everywhere for the sake of being "edgy". Let's make a list of buildings/areas of town that make Tallahassee distinct from other towns and design some artwork that highlights the heritage in a cohesive way.	9/26/2017 9:21 AM

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43	No shopping plazas, lots of green space and bustling businesses. Restaurants with outdoor seating with pretty views of Tallahassee and not of busy highways or streets. Store signs that are attractive and not printed on vinyl banners but instead sustainably, locally made/painted! Outdoor seating and vibes that actually encourage visitors. I envision a historic downtown Capitol that isn't full of law offices, lobbying and other commercial endeavors, but instead bustling local businesses like artist studios/galleries, coworking spaces, sustainable restaurants that use local ingredients, and locally sourced general stores or makers market, shopping for all ages, maybe a brewery!	9/26/2017 9:21 AM
44	An environmentally conscious community with frequent and varied public transportation. A more integrated community with less segregation. For instance - more housing under \$200,000 in the Northeast. All the new development in the NE seems to be \$250,000 or more. We need a safer community with less crime.	9/25/2017 3:58 PM
45	Tallahassee will have designated destinations that make it unique and enjoyable, so that it is distinct from other cities. This occurs by investing in our natural resources, such as the great wooded parks we have, as well as interesting urban areas such as Railroad Square Art Park.	9/25/2017 9:24 AM
46	Too grow slowly and not become a mess like Tampa and Orlando and Jacksonville.	9/24/2017 2:39 PM
47	A vibrant, innovative, youthful, and green Red Hills Region that cultivates diverse economic engines, sustains multimodal transportation opportunities, embraces higher education, drives nationally competitive livable wages and connects citizens with the beautiful natural resources that brought settlers and Native Americans originally to this unique area.	9/23/2017 9:23 PM
48	Parks in every small community so residents can actually leave their homes for a pleasant experience in a pretty place outdoors. Better maintained community recreational facilities including sports facilities where the ground is raked maybe a few times per year rather than never. More and better bike routes like the Miccosukee Greenway and the St Marks Trail so families can ride bikes together without traffic. Support for urban farmers and Farmers Markets to distribute fresh food, locally raised. Preserve rural areas and prevent large scale residential development where there are not services.	9/23/2017 2:13 PM
49	Comparable in built environment to other southeastern cities such as new orleans, charleston, savannah, etc. A place where I dont need a car. Ive moved to new orleans before to escape the sprawl of tallahassee and have been considering moving away again, i wish i didnt have to but as an average yuppie, quality life experiences and community are important to me, not wasting time in my car driving across town for daily needs that should be available in my neighborhood. Thank you guys for the work you've done so far, I know it's tough at times.	9/23/2017 12:05 PM
50	Better flight services. Tired of driving to JAX and ATL. That will solve a lot of problems.	9/22/2017 2:05 PM
51	Reduce taxes. Cut at least half of the useless city staff. Eliminate money wasting Starmetro. Get rid of the airport that no one uses because it is too expensive.	9/22/2017 7:49 AM
52	We should merge city/ county government a nd Police and Sheriff. Eliminate duplication costs	9/21/2017 4:14 PM
53	One government with a separate utility district for electric, water, sewer	9/21/2017 9:10 AM
54	That with all the great things that are now happening, Tallahassee will just get better and better.	9/21/2017 8:45 AM
55	Address need for sidewalks in established neighborhoods such as West Tharpe and other areas especially where children have to walk to bus stops or school.	9/20/2017 11:04 PM
56	Manage growth responsibly, retaining small-town feel while acknowledging aspects of a thriving, bustling city.	9/20/2017 4:13 PM
57	Similar to the survey's apparently. Tallahassee and Leon County are doing a good job. Very progressive. Now, good luck with the legislature!	9/20/2017 12:00 PM
58	To avoid unrestrained sprawl and protect the rural areas and valuable ecosystems for the future	9/20/2017 11:23 AM

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59	A better Governor	9/19/2017 9:34 AM
60	Cleaning up safety and security issues that have been growing over the last number of years. Drug deals and violence in the neighborhoods needs to be addressed up front, not just clean up afterwards. Our police, sheriff, fire and other departments need to be included in the expansion decisions made for our community, not just asked to deal with it after the fact. Wouldn't it be nice if we could once again walk in town and the neighborhoods and parks without having to look over our shoulders or stay away from an event because of increasing violence.	9/16/2017 12:01 PM
61	A place of beauty, history, culture, and comfort that is forward-thinking and leading the state/nation in innovation, art, and healthy living.	9/16/2017 9:39 AM
62	I envision Tallahassee as a small city with a vibrant and diverse culture. I feel that it is on a path to distinguish itself from other cities in Florida that have relied on sprawl development for most of their history. Tallahassee can serve as a model for other Florida cities that face issues of spatial segregation, poor environmental stewardship, and lacking sense of place or culture.	9/15/2017 2:08 PM
63	That I eventually move away to get away from the crime.	9/15/2017 9:53 AM
64	This " vision" thing is ridiculous. My prediction for the City and county is that if they continue with the same mediocre leaders,things won't get any better.	9/13/2017 8:42 PM
65	When I arrived in Tallahassee 44 years ago to study at FSU, I soon fell in love with this town and decided here is where I wanted to live. I wanted Tallahassee to become my hometown. I didn't ever feel like I had a hometown until I came here. This is where I've been since 1973 and I'm not leaving. I love living here!!! And I look forward to dying here. I've prepaid my funeral expenses. I have three grave sites. My son and my husband already have filled theirs. The gravestone says everything except the date of my death. And so I leave you with peace, blessings and . . . always love.	9/13/2017 10:59 AM
66	I greatly appreciate the emphasis on parks and nature trails and I hope it continues. I would like to see more affordable housing. I think we also need to do more to provide mental health resources to those in need.	9/8/2017 6:17 PM
67	Judicious stewardship of the most beautiful place in Florida.	9/8/2017 12:34 PM
68	Continued focus on flood control, public safety (mainly police & fire protection), and power are the main thing. I would like the city to stop viewing bicycles as a viable everyday transportation option for people going to work. Tallahassee is just too decentralized for people to give up the convenience and safety of cars for that to ever happen. Making the bus system better can reduce the number of cars on the road, but with the city as decentralized as it is, that will be a difficult goal without spending a lot of tax dollars. Continuing the excellent recreation services and infrastructure work is a worthy goal.	9/8/2017 9:58 AM
69	A small urban area where people can get into the countryside. People can see cultural events like ballet or go hunting in the countryside.	9/7/2017 1:35 PM
70	cultural enrichment, environmental responsibility, preservation of neighborhoods- ie FrenchTown, economic empowerment and living wages.	9/7/2017 1:14 PM
71	I want it to be a place I cherish and want to grow old in. A place I can be proud of as a leader in environmental standards/actions, a place that loves its residents in return.	9/6/2017 9:17 PM
72	Consolidated government	9/6/2017 4:37 PM
73	A place where automobile transport can be minimized with smart mass transit options combined with pleasant areas of walkability for both practical and psychological needs.	9/6/2017 1:17 PM

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74	I envision Tallahassee as a place that preserves small town charm where the local government respects and preserves all sectors of the City from Urban Sprawl and violent crime. Specifically, I see most people living in detached, single-family homes in quiet, tranquil, neighborhoods that have roads, schools, electrical grids/hardware maintained by the City. Apartments, other attached dwellings, and mixed use areas would be limited by the local government to permit current complexes to be fully inhabited and prevent abandoned Strip Malls, Commercial Ghost Towns and the further facilitation of Urban Sprawl. In that vision, the local universities and community college would create satellite campuses along with Light Industrial and Commercial Land Use areas on the outskirts of town and not continually encroach on properties within the City Limits. I see all sectors of the community (South West, South East, North West, North East) having equal and equitable services from the local government as well as a voice in the decisions that effect our community. In short, I see Tallahassee as a community of neighbors living and working side by side to increase everyone having a positive quality of life not a place that is marketed to increase the population to rack and stack money for the local government at the expense of the quality of life of its current residents.	9/5/2017 7:41 PM
75	I would like to see our city be a place that values the people and environment of not only the more urban areas but also the more rural. I would like less focus on building new parks and event spaces but to maintain what we have and especially the natural character of our environment, which is something that makes us unique.	9/5/2017 6:28 PM
76	Tallahassee is doomed to concrete, loss of character, increased corruption (murder capital, need for security systems, etc.) because big money, big business and the needs of the few take precedence. Too bad, Tallahassee. It could have remained a lovely place to live had greed not decided that "growth" was essential.	9/5/2017 6:15 PM
77	a tech hub and example of equity	9/5/2017 12:32 PM
78	While I recognize roadways are important, I want Tallahassee to become more walkable and bikable and busable so that it is easier to leave the car at home(or not even have to own a car!) in order to live here. Sidewalks, bike lanes, better bus routes are what I want.	9/5/2017 10:29 AM
79	-more safe, decent, affordable housing -affordable & accessible healthcare for all -equal education options & access -jobs earning a living wage -smart environmental sustainability	9/5/2017 4:57 AM
80	That it can become a more career friendly city that has high paying jobs and can retain the graduates, and finance increased culture.	9/3/2017 8:53 PM
81	I hope that Tallahassee is a regional leader in pioneering livable and environmentally sustainable communities that continue to erode the legacy of race discrimination in housing, civic participation, and opportunity.	9/2/2017 2:23 PM
82	Keep and maintain the whole area as an example of an environmental focused area. Green is not a phrase but a lifestyle promoted by governmental organizations, commercial businesses, (limited) industrial entities and of Tallahassee's as well as Leon County's residents	9/2/2017 2:06 PM
83	Protection of green spaces, ease of non-motorized transportation, increased access to healthy foods, investment in urban farms, community gardens, and land trust programs to support these efforts.	9/2/2017 11:27 AM
84	A city that meets the values already laid out, but additionally achieves greater integration of schools and does not consistently have bottom 100 schools in the state.	9/1/2017 5:00 PM
85	This is a bullshit question. It would be highly desirable for T'see and Leon County to recognize the extreme income and wealth inequality that exists, and address how (without additional subsidies) this issue could be addressed to produce a local population that does not exhibit such extreme dysfunctions.	9/1/2017 5:00 PM
86	Tally/Leon County future includes employment centers located close to residential areas and the creation of true mixed use neighborhoods to reduce the reliance of automotive transportation and congested roads. I foresee a community with a much more diverse economy, with less reliance on government employment that should create a stronger tax base.	9/1/2017 3:58 PM

87	Well I think I have said an awful lot here already.... in summary. An active transportation network that reduces priority to cars, connects user to resources like healthy food, schools, and employment options that is served by frequent safe transit would make for a healthier community. Expanding housing choices in all areas of the city, not just the university and low-income neighborhoods would increase our diversity and safety. The tree canopy that is maintained and a succession plan that implements replanting, green infrastructure improvements to manage stormwater and noise protects our sense of place. Policy that directs priority for health and investments in active living infrastructure will increase social equity and capital and ultimately result in a vibrant community for youth and our as aging population. The increase in efficient transportation options will help vulnerable populations such as the elderly, low income, people with disabilities and children, it will reduce air pollution from motor vehicles and reduce rates of obesity, heart attacks because of the increase physical activity. We will recognize our topography is ideal for pedestrian bridges and they will be as ubiquitous as the tree canopy. Thanks for asking!	9/1/2017 11:18 AM
88	Tallahassee and Leon in the future will be a model of a healthy, diverse, educated, environmentally secure and friendly place where we celebrate the way people of all races come together.	9/1/2017 5:55 AM
89	A place where we can retain talent from our various higher education institutions as well as help further develop and build local economy by supporting small businesses and local entrepreneurship by any means necessary.	8/31/2017 5:06 PM
90	Less Cars, More multiple modes of transportation. Less spacious streets (West Pensacola is too big) More urban theme activities. More trees everywhere. More parking on the streets thus saving a pedestrian from a car crash. Infrastructure put in place to help pedestrians move faster and safer. More coordination between FSU and City of Tallahassee.	8/31/2017 4:06 PM
91	I hope we stay a large town. I don't think anyone wants the problems that growth creates. Look at Atlanta and Charlotte...	8/31/2017 11:04 AM
92	Interconnected park and green space to help wildlife migration.	8/31/2017 9:24 AM
93	To remain a city of trees. To see more community gardens.	8/31/2017 8:25 AM
94	A city shaded by Live Oaks, perfect for nature lovers, trail walkers, runners, bikers, that all generations can live in because of its robust public transportation. Development fits the region as far as tree cover and style.	8/31/2017 7:56 AM
95	Where there is a mix of affordable housing options inside the (Capital) circle that are not primarily on the south side of Tallahassee	8/30/2017 10:25 PM
96	A larger population but contained within the same area as is currently developed. An urban area with mixed uses available within walking distance of the majority of the population.	8/30/2017 3:31 PM
97	A community that is less like the disasters of south Florida and more like the family friendly, walkable, safe, communities of Europe, with pedestrian zones, outdoor cafes, easy transport options, and plenty of recreational and cultural opportunities.	8/30/2017 2:31 PM
98	Beautiful, small town feel with safe walking, biking and transit opportunities (not mandated by reducing parking City-County wide). Choice to drive and park private automobiles in most areas. Maintain street trees and/or require significant planting between the road and buildings and BEHIND overhead powerlines. More buried powerlines as feasible in the future. Consolidated local governments! Venues such as CC Park, Ruby Diamond, FAMU auditorium and Centre of Tallahassee have enhanced our community greatly. Small town arts festivals such as LaMoyne and Celebration of Lights, Springtime Talla. and Tom Brown July 4th fireworks are also gems to keep!	8/30/2017 10:42 AM
99	It isn't the expanding global sprawl that has begun in this city. The increasing spread of college student housing is eating up what should have been affordable properties, and the increase in excessively large, multi-residential units is becoming a blight.	8/30/2017 10:07 AM

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100	Keep as many trees as possible.	8/29/2017 9:03 PM
101	Identify our personality and build on it. Tallahassee is a north Florida city; it's nor Orlando. It's not Boulder or Nashville either. We don't have a river, or a theme park, or mountains. I would like to see Tallahassee grow in a unique way, and we should revise our plan for growth to reflect this. Overhaul the comp plan to focus on what's important and let the market handle the rest.	8/29/2017 3:13 PM
102	Lower property taxes. Find a more equitable tax. Attract more industry.	8/29/2017 12:41 PM
103	I envision a community that works together to preserve our natural resources, grows sustainably, and provides opportunities for people of all backgrounds. Public transportation and sidewalks must be expanded, especially on the West side of the town along Tharpe.	8/29/2017 12:27 PM
104	A viable, thriving community that is built on strong leadership and respect for and by all residents; where residents can live, work, learn, and play in a healthy and safe environment that reflects a strong sense of community stewardship and pride.	8/29/2017 12:00 PM
105	Fostering sustainable, innovative growth, that both highlights inherent/existing strengths of the community and addresses short-comings/areas of need. Protection of the natural beauty, healthy environment, and unique character of the city. Responsible, ethical, and transparent operation of local government.	8/29/2017 11:43 AM
106	A thriving, growing city that maintains its natural beauty but recognized the need to modernize much of its infrastructure and adapt to new ways of living and thinking.	8/29/2017 11:17 AM
107	To concentrate first on being a successful and sustainable community for the current population level and not be focused and dependent on blind growth for our success and prosperity.	8/29/2017 10:57 AM
108	a place that is full of vibrant, frequent, well-publicized, well-funded, and accessible opportunities for people from different generations, educational backgrounds, ethnic heritages, and income levels to meet, interact, and build bridges	8/28/2017 8:40 PM
109	joint city/county government, don't need both a city and county government. region not large enough to support each group. sheriff should run the jail, police should provide law enforcement.	8/28/2017 7:21 AM
110	A community that is liveable and respectful of all citizens, but at the same time works to attract businesses that bring high paying jobs. The City needs more than retail and fast food restaurants. While these are all fine; they don't pay well.	8/28/2017 6:34 AM
111	They will merge County and City operations and management. There will and should always be an elected Sheriff.	8/28/2017 6:32 AM
112	I would like to see the City of Tallahassee become more dense in its development to allow for its residents to rely less on cars and more on alternate forms of transportation such as walking, biking, and public transit.	8/27/2017 6:40 PM
113	Expand the bus service outside of the city limits so people to can ride to work by bus and thus reduce the vehicle traffic in the morning and evening rush hour.	8/27/2017 5:46 PM
114	I wish Leon County cared about their Code Enforcement. When you have a urban neighborhood within the county they let anything go. You can have 10 cars in your front yard and they say it's great three of them can have no tags and they say it's great	8/27/2017 8:17 AM
115	To be an example to the rest of the state - complete equality for all and respect for the environment	8/27/2017 8:02 AM
116	More parks, some sort of interstate system to make it faster to get from North to south and east to west in Tallahassee, more affordable housing options.	8/27/2017 7:35 AM

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117	A community that prioritizes the life, liberty, and property rights of its citizens above all else, and does so equally for all of the people regardless of ethnicity, religion, sexual orientation, gender, wealth, or social status. A community that promotes prosperity and equal opportunity for all not by micro-managing development from the top down, but by removing the barriers to a truly free market and ensuring that no individuals, companies, or arbitrary groups of people are given any special privileges, preferential treatment, or exclusive incentives. A community that does not take property by force from individuals, companies, and groups for the purpose of giving that property to other individuals, companies or groups.	8/26/2017 5:26 PM
118	A racially and socially integrated community with many opportunities for direct human scale interaction. Parks, walkable and bikeable streets, and meeting places and events.	8/26/2017 3:19 PM
119	Have a community that people want to visit to enjoy arts, culture, recreation (besides football), and good food.	8/25/2017 3:31 PM
120	My vision for Tallahassee would be a city that offers equitable opportunity for all races, genders, classes, religious groups, etc. I want Tallahassee to be able to balance out the overbearing presence of colleges by keeping checks on sprawling student housing, and marketing more toward family-friendly living spaces. And in an ideal world, Tallahassee would make use of more efficient, and accessible systems such as bus rapid transit which offers numerous benefits to disadvantaged communities. The future Tallahassee should have no food deserts, lower crime rates, more transparent economic development endeavors, more walkable areas, intact historic communities, lower housing costs, greater regional connectivity and partnerships, and more mixed use development among other things. Naturally, only so much can be accomplished through urban planning measures, but the overall future direction of the city should be decided with these variables in mind.	8/25/2017 1:02 PM
121	Where there is a smaller local government the requires less of a tax base. Where communities have more of a say in what happens to their neighborhoods. Where local government does less charity because the communities decide to to step up and do it. Government should be restricted by its citizens rather the its citizens are restricted by their government.	8/25/2017 12:29 PM
122	A leadership that truly puts its citizens first, regardless of political stance. A city that is not segregated by class or income.	8/25/2017 9:05 AM
123	A more accessible, safe community where everyone is able to get to where they want to be.	8/25/2017 6:59 AM
124	My vision is to see citizen love and input reflected in the social and built infrastructure throughout the City.	8/25/2017 6:13 AM
125	A community that supports a complete and frequent public transportation network with bus rapid transit. We have a long way to go as we do not even have a transit connection to our airport :(8/24/2017 7:56 PM
126	Tallahassee has three major education centers/universities and should be able to compete with other major Florida cities in attracting high technology, medical, business, and research industries. Downtown should evolve into a vibrant central business district by moving forward with diversifying jobs (less state more private industry). I expect to see continued growth in TCC, FAMU, and FSU and a drastic reduction in brain drain as a result of its increasingly diversed economy - which should lead to increase in airline traffic and decrease in ticket prices. Amtrak services should be restored and should become a major anchor in the arts district located between FAMU and FSU.	8/24/2017 5:10 PM
127	Controlled growth (less concrete and more green space), less reliance on government and colleges for employment, improve blighted areas with less taxpayer investment (such as was done privately with Tallahassee Mall), more options for retirees and older age groups. Address local government corruption and the bloated salaries and benefits of those involved in city and county management.	8/24/2017 4:09 PM
128	To remove the segregated economic areas. Tallahassee should have more affordable housing in various areas throughout the City. Also to provide higher quality of life to all residents. Lastly, to become one of the best cities to start and grow a business.	8/24/2017 12:58 PM
129	Equal and quality access to services (health care, education, neighborhoods, parks, safety) regardless of race, gender, social class, disability, sexual orientation, and age.	8/24/2017 12:29 PM

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130	More recruiting of diverse organization, persons into community dialogue. Consider goal of making this community become a pioneer in expanding community involvement.	8/24/2017 10:10 AM
131	I'd like to see more affordable housing options, better public schools across the board so people don't feel like they have to move into a more costly area of town to get into the school they want, roads and pathways that are safer for bikers and pedestrians, more parks and green spaces, parks that actually have shade on the play ground since it is like a bazillion degrees here half the year, more healthy options and a safer atmosphere.	8/24/2017 8:51 AM
132	To not be number one in crime.	8/24/2017 7:55 AM
133	My vision for the future of Tallahassee is that it should be less of a college town and more of a family oriented city.	8/24/2017 7:42 AM
134	Focus on the fundamental business of government, which is safety of citizens. Forget the social experiments such as solar energy. Leave private enterprise to the private sector. Sell the "so called" international airport and utilities. Florida Power did a much better job of power restoration than you did. Clean up corruption in city government. Lower taxes via contraction of services outside your true scope.	8/24/2017 7:38 AM
135	a place with decent parking and not some many random stores that are out of business within a year. a place where a family can find a decent place or either buy or rent without having to have roommates or begger themselves.	8/24/2017 7:22 AM
136	Corrupt officials will continue to lie about their activities. Their friends and political backers will continue to get those "back room deals". And the community will continue to suffer from the same old problems of crime, sprawl, and destruction of the last few beautiful places in Leon County.	8/24/2017 6:58 AM
137	My vision is that the Southside will finally get the facelift and infrastructure needed to make it a viable part of the city...	8/23/2017 10:52 PM
138	More business diversity. Too many restaurants and bars, not enough other unique activities to do.	8/23/2017 10:12 PM
139	One where there is actual openness on how the comp plans are really made. It seems too many times it's more development focused rather than long-term environmental focused.	8/23/2017 8:21 PM
140	Investment in the entire community, recognition that the characters of Tallahassee are an important part of its character, opportunities for young people so they don't move away to seek better jobs elsewhere, exploration of tech and other industries that bring opportunity and competition with other larger areas, and a place where everyone is included and has equal access to education, health care, and other things.	8/23/2017 8:01 PM
141	More splashpads, parks, more opportunities for jobs, affordable housing.	8/23/2017 7:37 PM
142	A carefully planned Tallahassee in regards to development, traffic impact and environmental stress.	8/23/2017 6:50 PM
143	A vibrant and diversified economy not dependent upon government and education as the main employment. Less governmental restrictions to let the free market economy function as it is supposed to.	8/23/2017 6:14 PM
144	An economically and racially diverse community with gems of unique architecture and a focus on locally made products and businesses.	8/23/2017 6:01 PM
145	Keep Tallahassee looking beautiful. Pay attention to what buildings look like, don't allow ugly infrastructure projects, street scape all roads with canopy trees.	8/23/2017 5:16 PM
146	We will have a downtown that isn't just a place where people drive as fast as they can into during the mornings and drive quickly away from in the evenings. The one way pairs downtown send a message that you need to get in quickly and get out quickly. We will have an urban part of the community that is walkable with places to live, eat, shop at, etc. That we have a network of trails and separated bike lanes that are well designed to reduce dependence on cars.	8/23/2017 3:49 PM

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147	I would hope for a city that is truly sustainable; that manages to shrink it's developmental footprint, while maintaining and improving its remaining historical, environmental and creative resources; that aims to have a majority of its citizens walking or biking to work, and to local businesses and restaurants, instead of driving from home to office to big-box/strip-mall and back; that eliminates the current de facto segregation of our neighborhoods and schools; that inspires a pride of place in its residents that is reflected in a clean, beautiful, low-crime city. Too many of the decisions made by the city - and our state and federal government - in the past thirty years have made this future difficult, but not impossible. Unfortunately the city's current politicians and "movers and shakers" seem to represent a continuation of this development-at-any-cost mentality, paying only lip service to some of the values mentioned in this survey. But prove me wrong.	8/23/2017 3:41 PM
148	A community with a consolidated government that has all of the stakeholders at the table to make plans/decisions about the future of our community.	8/23/2017 3:17 PM
149	I will likely only be here for another few years. However, I like that there are so many trees in the region, and I think maintaining that and additional plant growth is beneficial for air quality, reducing urban heat island effect, and mental health. I think increasing environmental sustainability, such as through the new solar farm planned by the utility company, is extremely important. One way in which Tallahassee falls short however, is that there is garbage everywhere. I don't know if it's littering or accidental, but cleaning up garbage and educating people to do their part, and to even use less in the first place could go a long way.	8/23/2017 2:30 PM
150	Local businesses flourishing. Public art. More pedestrians. Desegregation.	8/23/2017 2:13 PM
151	An equal mixture of natural and urban areas that are intertwined and connected.	8/23/2017 1:40 PM
152	Less strip malls that eventually go under and then sit for 20 years.	8/23/2017 1:04 PM
153	keep the small town feel and as many trees as possible. do something about the high crime rate as the highest priority for local government.	8/23/2017 12:55 PM
154	Industry - companies where people can work and have opportunity for advancement. Tallahassee has no industry to speak of - education and government does NOT provide good job/career opportunities for most of the people who move here.	8/23/2017 12:45 PM
155	More economic opportunities, transportation options to decrease growing congestion, preservation of green space, and respect for diversity.	8/23/2017 11:47 AM
156	At the moment, it would be to increase the opportunity for professionals to live, work and have a night life. To experience the city without having to del with dogs everywhere you go. Dogs do not need to be or go to everyplace that their are humans at.	8/23/2017 11:08 AM
157	I would like our Airport to be able to handle larger airplanes and bring more affordable carriers . I currently drive to PC,Jville or Orlando. I would like to to saee the air port have a hotel and be come a conference center. I would like to see more development on cap Cir from HWY 20 to Tram Rd and not just industrial stuff from single family home to Business to create jobs. I would like to see that Woodville has a sewer system and most of the roads paved 10X better the Lovic rd and maintained. I would like to see a Apprenticeship program for Teen's Homeless and Felons . I would like to see a program in place that took 15 to 20 of the available vacant Apartments and rented to people that could pay 70% of the rent and they not be in the same build or next to each other. Wish the county and city would figure how the south and west sides of town can get what Buck Lake and Thomasville Rd corridor gets while being affordable.	8/23/2017 10:48 AM
158	Continued thoughtful growth. Good job to the city and county recently on this, I like what Im seeing. I would like to see more private big companies attracted to the city to make downtown more vibrant and not one big Association/Lawyer/Lobbying firm on street retail.	8/23/2017 10:34 AM

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159	Tallahassee and Leon County is a livable community where all residents have access to places to live, work and play where they can achieve their full potential. Residents can all be within easy reach of centers of employment, outdoor recreation, quality education, healthy and affordable food, appropriate housing, multiple modes of transportation, and a responsive and transparent government. Tallahassee and Leon County retain their distinctive character as a mid-sized capital city and higher education hub for the region. The home of major colleges and universities, Tallahassee is a city of innovation and creativity, driving forces in the economy and community vitality. Known for its impeccable water quality and clean air, Tallahassee is a beacon for communities that aim to protect and preserve the natural environment while accommodating sustainable growth and environmentally responsible development. Renewable energy, robust recycling, and alternative transportation opportunities lay the groundwork for sustainable urban living. Population growth is accommodated through infill and increased density without sacrificing community character or displacing residents and while providing substantial affordable housing options to ensure diversity of income, opportunity and access throughout all neighborhoods in the city.	8/23/2017 10:30 AM
160	More friendly to walkers and bikers! More public transit	8/23/2017 10:01 AM
161	Migrating from an isolated place in the middle of nowhere to a city offering job opportunities, willing to accept big companies to create economical growing. I envision a city with a strong regulations in the drinkable water usage.	8/23/2017 9:59 AM
162	I would like to see Tallahassee and Leon County in a leadership role for Florida and the country. We should be embracing eco-tourism opportunities, preparing for disasters of all kinds, being on the cutting edge of renewable and green energy, and opening cultural opportunities.	8/23/2017 9:25 AM
163	Positive. It's still the best city in Florida to live in. Population growth and building is inevitable, but if not managed and held to a true standard this area will become just like Tampa, Miami, Orlando and Jacksonville - choking on its own miss managed growth.	8/23/2017 9:23 AM
164	Planning and shaping the inevitable growth of Tallahassee in a positive manner while still maintaining the nice things about the character of Tallahassee which make it a nice place to live.	8/23/2017 9:20 AM
165	Wholesome and frequent interaction among residents and elected officials and the various departments of the city. Transparency and community involvement in every aspect of daily living and alternatives for this other than meeting attendance, including surveys like this one.	8/23/2017 9:17 AM
166	Safe and healthy community providing access and opportunities to all citizens, as well as community enhancements being equitably distributed.	8/23/2017 9:09 AM
167	Cutting through the good ol'boy red tape to actually get things done. Tallahassee is growing. Stop making making everyone's lives more difficult by pretending it's still a small town.	8/23/2017 9:06 AM
168	Islands of self-contained "sub-communities" (essential shopping, e.g.), with well-maintained, efficient, environmentally friendly transportation options for getting to and from the resources available in other "sub-communities."	8/23/2017 8:43 AM
169	(1) People love the city want to stay; offers something for everyone. (2) Citizens want to get involved to make the area even better - and such opportunities exist; (3) It is a model area that other cities study to emulate; (4) Beautiful, inviting, friendly, charming, diverse, welcoming, inclusive; (5) Safe.	8/23/2017 8:12 AM
170	improved tolerance and diversity in a pro-growth environment	8/23/2017 8:10 AM
171	Clean city. Clean transparent government and strong leadership. Growth, but keeping it like a small town, college town.	8/23/2017 7:56 AM
172	No potholes. Lots of pot.	8/23/2017 7:35 AM
173	The City needs to create more job opportunities and On The Job Training Programs through it's Rec Centers, and coops with the Higher Educational Facilities in Tallahassee.	8/23/2017 7:35 AM

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174	A city that is affordable and accessible for everyone; a city on the vanguard of environmental protection for the state of Florida.	8/23/2017 7:29 AM
175	Having responsible, honest and transparent leadership.	8/23/2017 7:24 AM
176	Nice job capturing salient points. Having spent most of my life in Tallahassee (born here but moved away for about 6 years), I would like to see Tallahassee maintain its sense of place - a smallish city (at least feels small in a comfortable, friendly way), with many recreational and cultural opportunities. I want those who visit, live or leave to cherish Tallahassee for what it is and what it has to offer. I love the trees, parks, outdoor spaces! I love the pride for our town. I love my relatively quiet east side (Buck Lake area). I love the support for our universities and college. I love the more recent redevelopments at Cascades and along Gaines Street and look forward to the redevelopment along South Monroe Street. I would like to see that redevelopment and revitalization continue in other areas as well. I would like to see the City and County continue to engage with the community about planning, land use and future development and to find out what the community wants. That's a challenge to get engagement, but I know you are up for it. Thanks!	8/23/2017 7:24 AM
177	My vision is that all persons from all walks of life have equitable and quality of life regardless your the neighborhood you reside in.	8/23/2017 6:59 AM
178	The final point of this survey should allow for the county to maintain it's overall demeanor of having the kinds of neighborhood environment conducive to what it is: urban-rural, with strong support to grow a garden to the highest level of sophisticated living. The attraction of always being just minutes from either extreme lifestyle should never be comprised.	8/23/2017 6:55 AM
179	Clean up the problem area communities of crime and provide job opportunities to residents who currently do not have a job. Bring workshops to the areas with high unemployment per capita and put plans of action in place that will especially get the individuals off the free government incentives who are able to work but choose not to because of these incentives. Providing jobs to these areas will in turn help clean up the areas and promote pride of their neighborhoods within adjacent communities.	8/23/2017 6:54 AM
180	I see Tallahassee turning into an city with inner city problems like Jackson, MS; Atlanta GA; New Orleans LA; Memphis TN. I have lived in those cities and may have to move away from Tallahassee in my retirement years due to the change in culture of joblessness and high crime.	8/23/2017 6:51 AM
181	A livable town not cluttered with strip malls and mattress stores.	8/23/2017 6:20 AM
182	Dramatic increase in science, tech and biomedical around mag lab, manufacturing increased around airport, wider roads, increased airport traffic with lower fares, north/ south interstate passing through I-10 to connect Valdosta to Panama City, beautiful governor's walk district, south Monroe revitalized	8/23/2017 5:32 AM
183	More employment opportunity for those without college degrees. There needs to be a recruitment of some type of industry into the area to facilitate these types of jobs.	8/23/2017 12:04 AM
184	Growth, diversity, and the use of technology to aid us in repairs as well as be and become a standard for cities and counties across the state of Florida.	8/22/2017 9:01 PM
185	A vibrant city and a county where rural areas still exist.	8/22/2017 6:54 PM
186	I want to see the crime rate plummet. My neighborhood has been repeatedly been hit by the car thieves.	8/22/2017 6:34 PM
187	A city of about 500,000 people with a vibrant downtown in addition to vibrant communities like the one in Bradfordville.	8/22/2017 6:10 PM
188	A beautiful tree filled city with excellent services, clean water and an airport that meets the needs of businesses that may wish to locate here. A model for sustainable practices, with a high quality of life, including a vibrant arts community.	8/22/2017 5:53 PM

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189	A vibrant downtown that is connected to other activity centers through multiple modes of transportation. While many areas of Tallahassee have specific characters and attractions, they are not disconnected from one another in any means. They also provide services to residents who live within the largely mixed-use developments.	8/22/2017 4:52 PM
190	An inclusive, dynamic community that is driven by by the energy of education, art, and political foundations as only the Capital City of Florida has access.	8/22/2017 4:28 PM
191	A safe vibrant community with public and private partners.	8/22/2017 4:19 PM
192	Economic opportunities, good paying jobs, affordable housing, attracting and retaining talent.	8/22/2017 4:19 PM
193	A safe and inviting community with opportunities for everyone, with a local government that actively manages Growth and Redevelopment to always try to make the best use of available resources	8/22/2017 4:07 PM
194	A thriving economic community with protection for those who choose to live a healthy lifestyle and exercise outdoors as well as protection for those who choose to use alternative transportation to commute.	8/22/2017 3:57 PM
195	To be a leader to all communities in FL and the Nation	8/22/2017 3:53 PM
196	A tech hub for northern Florida that attracts great talent and keeps homegrown talent. Strides towards this by working with incubators like Domi Station and those set up by FSU and FAMU have been taken and it's a step in the right direction. The continued development of the city to attract more of my generation to help continue to build up a powerhouse high-paying economy in town is absolutely necessary and would serve to only accentuate the quieter outlying neighborhood style of life. Tallahassee is in a unique position to provide both lifestyles, and would be making a mistake to favor one over the other.	8/22/2017 3:51 PM
197	I would love to see continued focus on respecting the earth, environment, and resources. I hope to see more of a focus put on bringing in businesses, shops, and restaurants that appeal to residents who decide to stay here after college. In my opinion, we need variety in things to do for this large, older group of residents.	8/22/2017 3:49 PM
198	I would love to see more downtown residences, shops and dining so that it is a thriving area to live and spend recreational time, not just for students, but for baby boomers and other ages as well. I hope we keep tight reigns on growth so that it is done thoughtfully, tastefully and in an environmentally sound way. Save the trees - they add to the ambience. I'd like to see more multi-use trails along our busy streets that are safe for walkers and bikers. Encourage alternative means of transportation. Would love to see free city-wide internet. Entice smart businesses. Tallahassee is a beautiful city with great character. If people don't want to help pay for it then send them to Lake City. :)	8/22/2017 3:44 PM
199	More private businesses, better and cheaper city utilities, fewer trees in some areas, more use of public transportation.	8/22/2017 3:26 PM
200	Honor and foster our authentic character. Don't force a "Brand" - let it evolve and then elevate it. Protect existing character, history, and charm. Save greenspace, control density, most importantly, protect neighborhoods at all costs.	8/22/2017 3:20 PM
201	* To not force the integration of high density neighborhoods next to older established neighborhoods. * Focus on safety and security.	8/22/2017 2:52 PM
202	Smarter, better for everyone	8/22/2017 2:40 PM
203	Get a handle on the rising crime issue at hand and to see more entertainment for teens and families brought to the Tallahassee area soon.	8/22/2017 2:40 PM

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204	Tallahassee and Leon County need to be more young professional friendly (and less big business friendly). This means incentivising young professionals to stay, incentivising them to open a new business, and incentivising them to BUY houses and to stop renting. Young professionals are the future. We are willing to invest in a city that will have us (look at Birmingham for an example). Our goals are different than the generations before us. We care more about family time, more about home ownership, more about the local economy, and more about local businesses. We need to help this group feel like it's ok to open a restaurant, to open a store, to invest in our infrastructure, and stop letting old-timers run young business people out of Tallahassee. Our infrastructure has got to stop running out local businesses and people willing to stay if only they could (example: Gaines Street). It has been so sad seeing how quickly young professionals leave here because they know there is no future for them in our city/county.	8/22/2017 2:37 PM
205	The city and county government and public systems should be merged under a unified authority. The continued existence of two separate systems is extremely expensive, wasteful of taxpayer dollars and inefficient.	8/22/2017 2:37 PM
206	Tallahassee and Leon County have only limited land and resources. Try to use existing impervious areas in new development instead of destroying green areas. Requiring developers to incorporate greener solutions than just building concrete jungles. GREEN IS CLEAN AND SUSTAINABLE.	8/22/2017 2:26 PM
207	As a younger person, I feel that most of the opportunities (especially for safer housing with more choices) are limited. I would like the city to be able to support the middle age range (those who are past college age, but not quite old enough to have established economical resources/property for long term settlement). Tallahassee needs to have more affordable housing opportunities available for those past college, and those who are not yet able to own a home. In addition, as someone who recently moved, most of the non-home ownership properties have the same waiting period for move-in. Most of the housing move-ins correspond with school semester start and end dates. I had a period of a month of not having anywhere to stay. I luckily found a hotel in the nick of time, but even at that, the city was preparing for college graduation and had I waited just a couple hours later, I would not have been able to even book a hotel. I assume my last option would have been to commute to a city 2 hours away to and from work, until I had housing; or to find the nearest public shelter. I was not alone in the horrifying situation of "i have no where to live" between July 31 and September 1.	8/22/2017 1:56 PM
208	better drive times, better mass transit (planes and trains too). New industry, less government, college and trade school for working people.	8/22/2017 1:47 PM
209	If I could change things it would be to a) make Capital Circle and Appalachee Parkway limited access highways (Parkway somewhat started down this path) b) diversify the job base so we are not so reliant upon the state for jobs, work with smaller airports around our area to have connecting flights from their airports come through Tallahassee to get somewhere else which should increase our passenger numbers and help us get more and cheaper flights to other places, encourage tourists type businesses to come in the downtown area (aquarium, etc.) c) allow/encourage building with more floors (20+ stories) to be built downtown, d) build a couple of these skyscrapers and work out a deal with the state to lease them back and free up the older ugly state buildings to be torn down and rebuilt which would put them back on the property rolls. If these skyscrapers were build close to the Capital and City Hall, the Starbucks in Kleman would stay busy and a Walgreens would come in there and also stay busy instead of somewhere that is hard to get into and out of. e) require new buildings to use different designs to the buildings did not look alike (like they do along Gaines). Work with the Governor to see how he could help Tallahassee entice businesses looking to relocate from other states instead of them going to central and south Florida, f) bury all power lines, especially the ugly ones along north and south monroe and anytime there is road construction like the widening of Mahan just go ahead and bury the lines at that time it would be cheaper to do it then instead of coming back years later and doing it, g) help FSU lobby the legislature to get more research money and money to build the convention center hotel they want to build, then help promote the convention center and entice people to bring their conferences here which would help the hotels, restaurants and the airport.	8/22/2017 1:37 PM
210	An All American City, with a great standard of living, equitable environment and a place to raise a family.	8/22/2017 1:15 PM

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211	I feel that our wages in the Tallahassee area need to increase or rent/mortgage need to be lowered. Most families can't afford rent/mortgage with what they bring home and have to share rent /mortgage with other families I know this isn't what you want to hear but you need to keep this in mind. People need there own homes and not have to rely on other families to survive this would even help stop some of the crime in the Tallahassee area. The Tallahassee area has the lowest wages with in a hundred mile raidius.	8/22/2017 1:10 PM
212	Safer neighborhoods with a visible police presence in some and more affordable housing options. Redevelop some areas by turning them into mixed-use communities accessible to shops, recreation/physical fitness centers/parks, jobs, and plenty of green space	8/22/2017 1:09 PM
213	Tallahassee is a beautiful place where people of all walks of life can co-exist and thrive. Residents and visitors alike should contribute toward maintaining the green landscape, while making conscious choices about how they can best utilize available resources and replenish whatever they can. The "squander, pillage, and waste" mentality no longer serves us, and we must not concede to the media's depiction of a society bound for utter destruction, anarchy, and chaos. Even if such a thing befalls us, we still need to amass the fortitude and wherewithal to bring ourselves back to baseline--the current state of things being that baseline.	8/22/2017 1:03 PM
214	The City of Tallahassee has a rich history and is quickly becoming recognized nationally as a great place to live, work, and raise a family. The safety of our community and the ability to have safe, effective, and efficient roadways has to be a priority so businesses and families continue to choose Tallahassee as their home.	8/22/2017 1:02 PM
215	Be not so political... move along and get down to business, stop focusing on personal political agendas!	8/22/2017 1:00 PM
216	Better maintained canopy roadways to include removing decay and creating sidewalks.	8/22/2017 12:57 PM
217	Lower crime rate and improve education and more jobs.	8/22/2017 12:54 PM
218	expand north, there is very little if any representation of the city or county past midtown. Lafayette Park is the furthest north community center and its in midtown. The south side of town has 3 community center within 1 mile of each other. The north side of town would generate revenue from activities, classes, sports and recreation activities.	8/22/2017 12:52 PM
219	Make it good.	8/22/2017 12:50 PM
220	Bring more jobs that are not education or government or service related. We need heavy industry and large plants for skilled and unskilled labor.	8/22/2017 12:40 PM
221	More mass transportation connected to other similar hubs, more renewable energy, some investment in overcoming the looming effects of global warming.	8/22/2017 12:29 PM
222	I would like for Tallahassee to be more bike and walk friendly. It seems to be moving in the right direction with higher density, mixed use. Ultimately, it would be great if downtown could do something but until there is a Publix or similar grocery within walking distance to all of the condos and proposed condos, it will never happen. Another curious item about Tallahassee is lack of event space, like for conventions.	8/22/2017 12:29 PM
223	The same level of services and opportunities for all residents, not based on where they live and their socioeconomic status.	8/22/2017 12:27 PM
224	A consolidated City-County government to increase efficiency and reduce overlap of duties.	8/22/2017 12:23 PM
225	Robust economic development and diversified oppurtunities	8/22/2017 12:21 PM
226	Stay rural	8/22/2017 12:20 PM

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227	I see Tallahassee and Leon County as a place of high-research learning institutions, a champion for local diversity, a high mixed-income housing community that is purposed built. More importantly, a place that is safe and a place to call home.	8/22/2017 12:15 PM
228	I moved here five years ago from Fort Lauderdale for college and graduated from Florida State. It's a weird thing, because while I was there, I hardly thought about Tallahassee. Now that I'm a resident, I hardly think about Florida State. I stayed for a rare economic opportunity not afforded to most other graduates, and without it, I surely would have moved on as did most of my friends. I would not have gone back home, as I am happy to tell anyone that Tallahassee is better situated for the future than the bustling sprawl and suburbs of South Florida. That said, it is not better situated than a lot of other cities of equal size and status. The economic opportunity I have is not permanent. At some point in the next five years, I will have to make the decision to either stay here, or move on to the next opportunity. I will either be convinced by the steps our city and county have taken and the direction that Tallahassee is going in, or I won't be. How do we create a vision worth buying into? If someone told me that the current state of the city was what our vision was, and we would strive to keep the status quo as is, I would immediately know that I will one day leave this city for the likes of Nashville or Detroit. My vision for the future of this city and region is the opposite of what it currently is. I want to live in a place that does not encourage more Southwoods. I want to live in a place where all of our economic activity is aggregated along our Main Street. I want to live in a place that is not found to be the most economically segregated in the country, with a clear spill-over into our poverty and crime rates. I want to live in a place where zoning permits all sorts of weird hodge-podges of uses. I want to live somewhere where a multi-modal transportation district actually means something, rather than it meaning that I'm only a three minute drive from Circle K. I want to live in a place where republicans can get elected to office because neighborhoods have the autonomy to pick their local leaders, and I'm not even a republican. I want to live in a place where every time a city or county commissioner is contacted by a constituent, their immediate concern is working with that person to build a better city. I want to live in a place where our property tax dollars are not diverted away from the general fund while we have glaring gaps in social services and infrastructure funding so we can subsidize more student housing and upscale restaurants. I just don't want to live somewhere shitty. My vision is for this city and this county not to be shitty, and I will strive to ensure that result every day I am still here.	8/22/2017 12:05 PM
229	T live up to being an ALL AMERICAN CITY.	8/22/2017 12:04 PM
230	An affordable place with a friendly culture where we are tolerant and accepting of different kinds of people and voices; where neighborhoods, shopping/business districts are lively, safe, sustainable and growing, and where people can walk or bike around or drive from place to place; where we look out for each other and have a safe community; a place with strong school systems – the best in the state – so people have the skills for success in life; a place where government that gives good value and services for what we pay; a place where a strong workforce and high quality of life make our community competitive nationally and internationally; a place where we are ahead of the game with covering our infrastructure needs and where we handle growth in an environmentally responsible way; and a place where we are committed to ensuring inclusion from all people and equality; and a place where when we see a need we come together as a community to solve the problem. If we have all of this our community will grown in a sustainable economically sound way and we will be a leader in the North Central Florida region.	8/22/2017 11:33 AM
231	Lower crime rate,	8/22/2017 11:31 AM
232	Fiscal responsibility and financial accountability.	8/22/2017 11:11 AM
233	A well defined equitable, environmentally sustainable and long term growth plan that accounts for all citizens and our environment while promoting connectedness, education, learning, and resources sharing.	8/22/2017 10:44 AM
234	best place to live, work and play	8/22/2017 10:34 AM
235	The place where a recount places a new president at the White House in 2020.	8/22/2017 10:27 AM
236	Improving quality of life in low-income areas while also making space for big-city amenities and preserving our beautiful parks.	8/22/2017 10:19 AM

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237	I would like to see Tallahassee and Leon County become a more unified rather than stratified community. Gentrification in the urban core seems to be crowding out historic neighborhoods, highlighting the distinctions between our residents.	8/22/2017 10:08 AM
238	A sustainable community with a variety of housing options, robust public transportation and smart land use. A community that values education and provides educational opportunities for children and adults including job training and retraining.	8/22/2017 9:58 AM
239	Tallahassee is a vibrant place to live. Or at least it was. The income and racial inequality in this town, fostered by attempts to bring money here that benefits only a few, have dragged this city down. Remember the people who already live here.	8/22/2017 9:51 AM
240	Eliminate mayor's position, go back to rotating leadership of the city council. Require city and county councils meet together, publicly at least once per quarter. Stop the city from underwriting private development initiatives.	8/22/2017 9:43 AM
241	I envision Tallahassee and Leon County leading the way down into the cesspool of Socialist, Communist, and Atheist ideals. Eventually leading to it's ultimate demise and decay when the productive members of this area have had enough and skidaddle that heck out of here! I hope I'm in the front of the line!	8/22/2017 9:32 AM
242	To merge and develop the City & Leon County as a whole, NO MORE DIVISION...could be a major cost savings to all applicable parties...	8/22/2017 9:31 AM
243	A safe, welcoming capital city.	8/22/2017 9:25 AM
244	A community committed to the vitality of all residents.	8/22/2017 9:24 AM
245	See previous comments.	8/22/2017 9:19 AM
246	Keep what makes this area unique, otherwise we'll look like South Florida in a few years.	8/22/2017 9:06 AM
247	A quality of life which makes everyone (low-income and high income) want to live here.	8/22/2017 9:04 AM
248	a community to continues to enhance the areas it has by creating walking space and transportation through popular areas. Create sustainability for the community. Continued efforts to create community spaces for use by all with diverse functions. Don't allow too much growth that creates vacant buildings.	8/22/2017 9:03 AM
249	A vibrant, interconnected, and diverse community that provides a high quality of life for all. A community that prioritizes mixed use development and green building over strip malls and parking lots. A downtown that houses more restaurants, bars, and art and fewer "Florida Association of _____" and law offices.	8/22/2017 8:54 AM
250	A livable safe community balancing opportunity and history.	8/22/2017 8:52 AM
251	My vision for the future of Tallahassee and Leon county is for this city/area to not lose it's small town charm. One of the main reasons I have been a resident for 13 years. Tallahassee is a very unique small town with a big city feel. I think it is fantastic that new construction and new developments are up and coming, but I don't want Tallahassee to be like South Florida; over populated and saturated with corporations, businesses, restaurants, etc. I don't want Tallahassee to loose it's integrity of being a small charming city.	8/22/2017 8:46 AM
252	My vision of the future is where the physical environment of our community looks great anywhere you go; where there are no blighted areas of generational poverty and underfunded schools; where parks and recreational areas bring everyone together in fellowship; and where wooded and paved pathways and trails make biking or walking to or from anywhere in the area a pleasure.	8/22/2017 8:45 AM

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253	An aesthetically beautiful, economically sound "Community Among the Trees" which provides All Citizens Availability, Opportunity, Choice and Access to Education, Employment, Recreation and Other Public Services, so they may grow and flourish as individuals, families, businesses and community organizations, following land use and transportation patterns which balance private property rights and a healthy environment and have a proper focus on urban, sub-urban, semirural and rural areas.	8/20/2017 9:24 AM
254	More "walkable" neighborhoods and retail districts. Less crime. More consideration of persons with disabilities, especially those with developmental disabilities when it comes to housing and transportation.	8/18/2017 2:25 PM
255	Keep being proactive in the use of renewable resources and maintain the focus on social values, and not on making a profit to benefit the community for cooperative management.	8/18/2017 9:07 AM
256	A livable community of thriving neighborhoods, with economic opportunities for citizens, and responsive local government.	8/16/2017 12:03 PM
257	The city and county must decide on which way it wants to proceed. Tallahassee has been looked at as great small town atmosphere and enjoyable place to raise a family. However, Tallahassee has continually looked to be included with bigger cities throughout our state and wants the same recognition they receive. With the large number of students in our population, Tallahassee/Leon County must increase its overall size by merging city limits with its county boundaries and restrict certain areas for commercial/industrial land along with residential land use. Tallahassee has become a metropolitan city but still wants to hold on to it's small town stature. This mindset is causing stagnation in growth and confusion with the vitality of the beautiful landscape we have. We say we care about the environment yet we allow dilapidated buildings to stay constant. We make greenways yet do not keep streets and power lines clear of broken limbs and trees that are rotten. Tallahassee may not be for everyone and therefore we should stop trying to make it such and help it find it's own identity as a city for those that want to enjoy what it has to offer and not what it doesn't.	8/15/2017 3:02 PM
258	A city where one can walk, take public transportation or drive. A city for all ages	8/14/2017 7:45 PM
259	I would like to see the city encourage residents to live and own property within the MMTD by enacting a Neighborhood Preservation district/ overlay that prevents the aggressive redevelopment of areas such as Glendale, Levy Park, Frenchtown, Myers Park, Betton Hills, Lafayette Park, etc. These are all areas with established neighborhoods that have a consistent look and feel; some have large lots, some more affordable than others, but all contain people who wish to own and live in-town. Put the preservation back in RP! I would also like to see the MMTD and general land use code reintegrated as many sections conflict and it is difficult to know what standards apply to a given property by comparing, as part is covered in the MMTD and part in the general code. If the development standards for RP2 aren't the same for two properties, one within the MMTD and one outside of it, they're not both RP2... I would like to see the city improve aesthetic standards for retail strips along major roads and encourage the redevelopment of existing retail and commercial property rather than rezone properties and permit wholesale clearing of green space. The city should seek out and acquire remaining large parcels of undeveloped land whenever and wherever possible. The bus system is nearly unusable to use to commute to work. Not sure how to fix that, it's a bit of a chicken and egg problem I'm sure.	8/14/2017 12:46 PM
260	A community which favors family neighborhoods over business development.	8/12/2017 4:49 PM
261	A community where all people can have access to opportunities to grow and develop. A community that focuses of development of economic opportunity and preservation of its environment.	8/12/2017 12:59 PM
262	A place that is not trying to be some other place. We must recognize what we are, what our resources are, and commit ourselves to maintaining and strengthening those resources.	8/11/2017 3:02 PM
263	My vision includes Tallahassee aiming new thriving businesses to the South and engaging with the low income areas to bring sustainable employment and housing options to them.	8/11/2017 10:56 AM

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264	More connected and lively central area with multiple sites where someone would want to park and walk around for a while or take visitors to	8/11/2017 10:27 AM
265	I envision the city as being more metropolitan with a mixture of commercial and residential, urban farms, small and home businesses in neighborhoods, and a diversity in cultures living in downtown and south side areas but also maintaining and improving on existing and history because the charm of many communities is in the community story (like Harlem is to New York and french quarters is to New Orleans, etc.). when you loose the culture of a place, you loose the sense of place	8/11/2017 6:59 AM
266	More infill development, walkability, beautiful parks and landscaping.	8/10/2017 2:47 PM
267	New housing developments are slowed in favor of in-fill and re-development of poverty stricken areas. Condemned buildings are removed and replaced with affordable housing with safe streets and lighting. Infrastructure in poverty stricken areas and poorer areas of Tallahassee is improved (sewers, streets, lighting, bridges). Poor and low-income populations receive assistance for home-buying and home improvement projects (to improve curb appeal as well as insulation and efficiency) so that all parts of the city can become a beautiful place to live.	8/10/2017 12:22 PM
268	Elimination of gang activity, empowerment of the citizens through groups such as Neighborhood Crime Watch and HOA.	8/9/2017 6:06 PM
269	To become a leader in the movement toward a new understanding of economy, employment, and opportunity. Stop granting tax breaks to corporations just because they promise a few years' worth of jobs. Increase regulations on large businesses that have no interest in our community beyond dollars, and decrease regulations on small businesses rooted among our people here. Advertise the positive aspects of tax money - where it goes, what services benefit, how it contributes to our community. Be more transparent about government contracts. Register all citizens to vote as soon as they reach voting age, and create a local (if not national) holiday for elections....	8/9/2017 11:45 AM
270	A place that can make the best of old and new neighborhoods. A city that can embrace changes and transitioning communities - one that prevents blight. Older neighborhoods cannot be forgotten or allowed to run down.	8/9/2017 10:44 AM
271	"To foster a vibrant, prosperous and growing Tallahassee through extraordinary community development." "To develop and implement creative community-based strategies to enhance economic opportunity, build strong neighborhoods, and ensure a dynamic framework for quality growth and development."	8/9/2017 10:43 AM
272	Best small city in America. A place driven by high-ed, government, recreation, and entrepreneurship.	8/5/2017 9:38 AM
273	A safe environment to raise a family with consideration of growth that would allow for minimal traffic delays and for opportunities for individuals and families to enjoy the community through access to safer biking and walking structures and consideration to continually improve this capability.	8/4/2017 2:05 PM
274	My vision for the future of Tallahassee and Leon County is of a place I gladly call home, where my family lives in harmony with our neighbors and the environment, and where we enjoy being productive and contributing citizens.	8/4/2017 10:42 AM
275	Promoting infill development before sprawl.	8/4/2017 9:43 AM
276	This area has a lot of potential for becoming a vibrant, sustainable, economically secure place to live, work and visit, however the very limited vision of its leadership, strangling politics, and overall low wages paid employees will constraint its economic and quality of life growth.	8/1/2017 7:48 AM

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277	I want our town to live up to its potential, to be a truly progressive and diverse city. We need to stop cutting down our priceless, old growth trees. Our urban and rural forests, wetlands and countless unique habitats are our true wealth. We need to stop selling off our cultural lands to the highest bidder in the name of progress. It's actually incredibly regressive as we multiply stripmalls and shopping complexes line our roads... we look more and more like sprawled out, franchised cities across south florida. We need to take a sobering look at how this community is changing and where its headed if those trends continue. We need to confront the on-going gentrification and segregation practices. The neglect and disregard of our black communities and the majority of the south side is shameful and blatant. How will those children grow up to be if their township mistreats them continuously? I want protections for trees. Funding increases for all public schools and reintroduce arts into the school programs. It's vital. We need to increase public transportation options until it becomes more useful to more people. People don't use the buses because it's too inconvenient, almost a punishment. 15-20 min maximum wait times in between buses. Bus lines out to isolated, under-served areas where low income households are common. Cyclists do not need dramatic changes in infrastructure like protected bike lanes and extravagant lane changes. Simply replace all "share the road" signs with "bicycle may use full lane" and "change lanes to pass bicycle". Educate and evidently post the language. That empowers cyclists. Side walks and multi-use recreational trails are important and very beneficial to the community but are NOT useful to bicycle commuters. That's not a complete solution. We need more useful bikelanes on more roads, especially climbing lanes for ascending hills, so cyclists don't impede traffic. We need to remove contradictory language from our laws. Statistics prove that cycling as a vehicle and practicing lane control is by far the safest method to ride and yet, we still order bicycles to ride as far to the right as possible. The laws state that cyclists have the right to ride where they feel safe and the DOT admits that most all lanes are too narrow to share, yet authorities demand cyclists risk their safety and ride in the gutter. Lets reform motorist and law enforcement education and empower cyclists to ride more often and further, and together, create the future of Tallahassee traffic.	7/30/2017 8:42 PM
278	A sustainable community based on the 3 pillars, health ecosystem, vibrant economy, and social justice. That will give us a brand that makes Tallahassee significant and not just a wide spot to get gas along I-10.	7/30/2017 6:44 PM
279	Instead of talking about being the green city, let's really walk the walk. Cities like Portland, San Francisco and Boulder are miles ahead of us. Let's borrow from them and do even more because we have the sunshine and they don't!! Instead of talking about "visioning" let's actually have a vision.	7/30/2017 6:41 AM
280	I envision a vibrant downtown with a variety of options for entertainment, work, and housing. I hope to see more areas like midtown and gaines street that have compact footprints and unique personalities. I envision roadways that are less focused on moving people in and out of town quickly and more focused on integrating multiple types of transportation. And I envision a Tallahassee that provides opportunity for all by revitalizing the underappreciated areas of town.	7/28/2017 8:23 AM
281	Mountain bike and outdoor Mecca of the southeast. Highest quality of life in southeast	7/27/2017 7:53 PM
282	I see a future Tallahassee as a place where my children choose to stay because it is home, because it is supportive, environmentally sustainable, protected, safe, and a place where every single person matters, a place where the community responds to the needs of it's members and a place where everyone feels welcome. I see Tallahassee as a place where people can try out new business ideas, can live communally to support one another and thereby support creative career opportunities, where a real village can evolve, reaching beyond the typical extended biological family that so many people never actually have. There are many things about Tallahassee that makes people come back after they leave. I want to see us expand on those things. Ensuring that affordable housing exists, that people and families can be fully successful in Tallahassee without the dependence on cars, and that unique career opportunities exist and are supported. I see a Tallahassee that breaks away from truck-delivered food from farms across the world and becomes more food-self-reliant. We should have fruit trees growing in every park, herb and vegetable gardens growing in every neighborhood and in front of every state building. We should invest in the emotional and mental wellness of our community members, ensuring that all people have the support they need to reach their fullest potential.	7/27/2017 1:31 PM
283	KEEP IT RURAL!!	7/26/2017 5:12 AM

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284	Canopy roads Less local government involvement	7/25/2017 1:22 PM
285	Make it distinctive by being the first southern city to make bus travel effective and popular.	7/25/2017 6:44 AM
286	Preserve our community's natural beauty while promoting development compatible with that principal. For example, favor new medical facilities over manufacturing.	7/24/2017 1:12 PM
287	A socially, economically, and environmentally sustainable society. A government that listens to science; despite the idiocy at the national level, the city, county, School Board etc. often refuse to listen to scientific experts.	7/24/2017 1:04 PM
288	I wish it would be more like Greenville, SC, Augusta GA, Charleston, SC and other up and coming southern cities whose main source of jobs is BUSINESS, not government.	7/23/2017 7:19 PM
289	that it looks like the Capital of the SState of Florida - not like some podunk hillbilly town. Need Arts, Entertainment, Industry, etc.	7/23/2017 6:13 PM
290	A welcoming community for all citizens, providing services for all ages and abilities.	7/22/2017 9:40 AM
291	There is a focus on making a 24/18 hour downtown. It seems Midtown is the area where everyone gathers. Focus on making that area the model it is working to become, not downtown. Great deal of emphasis is also on FSU area yet focus on the people that live here and plan to stay here. Separate bike lanes like now on Pensacola would be greatly helpful in midtown areas.	7/22/2017 9:39 AM
292	Vibrant community that reflects diversity on many fronts: education, employment, ethnicity, housing types, transportation mode choices, etc. that provides a rich environment for people of all walks of life to find community and feel comfortable putting down roots--raising a family here, having a career here, and enjoying there golden years here. A place that has educational and career opportunities and is lead by those with integrity and a vision beyond themselves and their time in this community; individuals who collectively lead this community to health and prosperity across multiple generations.	7/20/2017 12:29 PM
293	Security is paramount. A greater focus on crime reduction is required	7/20/2017 12:14 PM
294	A place that is not ranked dead last in safety and crime statistics across Florida. A place where those on the far northeast end of Thomasville Road don't talk about seceding from Tallahassee and leaving the southside problems behind. A place where sprawl isn't encouraged, and it isn't solved by simply building new amenities for the wealthy who want to live in a bubble. A place where car travel isn't the default option. A place where public spaces like Cascades Park are funded and rightly viewed as crown jewels of the city. A place where traffic stays light like it is now, and you can get anywhere in town in 15 minutes. A place young people want to live and families want to stay and raise children. A place where the schools are improved - not as charters, but as public institutions that actually prepare our children to be our future. A place where high-tech companies want to be located, and where the City of Lake Mary gets mad at how many high-paying white collar jobs are choosing to locate here instead of there - without tax incentives.	7/20/2017 10:34 AM
295	The vision is fine just the way it is.	7/20/2017 9:43 AM
296	A consolidated government where political & civic leaders and county/municipal government workers represent the community they serve instead of their own self-interests and are willing to accept responsibility for their actions.	7/20/2017 9:42 AM
297	Our community is a great place to raise a family--part of that appeal is our "small town" feel. Let us not loose our unique personality with more parking lots and less green space.	7/20/2017 7:51 AM
298	Be the healthiest and safest community in America	7/20/2017 6:13 AM
299	More technical and professional jobs, less Dependence on state employment. Feed money to improve low-income neighborhoods and run down parts of town. I don't see Tally ever being a live and walk to work city. Improve the look of N Monroe street from I-10 to downtown.	7/19/2017 9:26 PM

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300	Dense taller buildings at core, greenspaces at edges, urban living within core, rural at outer ring, stronger modal connections across city thru parks/trails/pathways, more child centered spaces, more water activity areas	7/19/2017 7:46 PM
301	Compact vibrant city where mode splits are much more even between single occupant motor vehicle, car pool, transit, bicycling and walking. A community that is developed to an edge with no leap frog development in the rural areas.	7/19/2017 5:32 PM
302	Would love to see a much more accessible community. Currently it is to expensive and time consuming to travel out or into from Tallahassee. I hear this from upper level retail management all the time. Development cost are out of hand. Cost to much money and time to development in Tallahassee. Time is the big killer tho and that equals money by way of caring cost etc...	7/19/2017 11:56 AM
303	Focus less on state government and colleges and more on new business opportunities. Securing our historical buildings and history of this area in a more cohesive plan. Too many not for profits doing the same work. Force consolidation via funding sources i.e. CHSP.	7/19/2017 8:57 AM
304	Less Crime! More freedom and ease to create and start businesses. More incentives to cleanup areas such as brownfields.	7/19/2017 8:47 AM
305	Tallahassee has always been my home, and would like to see it continue to be so. However, with the drastic growth rate over recent years the city has changed, and in my opinion with it crime has tripled. What type of town do we want to live in? A community where rivers run clean, wildlife is abundant and conservation efforts are a priority for all. A safe community where neighbors take care of each other, and it is safe to walk to your neighborhood park or your kids can ride their bikes to school.	7/19/2017 7:06 AM
306	With growth, still maintain the character of the city with trees and a thriving urban center. Continued focus on walkable streets, expanded bike paths/trail, and more locally owned businesses thriving.	7/18/2017 9:32 PM
307	Walkable and bike-friendly city, quieter streets by way of slower vehicular traffic through better road design, near-zero emissions, zero fatalities.	7/18/2017 9:19 PM
308	Continued place-making, defining and developing nodes like Midtown, Uptown, Cascades, Capitol Hill, etc. Linking nodes with excellent transit choices, not just cars. Keeping our beautiful parks and tree-lined streets. Walkable, healthy, sustainable development that engages the senses, encourages social interactions, inspires the community, makes us proud. A more dense downtown, that celebrates old an new, where retail comes back and people stroll in the evening. Beautiful natural resources across the County, just outside the city. A great place to work and raise a family.	7/18/2017 5:05 PM
309	To remain the City that we all love and enjoy. Being a smaller community with great parks, schools and opportunities without becoming a copy-cat bigger city with all the bigger buildings, parking lots and unnecessary road changes.	7/18/2017 4:56 PM

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310	Tallahassee will continue to provide high paying jobs, attract clean industry, and a desirable class of people because our city will showcase and preserve its natural rolling hills, the world's largest aquifer beneath our feet, the world's second largest spring to our south, untold outdoor recreational opportunities surrounding us, clean water, lakes, tree canopy, access to the Gulf of Mexico, the vast Apalachicola National Forest to our south, and our nearby beaches. We are not landlocked like the Midwest. We don't have severe hurricanes. We don't have earthquakes or killer tornados. We will showcase Tallahassee as isolated from other population centers and their problems. Our unique geographical location just to east of the Apalachee Peninsula (and resultant intersecting sea breezes) provides us with 64" of life-sustaining rain year in and year out. Our two major universities and excellent community college provide exceptional education opportunities for all. Every industry association has a presence near our State Capitol, which provides unique leadership opportunities for many. Our City is expertly staffed with caring and helpful workers who go out of their way to make the City a better place. The State offers a wealth of employment opportunities. Our sports enthusiasm cannot be overlooked as a magnetic source--not to mention the Mag Lab in Innovation Park. The universe is founded upon magnetism--and we have the biggest one in the world here. Oh, and every year we get to host the State's governing bodies--which always provides a never-ending story of power, turmoil, money, compromise, social issues, and always a balanced budget. They provide us with entertainment and infiltrate our population with diversity and ideas. All of that and more is what makes Tallahassee such a special place to live. There is nothing that comes close to resembling Tallahassee. We offer everything anyone could want, except for low air fares.	7/18/2017 4:42 PM
311	It will be a great place to raise a family, and launch and sustain successful careers.	7/18/2017 4:16 PM
312	Making the town more walkable and encouraging development in the city center to attract new people to the city. Building a new neighborhood 10 miles from downtown doesn't do much to show people that this city is worth moving to.	7/18/2017 3:58 PM
313	More business friendly. Local elected officials quit picking favorites for economic development projects. Local government truly having a vision for attracting companies and jobs.	7/18/2017 3:58 PM
314	Look at what other smaller states have done with their state capital's (Indianapolis, Des Moines) and emulate a planned yet vibrant approach that will attract larger employers to the region. We need to find a niche market that our Universities can cater to developing a workforce that will attract that niche market.	7/18/2017 3:53 PM
315	A better functioning downtown and maintaining appearance of the Capitol buildings.	7/18/2017 3:51 PM
316	A liveable downtown with infrastructure in line with other cities attractive to young people. An urban core with usable public transportation not just a bare bones bus system which provides no incentive to not live out of a vehicle.	7/18/2017 3:13 PM
317	Safe for bicyclist for commuting and recreation. Environmental awareness does not come not before financial security; Tallahassee needs more opportunities for low-income families, and improvement of impoverished neighborhoods. Green spaces and well maintained non-motorized transportation options connected.	7/18/2017 1:53 PM
318	Much more use of he public lands for bike trails that interact with the environment while attracting adventurous travelers to enjoy our city	7/18/2017 1:46 PM
319	Root out corruption. Develop a cadres of elected officials who are not corporate Democrats or people of such limited vision as we have now. Community development is a work of decades, not work for climbing careerists. Put serious resources into Frenchtown and South City. The entire city will benefit. Enact a millage to give Tallahassee the state's best schools. It is PITIFUL that a city that pats itself on the back as much as this one has such dreadful crime and economic segregation. The self-congratulatory quality of the rhetoric by some of our "liberal" officials is risible.	7/18/2017 11:33 AM
320	I agree with all of the primary goals set forth earlier. These will require successful capital improvement projects. This can only be achieved if our governmental officials and those that do business with them are accountable to the people. Big dollar projects lead to big opportunities for graft, kickbacks, etc. A strong ethics agency to help control corruption and ensure that taxpayer dollars actually benefit the taxpayer is needed.	7/18/2017 11:26 AM

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321	A community where kids want to stay after graduation, not leave ASAP	7/17/2017 2:49 PM
322	Less crime. Better transportation choices. Better schools.	7/16/2017 2:32 PM
323	An optimistic, community-participating, health-focused, socially-vibrant, intellectually-engaged, technologic innovator and incubator.	7/15/2017 6:55 AM
324	An environmentally conscious, green, smart city that supports and embraces development and economic opportunity when they follow our values.	7/15/2017 6:54 AM
325	A resilient, connected Capital where all children have access to clean air and water, quality education, healthy food and economic opportunities to thrive and flourish.	7/13/2017 11:23 PM
326	Unfortunately my vision for the city and county is corrupted and blighted by an unceasing pattern of rezoning of residential preservation and green & forested areas for development. While I understand the need for growth, I foresee Tallahassee becoming a sun-baked parking lot, with a plethora of fast food eateries & cheaply built student housing, and the county turning into a mixed bag of high density cookie cutter homes. I shutter when I envision Tallahassee as one more treeless maze of concrete, asphalt and glass, sweltering in the sun like so many other southern has been towns. I have spent many many years in the United Kingdom where a sense of history, pride in old things, cultural identity, and natural beauty pervades most towns and villages. Why can't that happen here? Why can't it?	7/13/2017 3:41 PM
327	A city which does not focus on the interests of increasing revenue and capital for corporations and FSU and exhibits a strong sense of community and mutual aid to improve and promote healthy and fully equal conditions for all citizens, esp. the most disaffected. I envision a city which does not have homelessness nor poverty and in which our education and infrastructure is directly controlled by the majority without concessions to other powers who invest in our city purely for profit.	7/13/2017 11:26 AM
328	By 2024.... Tallahassee will be the number one city in America for outdoor recreational pursuits. Tallahassee will be a career destination for the top talent in the southeast US Tallahassee will be a clear leader self funded infrastructure investment Tallahassee will be a city with distinctive districts, numerous entertainment opportunities, and easy connections to the Forgotten Coast and Red Hills.	7/13/2017 9:12 AM
329	To continue to support local businesses and have the variety of recreational options thst are currently provided. More projects that consider the lay of the land, such as Blairstone Rd extension, the freeways, Cascades. More walkability throughout town.	7/13/2017 6:57 AM
330	More trees, bicycling. Less parking lots, less road widening, and less lawns. Or we will be like Atlanta, LA, Austin,Miami. Less money spent on gas keeps money local. Less driving keeps us fit. Less driving saved us and government money!	7/12/2017 10:57 PM
331	Smaller Government	7/12/2017 8:48 PM
332	Really plan well for protection of our natural resources. Avoid gentrification which is reported to have occurred with the Cascades Park development. Make sure that local neighborhood people and business get to benefit first from the development. Figure out how to include them by providing training, one one one contact, community meeting or whatever is necessary to include all stakeholders.	7/12/2017 6:03 PM
333	A city that doesn't feel so disjointed. It feels like the side of Tallahassee past Killearn is just trying to escape from the rest of us. And, protected bike lanes everywhere :D	7/12/2017 4:12 PM
334	I believe Florida will become increasingly vital to national political discussions. As the head of state government, I would like for Tallahassee/Leon County to be a city that can handle such a mantle. We need to be a model for other state capitals, and we need to be a place that develops young professionals and prepares them to represent their state at the national stage.	7/12/2017 3:53 PM
335	One where developers don't run everything behind the scenes!	7/12/2017 2:45 PM

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336	To provide an equitable, sustainable, and multi-faceted space for everyone. This space should focus on wellness across all levels (environment, public land, people, housing, etc), and should be accessible for all kinds of people regardless of race, economic status, and background. It should also encourage its residents to become participants of their communities by enhancing and protecting public spaces and incentivizing the local economy. Furthermore, safely connecting rural and urban areas is paramount for a healthy exchange between agricultural land and the people in urban spaces who rely upon such. Lastly, it should focus on providing amenities for all people, not simply affluent, private investors who develop student housing in trending urban spaces for it greatly increases housing inequity and further leads to higher amounts of traffic, vandalism, and lack of economic opportunity for all.	7/12/2017 2:28 PM
337	Vibrant down town. Not just busy during session and empty at night. The Gaines Street Corridor is a good working example, having that kind of evening "traffic" dispersed around all the government buildings. Dense urban core, with a rural fringe that has a great transit system, and is bike friendly.	7/12/2017 1:36 PM
338	Ability to explore the city without my car. A destination that people come to because there are interesting and unique places to enjoy. Better architecture. Identity...TLH is sorely lacking identity.	7/12/2017 11:07 AM
339	A buzzing, tech-smart city, nestled in the live oak dotted hills of the greater county, with scores of people learning, shopping, and recreating within a world-class, Champs Elysees-meets-new-town 95% car-free utopia in the middle.	7/12/2017 11:06 AM
340	More economic opportunity.	7/12/2017 10:16 AM
341	Consolidation to prevent more turf disputes. Better airline options. Slow down construction of new apartments. Becoming a Sanctuary City that protects all who come here. Keeping clean air and water and preserving trees. Maintaining independence from the whims of statewide political decisions.Commissioners dedicated to helping citizens with mental health and poverty problems and training law enforcement to be more community oriented.	7/12/2017 9:53 AM
342	Safe and healthy, both economically and physically, thus being a desirable community in which to live.	7/12/2017 9:40 AM
343	I would love to see Tallahassee grow. It is a beautiful city with much to offer. Growth would mean more air travel, which would mean having resources to increase our interconnectivity via air travel, which would entice more businesses and further growth.	7/12/2017 9:29 AM
344	Narrowing the gap between rich and poor. Healthcare - which is not the same as health insurance.	7/12/2017 8:42 AM
345	Be successful without destroying the landscape that made has Tallahassee an icon in southern living.	7/11/2017 8:23 PM
346	More affordable housing. Less sprawl. Protect the trees. Move utilities underground.	7/11/2017 2:03 PM
347	Dense, multi-use, sidewalks, trees, slow traffic, no crime, fewer cars, and less parking lots.	7/9/2017 8:54 PM
348	Tallahassee can be a city of vision, not violence, of beauty, not a treeless scorched earth acreage of vast development where crepe myrtles take the place of ancient live oak trees. A place where all residents feel welcome and able to succeed from birth to end of life. A place of inclusion in decision making, where voices are heard and respected, where vintage neighborhoods are not replaced with apartment box-like buildings, where beauty and history are factors in building decisions and where community policing are a vital part of crime control, where this city and county work together to make it happen as one community, vested in the health and happiness of all who live here. We can do this, we can do better, we are strong when we work together for the benefit of all of us. First we have to recognize our shortcomings, then we work together to fix them. We can do this!	7/9/2017 7:41 PM
349	At some point in the future Waukula County will have a sewer system and that will bring more interest to the Bald Point/Alligator Point /Panacea area for residential commutes and for weekend recreation. How is this probability being addressed? How do we prevent South Monroe and South Adams from becoming nothing more than the way to the beach?	7/8/2017 11:38 PM

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350	An environmentally healthy economically sound community that retains its charm & character. No one wants to live in a congested over developed place that looks like "anywhere USA". Tallahassee should be A place where an average working family can afford a home with good schools.	7/8/2017 9:26 PM
351	Greater process transparency and participation opportunities for those affected by contemplated/proposed changes in land use and transportation.	7/8/2017 8:14 PM
352	My vision would be for all which has been expressed. However, I live on Thomasville Road in Rose Hollow. This is a small example of all that is occurring throughout the city. The growth which has been allowed has greatly affected the individual residents who live from I10 to Hermitage on both sides of Thomasville Road. One of these days a death will occur and, perhaps, someone on the Planning Commission will listen. I would imagine that EVERY resident longs for a SAFE PLACE to live.	7/8/2017 8:35 AM
353	I'm tired of seeing tallahassee grow in two directions. and developers getting rebates and tax breaks . It's just one sided. I would like for Tallahassee to develop a Road plan that move traffic then have project developed around the road plan.	7/5/2017 11:05 AM
354	I want my hometown to have affordable education options, lower crime rates (so I can be confident in raising my children here), 50% solar usage for public building/agencies and residential, farmer markets concentrated in areas where there is higher ridership on public transportation, subsidized Uber/Lyft rides in lieu of low-performing bus routes, high clean air standards and regulation, start-up incentives to local small businesses and a mentoring program for new business owners, government adoption/priority of use of long-fallow structures in the inner city (the corridors on Mahan and N. Monroe are peppered with For Sale or For Lease spaces which could be advertised/incentivized to support new/local businesses), and *local* (city/county residents') visual art pieces in every neighborhood (COCA involvement?).	7/5/2017 7:52 AM
355	The survey questions tend to point to a vision that are generally in accordance with my vision of a city that is obviously caring for the environment and the people in it. Attracting industries that appreciate and support these values and capitalize on the educational and government facilities already here is the way to provide for a future of improved economical opportunities while preserving the bountiful and beautiful area we live in.	7/4/2017 3:18 PM
356	We love the diversity of its population, the Southern charm of its people, its deep connection to history, and its relationship to the land both within the city limits and the rural lands just outside the city limits. This is a city of trees and hills. It is brimming with creative opportunity and has potential to become THE tech/science and arts hub of the South.	7/4/2017 11:04 AM
357	While I don't have an overall vision, I know that homelessness seems to be a big problem for our city. I would like to see our municipal government examine how other cities have addressed this problem and consider what would be best for Tallahassee.	7/3/2017 3:56 PM
358	That it be a more integrated and equitable community where all residents have access to a higher quality of life. Areas of the city and county where there are substandard life conditions need to be addressed before more amenities go to areas that already have all they "need".	7/3/2017 11:54 AM
359	Improve traffic congestion; synconize traffic lights; schools located in residential areas SO AS.	7/3/2017 11:27 AM
360	That they would merge, protect green spaces, solve the disparities in housing, income, and education between the southside and the northside of town. If you go into some of the schools here, they are basically segregated schools, due to economic disparities and defacto segregated neighborhoods. Despite the efforts of Sustainable Tallahassee, there are large areas where recycling could be improved--FSU stadium has token, sparcely placed recycle bins, Walmart and Publix push use of plastic bags. The school system serves kids lunches on styrofoam trays with each individual serving on the tray wrapped in foil or plastic, all of which are dumped by the kids into the garbage can. Protect our lakes and waterways, water is a valuable resource. People seem to think that it is okay to let their dogs poop in the parks. Put out more bag dispenser and cans. Train maintenance workers to be more versatile and pay attention to factors they can report or cure on the spot, even though it is "not in their job description".	7/3/2017 8:01 AM

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361	Increase pedestrian access, reduce traffic and encroachment on established neighborhoods. Encourage new businesses that share the values of Tallahassee's citizens.	7/2/2017 6:26 PM
362	A southside with the services, opportunities it deserves. A vibrant downtown which contains retail similar to what Tallahassee used to have. People actually worked and shopped downtown. More attention paid to building modest homes - not these huge homes like in the NE portion of town. I live in the NE and it is overbuilt & over priced. Bigger is not always better and Tallahassee appears to have truly forgot that.	7/2/2017 4:45 PM
363	More tech jobs- give those not going to college a reason To stay.	7/2/2017 3:42 PM
364	For our community to be a thriving model of locally grown businesses, culture and food, with a school system that supports this through addition of appropriate classes both academic and vocational. For the incredible resource we have in a broad variety of musical talent to be supported financially, For our diversity in race abd culture to be supported and broadened such that people of all races and ethnicities, and cultural backgrounds are attracted to be here. For our police and sheriff's dept to be viewed as a model for the country on mature, culturally sensitive, treatment of all people, and actually bring about an end locally to the school to prison pipeline. For us to be an internally sustainable community that does not depend on state government or outside corporations to thrive, but is such a positive place to live that corporations want to come bases on quality of life and trained people, and not because of huge financial give aways to lure them. That there be in place a very strong policy of not just tolerating, but supporting women and girls of all colors, sizes, life style choices, and recognize that doing so supports strong families and a strong safe community.	7/2/2017 2:32 PM
365	My vision would to see our community become more sustainable. I'd like to see more trash cans (mixed recycle cans) in heavy pedestrian areas (parks, trails, etc) so ppl might be more inclined to throw trash away than litter; keep it out of our waterways! I'd like to see a ban on plastic bags, straws, styrofoam; anything that can't be recycled. I'd like to see more affordable housing for those on a fixed income! I will say I find Tallahassee going in the right direction and love this progressive city very much.	7/2/2017 1:33 PM
366	I would love to see Tallahassee and Leon County be the most diverse and accessible town in Florida. We need to make our town more accessible by thinking outside the box. First add tryly accessible restrooms by making family restrooms readily available and installing powered height adjustable adult changing tables. We would also like to see ceiling lifts in venues like our hospitals along with these types of tables. We need more communities that design with inclusion in mind. Most apartments in our area do not offer accessible apartments for rent. It truly limits where we can live. Address transportation needs for our rural residents that have disability issues. They need access to public transportation. As mentioned earlier, a voucher that would allow them to be able to travel when needed and have true inclusion.	7/1/2017 5:23 AM
367	Smart growth, including incentives to spur redevelopment along unsightly high-traveled corridors such as W. Tennessee Street and N. Monroe Street- both of which look tacky and are mostly paved (need greenery). Keeping as much green space and promoting new landscaping. For canopy road zones includeprovisions to reflect existing conditions and proactive tree trimming along power lines. Bike lanes should not be on high volume roads.	6/29/2017 2:38 PM
368	I'd like to see Tallahassee expand into a thriving city with more services and businesses at its urban core for its citizens while at the same time maintain our parks and residential areas so that people can safely walk or bike and enjoy the natural resources available in the area.	6/29/2017 8:57 AM
369	If we don't address issues such as crime and public transportation, I think the future is grim.	6/28/2017 10:54 AM
370	Be a forward-thinking, walking, public transit using community. Protect our environment for tomorrow.	6/28/2017 6:59 AM

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371	I would like to see emphasis on renewable energy and land-use that is in keeping with the zealously-protected environmental beauty of this area. I am worried that the next phase of growth for the city is to move further past its boundaries and consume the gorgeous communities that are already thriving. I remember when Capital Circle was two lanes and was considered WAY out there in terms of distance. I know that growth is inevitable but Capital Circle went from a sweet country road to a hot, busy, ugly business district all the way around. The massive traffic and the snarl of businesses has made the entire Circle just a shamefully ugly travel route now.	6/27/2017 9:50 AM
372	I see our city as having the potential to turn into a community of interconnected neighborhoods, with local services in each neighborhood. Residents shouldn't have to get into a car to go buy a bottle of milk, a carton of eggs, or even a can of beer. Zoning has hurt our community in a huge way. Pushing residents to drive across town for even basic goods and services is maybe good for General Motors and Standard Oil, but not for our citizens health and happiness.	6/26/2017 3:36 PM
373	A dense, sustainable core where people need not go more than a few blocks for all of their needs	6/26/2017 3:35 PM
374	I want more people with actual integrity in decision making positions, and less of the self-serving people, please.	6/26/2017 3:02 PM
375	Unless something is done to prevent the destruction of the economy, environment, healthcare, public education and the preservation of income inequality that are all part of the Republican agenda both on the State and Federal level, the future is not too bright	6/26/2017 2:16 PM
376	More canopy roads, less tree cutting in town, greater rate of replants anywhere trees are cut. Tallahassee is starting to look like Tampa or Miami with all the clear cutting.	6/26/2017 12:42 PM
377	More diversity of job opportunities but without selling out our beautiful green spaces, more use of solar for electricity, more options for shared ridership extending to more areas, healthier air and water, and LESS cronyism with large developers, banks, and wealthy campaign contributors.	6/26/2017 11:51 AM
378	Fire service for all.	6/26/2017 9:54 AM
379	harmony and happy healthy people.	6/25/2017 9:28 PM
380	The city needs to place more emphasis on sustainability - sustainable resources, sustainable environment, sustainable and equitable quality of live. Focus on reducing the very high rate of poverty. Everyone who works 40 hours a week should have a living wage. Everyone should have the same access to healthy food and medical care. Emphasis on quality and equal education for all pre-K through 12. Invest in public schools. If the state won't do it, then we must locally. Poor people can't take advantage of education vouchers because of transportation challenges, so how do they benefit from vouchers? We need accessible public schools that offer quality education and small classrooms. I fear that growth will destroy the charm and livability of our community. Why does encouraging growth have to be a necessary part of a healthy community? I love the number of local young organic farmers and hope this trend continues. Mass transit only works if it becomes more attractive than driving a car - do we have to grow bigger to have it? Don't widen any more roads after Orange Avenue - make public transit more attractive. Where do people live who work at Southwood? Express buses to and from work and an incentive to use them? Reduce parking availability? There has to be an incentive to make riding the bus more attractive. Make Star Metro a beacon of sustainability. Fully renewable energy for electricity production. Rooftop solar on commercial buildings and parking lot solar - make it happen! Sidewalks. Public water bottle refill stations. Ban plastic bags! Create a sustainability department in the City of Tallahassee: There used to be EPER - what happened? The County has a sustainability department, so does FSU and so does FAMU. What is the city's philosophy on sustainability for the sake of our future as a community? Who is accountable? Stop student housing in Frenchtown - let it be a neighborhood with affordable housing and shopping. Support small local businesses in Frenchtown that provide employment and services.	6/24/2017 5:59 PM

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381	Revive downtown Tallahassee so that it is not primarily a locale for attorneys and lobbyists. Cascade Park is one excellent improvement. I would like to see sidewalk cafes, art centers, and small businesses to provide interest and personality to the downtown area.	6/24/2017 3:19 PM
382	We don't need more strip malls. Replace or remodel the ones that are in disuse but don't build more.	6/24/2017 1:21 PM
383	I think both Tallahassee and Leon County are managed well. Our environment is our most treasured and irreplaceable asset and we need to be very careful with how we grow. Putting the environment before people and business would be a step in this direction.	6/24/2017 7:14 AM
384	That the city and County will prioritize the types of ideals reflected in these survey questions as it grows. I admit to being skeptical about that. We too often allow development interests and economic gain to over shadow the vales expressed here. The city and county i envision will not happen if we continue to do that. if we actually followed the vision outlined in this survey we would create the vibrant, accessible, healthy and culturally diverse city I can imagine. The natural environment will be protected and enhanced and the citizens will all have access to it's economic, social and educational opportunities. We have two universities and scores of talented business leaders and could be a model for other cities our size if we were committed to these goals.	6/24/2017 6:50 AM
385	I think you all have done a great job coming up with a vision on the preceding pages. Now you've got to stick to it and stop letting deep pocket developers influence your decision making.	6/23/2017 9:41 PM
386	Protecting our trees/water and encouraging redevelopment/revitalization over new development.	6/23/2017 8:06 PM
387	Let us stand out as a beacon to show that the local government can lead the way to a better life for everyone.	6/23/2017 5:45 PM
388	I would like to see consolidation of territories and services, to reduce duplication and costs, and to avoid recent problem of man dying since neither the county or city police could decide who had dominance...a waste and a shame.	6/23/2017 5:29 PM
389	A Community that has achieved consensus on a fundamental commitment to supporting a healthy lifestyle that is pedestrian and cycling friendly, and making all decisions in the context of protecting our natural resources, rural areas, and quality of life.	6/23/2017 5:21 PM
390	A city where you can travel without a car, and not worry about getting hit by one.	6/23/2017 1:51 PM
391	So proud that we are a Paris Agreement city! I'd like to see clean public transit that is fully funded, FREE, and fast. A 'bus and bike only' lane on Tennessee Street, and service hours that make it a practical option for going to work or social events. I see myself walking to neighborhood shops where the owner lives upstairs with their family. I see courtesy and care between motorists and cyclists. I see historic buildings being renovated, rather than torn down--because there's assistance for those who want to preserve our charm. I see public schools flourishing as community centres, where people of all ages can connect with neighbors, knowledge and services.	6/22/2017 2:56 PM
392	Progressive community that celebrates our differences and shared interests. An eye toward conservation and sustainability. Respect for the land and for one another. A community of kindness.	6/21/2017 6:53 PM
393	Appreciation and protection of the beautiful green spaces through sustainable choices. No community left behind, or unsafe.	6/21/2017 12:19 PM
394	Roads that have safe lanes for scooters & bikes. Overpasses at large intersections on Capital Circle to eliminate lights and promote safer intersections. A more diverse transportation system that eliminates the need for each person to have their own car & travel in it, alone, from Thomasville Rd/Bannerman all the way to downtown or Southwood twice a day. A Rush Hour bus route for business people with park & ride locations every 15 minutes from 7-9AM & 4-6PM.	6/20/2017 10:27 PM
395	A safe, unblighted community where residents have not been displaced and relocated by progress and development.	6/20/2017 9:04 PM
396	Try leaving people alone.	6/20/2017 5:27 PM

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397	No barriers.	6/20/2017 3:49 PM
398	To become a desirable cosmopolitan city	6/20/2017 3:24 PM
399	The greenest city in Florida!	6/20/2017 9:15 AM
400	A community that spends less on goods, entertainment and transportation but experiences richer more fulfilling lives.	6/19/2017 7:45 PM
401	Greater inclusiveness. A safer place to live. Employment opportunities for those who have been incarcerated. Clean environment. Respectful and ethical leadership. Greater business opportunities. A city with universities and schools that make us proud. A city that welcomes visitors.	6/19/2017 11:51 AM
402	I would like to see a community rich in diversity. Today's society has a tendency to think of "us" and "others". This mentality only fosters fear and ignorance. My dream for Tallahassee would be for our city to be one of inclusion, acceptance and intentional dedication to building cross cultural and cross religious relationships.	6/18/2017 7:52 PM
403	It's losing any sense of a smaller community. Busy roads. Chain restaurants and stores...not what I moved here for.	6/18/2017 6:44 PM
404	The corruption and cronyism must end!	6/18/2017 6:04 PM
405	More of a focus on the health of its residents (e.g., focusing on water and air quality, preventing fracking, having car emission inspections), better transportation options (more and safer bike lanes), and lower crime rates. I work on FSU campus and am concerned about the frequent attacks reported there -- often targeting women.	6/18/2017 4:55 PM
406	Consolidated government like Jacksonville which would eliminate overlapping jurisdictions and save tax payer dollars	6/18/2017 9:44 AM
407	I would like to see Tallahassee and Leon County maintain their small town/rural atmosphere, reduce urban sprawl, encourage non-motorized travel and leisure activities and continue to increase the greenways and trails that link our greenspaces.	6/18/2017 9:16 AM
408	I think it'll be under water if we all keep concreting, driving, eating meat.	6/18/2017 9:07 AM
409	I really wish we had interest in developing a robust private sector economy that would keep some of the brain power right here. It would be great if students at the area colleges had internship opportunities that would lead to permanent jobs, for example. It would also be great if kids didn't want to leave town as soon as possible because they feel like they have no opportunities outside of government work here. We could be doing much more with innovative industry and technology. How do we brand ourselves?--Tallahassee always seems to be "on the verge", but never actually evolving. That makes it hard to say what our identity is. We have the potential to be known for so many of the good things, but we don't have much of a collective identity. Plenty of people do decide they'd rather be here than pull up stakes and move to Atlanta or go to one of the coasts. What keeps them here? What brings new people in? Part of the charm of Tallahassee is the "funky little town" character, where we have several thriving subcultures and unique neighborhoods and lots of small businesses. We have characters as well as character, too. I would like to see Tallahassee and Leon County embrace this unique blend while looking for ways to grow and be a cultural and economic hotspot in the Southeast. Courting chain stores and restaurants isn't the way to do that. We need real opportunities that make use new-to-us industries like technology and solar energy as well as already established eco-tourism and the arts.	6/17/2017 11:37 PM
410	To address the extreme poverty, lack of jobs, poor housing and crime that afflicts so much of our community but is invisible to most residents - and scarcely acknowledged in this survey.	6/17/2017 10:42 PM
411	That we will have a more culturally and racially integrated community with opportunities for all, and not just the wealthiest and most influential members of our community. That people will want to come to us because we are such a great place to live!	6/17/2017 9:57 PM
412	A town that embraces and provides equitably for all of its citizens with a safe, healthy and aesthetic place to learn, work and play.	6/17/2017 8:28 PM

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413	The justice system needs attention. We don't have enough help for the poor who are accused of crime and wait years before having their day in court; we need more judges and public defenders.	6/17/2017 7:30 PM
414	Better employment opportunities, less crime, protect the environment.	6/17/2017 6:25 PM
415	More employers bring their businesses here, have apprenticeship so , green spaces, bike paths, a lane or parking stop for buses out of the traffic.	6/17/2017 6:03 PM
416	I would like to see more emphasis on connecting people of all races and classes with each other by projects that provide for the common good of all. Programs similar to Habitat for Humanity where all differnt kinds of people contribute different strengths to make a successful outcome.	6/17/2017 5:13 PM
417	A community that figures out how to live well without eating up more land. Restores human damaged ecosystems and diversifies infrastructure especially transportation so folks can actually live WELL in this town without a car for every licensed driver in the household. Having schools at all levels which are EQUAL in quality and opportunity derived from education at those locations. Recognition that where schools are located drives residential and commercial development. This means education infrastructure must be a much more integrated component of the Comp Plan and the School Board has to be more supported by it. Schools should not go "begging" for land - thats how they end up on the periphery and then housing and business follows and sprawl and economic segregation continues. Get the quality of schools to be more equal and this town will have much greater residential and business equity and diversity. Leaving schools and their location and areas they serve out of the Comp Plan really hampers its effectiveness	6/17/2017 3:32 PM
418	Reduced crime rate, better roadways for quick access to work & back, storm damage by trees downed causing power outages too long	6/17/2017 2:26 PM
419	Undecided. The community continues to grow, and this is expected. Some of the growth is of lesser quality than I would like. On the other hand, based on the content and tenor of this survey, one would have to be very optimistic that the community's planners are considering all of the right issues and are thinking about them in the correct way (my subjective opinion). It remains to be seen whether the leaders of our community, and the populace, as a whole, have the insight and fortitude to demand that the visions discussed here are realized, and whether those that can, will trade off a small amount of short term gain, for the community's benefit.	6/17/2017 2:23 PM
420	A safe and clean environment to live.	6/17/2017 12:02 PM
421	Deal with the reality of climate/weather change as it progresses. Face it. Don't ignore it in favor of making a profit.	6/17/2017 11:14 AM
422	A viable 18 hour downtown that doesn't rely only on students. More transportation options (like the downtown trolley), with ways to access other areas of the city.	6/17/2017 10:35 AM
423	Preserve its unique character by preserving its unique historical architecture and green spaces. Create better public transportation so there is less need for cars.	6/17/2017 9:47 AM
424	Vibrant compact walkable community that has protected the natural resources the water quality Springs and Parks	6/17/2017 9:02 AM
425	I see real transportation CHOICES in a city-scape and landscape that supports healthy, civilized, safe, and thriving livelihoods for all residents. I see Tallahassee and Leon County harnessing our patriotic spirit in the service of strengthening our community by growing in a way that sustains all our neighbors and appreciates the benefits of moderation.	6/17/2017 7:40 AM

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426	Capitalize on "The Brand" we already have: a beautiful place to live with a lot of parks and trees. If we can improve on the safety issue and the south-side schools, economic development will follow. I do not think we need to emulate Boulder or Nashville. We already have unique features that make us attractive. I would like to see us focus on not destroying those features with over-development. That is my fear. I also have a big question as the why we chase this development. It is not making the provision of services cheaper; it is having the opposite effect.	6/15/2017 6:09 PM
427	To catch ourselves before it is too late. To not follow the course of so much of South Florida and Central Florida. To pay attention to far more than short-term financial incentives. To not fall prey to financial pressures for growth and development. Economic growth and development leads to increased congestion and so often an increased sense of "needing to get away from it all". Unfortunately, it is so often not realized until it is too late (as has happened across so much of Florida)	6/15/2017 2:53 PM
428	Quality growth not quantity growth.	6/14/2017 2:13 PM
429	Providing the technological and transportation (including an airport not tied down by political bureaucrats) opportunities that other communities of this size are afforded in today's society while maintaining a strong, vibrant and safe community. Sharing in the development of the growing child within our community.	6/13/2017 8:00 AM
430	Status quo. Same corruption that has been going on for many years.	6/12/2017 7:49 AM
431	To grow at a pace that can be maintained and sustainable. We need to take care of what we have before we keep adding new. How many buildings in Tallahassee, that are the responsibility of the taxpayers need new roofs, need waterproofing, need updating for energy efficiency, need new mechanical systems, need deconstruction or just need updating to last another 50 years. We can't keep adding new without taking care of what we have now. Everything will fail eventually if we don't have a plan and we fail to act on that plan to take care of what we have now.	6/11/2017 7:02 PM
432	Being as large as NY or LA.	6/11/2017 1:44 PM
433	MAINTAIN ADVANTAGE IN NATURAL SPACES WHILE CONVERTING DOWNTOWN STATE BUILDINGS TO RESIDENTIAL AND RESTAURANT/SHOPS, UPGRADING SOUTH MONROE AS WAS DONE TO GAINES, AND INTEGRATING THE CASCADES/MYERS PARK GREENWAY AS A CITYWIDE RESOURCE TO ATTRACT PEOPLE DOWNTOWN	6/11/2017 1:36 AM
434	To keep its green canopy, to protect neighborhoods, to protect its green spaces and trees. Ensure our educational systems are the best so our citizens are educated. TO KEEP US SAFE. Quit keeping our crime rate a secret and DO SOMETHING about it. Economic development is important, but not at the expense of what makes Tallahassee great.	6/10/2017 12:32 PM
435	Downtown core with intense residential development and job opportunities. Tallahassee should accelerate its focus on becoming an economic, cultural, entertainment, and residential hub for the central panhandle region.	6/9/2017 6:10 PM
436	Relax the permitting process so that developers want to work in our city. Make investments in upgrades to technology (Gigabit Internet for residents) Create a technology incubator and office park similar to RTP in North Carolina to promote job creation and growth. Get more flights!	6/9/2017 2:56 PM
437	Lower property taxes and less crime.	6/9/2017 6:05 AM
438	Grow but keep it small, safe, clean.	6/8/2017 11:47 PM
439	The future is bleak for our natural resources most of which are already degraded and will suffer under the current pursuit of preferred economic development.	6/8/2017 9:06 PM

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440	Lord Gillium not even making it as far as the Governors Race / The Government owns the very air I breathe, so I guess there is no stopping those rumbling jets at all hours of the day AND NIGHT here, on the east side of town, as far as I could get from the airport so I wouldn't have to listen to the unwanted racket roaring over what WAS a peaceable community. My "vision of the future" here was predicted by George Orwell in 1949. ... Thanks for asking, though. Have a good day ... if you can.	6/8/2017 5:17 PM
441	Again, this would be another book. Here's a couple of highlights or perhaps chapter titles: 1.) A community that builds on it's natural strengths and assets. 2.) One that constantly looks for and applies successful ideas that will be of use to the majority of the area residents, not just a select few. 3.) One that grows in an organized, well thought-out manner that maintains a planned and agreed upon appearance that makes the local governments and residents proud to call it home. (Note: Stop catering to developers just because they want to build "something" in our community. From what I've seen, most of them don't even live in this state, let alone Tallahassee. Do you think they really care about their impact to our area?) 4.) A community that grows at a controllable rate that does not strain our infrastructure. (Note: That usually results in not being sustainable unless we tax the residents into poverty.)	6/8/2017 5:05 PM
442	I see Tallahassee as being a city of makers, a community that leverages our incredible assets (and I'm talking about the smart people who live here), encourages local ownership of businesses, and has a mix of new and shiny with old and funky. Thanks for asking for input.	6/8/2017 5:04 PM
443	The city of Tallahassee and Leon country are centers of sustained increases in economic opportunity and population while providing a diversity in neighborhood choices and amenities.	6/8/2017 5:03 PM
444	A good place to raise a family, safe and fair	6/8/2017 5:02 PM
445	Maintain character of the area be keeping large trees when new neighborhoods are built. They knock everything over now which is a shame. Make flight more affordable from TLH. We still, too often, have to drive to an airport 3 - 5 hours away to affordably fly. Ongoing airport improvements are terrific. More comprehensive solutions for the school system that will doing something about the lack of performance and scholastic success of the students in the lower performing schools. Too many families use school choice to have their children go to A and B rated schools to avoid cultural issues in their neighborhood school. Too many children do not achieve their potential and are left behind. As a whole, if the families are not supporting the schools and kids in those school zones, everyone loses. Great job on Cascades Park!	6/8/2017 4:41 PM
446	A Tallahassee that is less auto oriented. A city that provides great public transit and offers pedestrian connectivity from residential areas to parks/retail/restaurants etc. A city that is know for it's walkability and city where you don't need to own a car to live in.	6/8/2017 4:31 PM
447	More linked bicycle and pedestrian paths that are dedicated for bicycles and pedestrians. (As opposed to sharing a road with cars.)	6/8/2017 4:06 PM
448	Maintenance and renewal of our tree canopy while growing small, locally owned businesses. Providing diverse housing with smaller, individually designed houses instead of large planned neighborhoods. Increased access to bus lines, bike and pedestrian paths. Maintenance of our parks.	6/8/2017 4:00 PM
449	My wish for the future of Tallahassee and Leon County is that policy makers and elected officials will appreciate and strengthen the unique characteristics of the area that make it appealing and stop trying to remake it into something else. There are lots of social and economic weaknesses here that need correcting. Do that. And Tallahassee's "brand" will evolve into what it should be.	6/8/2017 3:41 PM

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450	Actual preservation of our natural resources. We simply MUST focus on redevelopment and re-use of existing structures and buildings, rather than allowing new strip centers to be built farther away from the urban core while older properties sit in decay. We simply MUST provide good, decent, mass transit that is accessible to all. We simply MUST protect and preserve trees and canopies, as well as green spaces without continual destruction of the trees and canopy. I am well educated, considered to be wealthy, and a business person, and I am heavily involved in the community, so I am a voice that should carry some weight rather than being brushed aside because I am not one of the favored businessmen.	6/8/2017 3:29 PM
451	A community with a foundation built upon protection, preservation, and responsible enjoyment of the natural resources we are fortunate to have.	6/8/2017 3:15 PM
452	Having neighborhoods that are walkable with easy access to services	6/8/2017 3:08 PM

Q19 In what zip code is your home located? (Optional)

Answered: 742 Skipped: 350

#	RESPONSES	DATE
1	32303	11/3/2017 9:39 PM
2	32301	11/1/2017 4:32 PM
3	32308	11/1/2017 5:19 AM
4	32311	10/31/2017 10:32 AM
5	32309	10/30/2017 11:23 AM
6	32312	10/30/2017 1:45 AM
7	32311	10/29/2017 4:41 PM
8	32312	10/23/2017 8:10 PM
9	32304	10/23/2017 4:05 PM
10	32317	10/20/2017 12:07 PM
11	32310	10/16/2017 2:31 PM
12	32303	10/16/2017 11:25 AM
13	32301	10/14/2017 7:34 AM
14	32309	10/11/2017 6:26 PM
15	32303	10/11/2017 2:46 PM
16	32308	10/10/2017 5:50 AM
17	32305	10/9/2017 7:41 PM
18	32303	10/9/2017 5:02 PM
19	32310	10/9/2017 1:33 PM
20	32311	10/9/2017 11:36 AM
21	32303	10/9/2017 8:39 AM
22	32303	10/8/2017 6:54 PM
23	32301	10/7/2017 6:30 AM
24	32310	10/6/2017 10:28 AM

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25	32308	10/5/2017 7:19 PM
26	32309	10/5/2017 12:27 PM
27	32301	10/5/2017 11:13 AM
28	32304	10/4/2017 10:26 PM
29	32305	10/4/2017 7:31 PM
30	32311	10/4/2017 10:40 AM
31	32312	10/3/2017 7:33 PM
32	32303	10/3/2017 4:19 PM
33	32312	10/3/2017 10:19 AM
34	32317	10/2/2017 10:24 PM
35	32309	10/2/2017 9:42 PM
36	32304	10/2/2017 2:46 PM
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43	32308	9/28/2017 5:16 PM
44	32301	9/28/2017 5:09 PM
45	32308	9/28/2017 2:03 PM
46	32308	9/28/2017 6:34 AM
47	32308	9/28/2017 2:12 AM
48	32308	9/27/2017 10:22 PM
49	32303	9/27/2017 8:55 PM
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51	32301	9/27/2017 8:18 PM
52	32308	9/27/2017 6:34 PM
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54	32309	9/27/2017 3:55 PM
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57	32308	9/27/2017 2:42 PM
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65	32312	9/25/2017 3:58 PM
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81	32309	9/20/2017 11:05 PM
82	32304	9/20/2017 9:39 PM

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83	32309	9/20/2017 6:21 PM
84	32301	9/20/2017 4:26 PM
85	32309	9/20/2017 4:16 PM
86	32301	9/20/2017 3:53 PM
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103	32317	9/8/2017 6:18 PM
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110	32309	9/6/2017 4:37 PM
111	32311	9/6/2017 3:33 PM

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115	32310	9/5/2017 7:44 PM
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142	32309	8/31/2017 7:57 AM
143	32308	8/31/2017 7:53 AM
144	32303	8/31/2017 7:52 AM
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164	32301	8/29/2017 10:48 AM
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196	32301	8/25/2017 7:26 AM
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198	32301	8/25/2017 6:14 AM

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225	32304	8/23/2017 8:59 PM
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252	32303	8/23/2017 12:23 PM
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257	32308	8/23/2017 10:45 AM
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283	32304	8/23/2017 7:57 AM
284	32317	8/23/2017 7:37 AM
285	32301	8/23/2017 7:36 AM

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286	32304	8/23/2017 7:30 AM
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315	32308	8/22/2017 4:32 PM
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344	32303	8/22/2017 2:04 PM
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373	32312	8/22/2017 12:38 PM
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376	32311	8/22/2017 12:28 PM
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428	32303	8/14/2017 12:46 PM
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431	32301	8/12/2017 4:50 PM
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441	32301	8/10/2017 10:50 AM
442	32333	8/10/2017 7:58 AM
443	32303	8/10/2017 7:18 AM
444	32301	8/10/2017 7:07 AM
445	32312	8/9/2017 10:38 PM
446	32308	8/9/2017 6:07 PM
447	32303	8/9/2017 11:48 AM
448	32301	8/9/2017 11:33 AM
449	32310	8/9/2017 10:44 AM
450	32305	8/9/2017 10:43 AM
451	32301	8/9/2017 10:19 AM
452	32301	8/5/2017 9:38 AM
453	32308	8/4/2017 2:06 PM
454	32312	8/4/2017 10:43 AM
455	32312	8/4/2017 9:43 AM
456	32304	8/2/2017 7:02 PM
457	32308	8/1/2017 12:46 PM
458	32301	7/31/2017 12:10 PM
459	32303	7/30/2017 8:42 PM

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460	32309	7/30/2017 6:44 PM
461	32303	7/30/2017 6:42 AM
462	32312	7/28/2017 9:07 AM
463	32301	7/28/2017 8:24 AM
464	32309	7/27/2017 7:57 PM
465	32312	7/27/2017 7:54 PM
466	32309	7/27/2017 3:28 PM
467	32301	7/27/2017 1:33 PM
468	32312	7/27/2017 11:28 AM
469	32309	7/26/2017 4:40 PM
470	32309	7/26/2017 4:03 PM
471	32303	7/26/2017 3:48 PM
472	32312	7/26/2017 3:33 PM
473	32303	7/26/2017 3:25 PM
474	32312	7/26/2017 5:13 AM
475	32312	7/25/2017 1:24 PM
476	32303	7/25/2017 6:45 AM
477	32309	7/24/2017 1:55 PM
478	32309	7/24/2017 1:31 PM
479	32301	7/24/2017 1:17 PM
480	32308	7/24/2017 1:14 PM
481	32311	7/24/2017 1:06 PM
482	32312	7/23/2017 7:19 PM
483	32308	7/23/2017 6:14 PM
484	32312	7/22/2017 9:40 AM
485	32309	7/22/2017 9:39 AM
486	32309	7/20/2017 12:29 PM
487	32304	7/20/2017 12:14 PM
488	32308	7/20/2017 10:36 AM

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489	32309	7/20/2017 9:43 AM
490	32308	7/20/2017 9:43 AM
491	32308	7/20/2017 7:52 AM
492	32303	7/20/2017 6:14 AM
493	32303	7/19/2017 9:27 PM
494	32309	7/19/2017 7:47 PM
495	32311	7/19/2017 5:32 PM
496	32309	7/19/2017 4:06 PM
497	32301	7/19/2017 1:56 PM
498	32309	7/19/2017 1:10 PM
499	32309	7/19/2017 11:56 AM
500	32301	7/19/2017 10:29 AM
501	32305	7/19/2017 10:03 AM
502	32317	7/19/2017 9:07 AM
503	32317	7/19/2017 8:58 AM
504	32312	7/19/2017 8:48 AM
505	32311	7/19/2017 7:07 AM
506	32301	7/18/2017 9:33 PM
507	32308	7/18/2017 9:19 PM
508	32308	7/18/2017 5:06 PM
509	32304	7/18/2017 4:57 PM
510	32312	7/18/2017 4:43 PM
511	32312	7/18/2017 4:19 PM
512	32301	7/18/2017 4:05 PM
513	32303	7/18/2017 3:59 PM
514	32309	7/18/2017 3:58 PM
515	32317	7/18/2017 3:54 PM
516	32301	7/18/2017 3:47 PM
517	32311	7/18/2017 3:42 PM

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518	32303	7/18/2017 3:14 PM
519	32301	7/18/2017 2:22 PM
520	32301	7/18/2017 1:53 PM
521	32301	7/18/2017 1:50 PM
522	32305	7/18/2017 12:37 PM
523	32303	7/18/2017 12:15 PM
524	32311	7/18/2017 11:26 AM
525	32310	7/17/2017 3:15 PM
526	32317	7/17/2017 2:50 PM
527	32310	7/16/2017 2:33 PM
528	32303	7/15/2017 12:43 PM
529	32301	7/15/2017 6:56 AM
530	32303	7/15/2017 6:55 AM
531	32303	7/14/2017 7:27 PM
532	32311	7/13/2017 11:24 PM
533	32303	7/13/2017 3:42 PM
534	32309	7/13/2017 12:12 PM
535	32317	7/13/2017 11:28 AM
536	32301	7/13/2017 9:12 AM
537	32303	7/13/2017 7:03 AM
538	32301	7/13/2017 6:59 AM
539	32301	7/13/2017 2:13 AM
540	32312	7/12/2017 10:59 PM
541	32308	7/12/2017 8:50 PM
542	32308	7/12/2017 8:09 PM
543	32301	7/12/2017 6:03 PM
544	32308	7/12/2017 5:01 PM
545	32309	7/12/2017 4:58 PM
546	32303	7/12/2017 4:30 PM

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547	32304	7/12/2017 4:28 PM
548	32308	7/12/2017 4:20 PM
549	32304	7/12/2017 4:12 PM
550	32303	7/12/2017 3:54 PM
551	32301	7/12/2017 2:45 PM
552	32310	7/12/2017 2:28 PM
553	32301	7/12/2017 1:40 PM
554	32301	7/12/2017 1:31 PM
555	32308	7/12/2017 11:08 AM
556	32301	7/12/2017 11:06 AM
557	32301	7/12/2017 11:00 AM
558	32312	7/12/2017 10:27 AM
559	32301	7/12/2017 10:27 AM
560	32312	7/12/2017 10:16 AM
561	32301	7/12/2017 9:55 AM
562	32308	7/12/2017 9:41 AM
563	32312	7/12/2017 9:29 AM
564	32301	7/12/2017 8:54 AM
565	32309	7/12/2017 8:43 AM
566	32309	7/12/2017 7:09 AM
567	32312	7/11/2017 3:46 PM
568	32301	7/11/2017 3:39 PM
569	32312	7/11/2017 2:21 PM
570	32317	7/11/2017 2:03 PM
571	32311	7/11/2017 2:02 PM
572	32301	7/11/2017 1:51 PM
573	32303	7/11/2017 1:33 PM
574	32301	7/9/2017 8:55 PM
575	32303	7/9/2017 7:41 PM

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576	32317	7/9/2017 5:58 PM
577	32301	7/8/2017 11:41 PM
578	32310	7/8/2017 9:27 PM
579	32308	7/8/2017 8:14 PM
580	32312	7/5/2017 12:46 PM
581	32305	7/5/2017 11:09 AM
582	32311	7/5/2017 7:53 AM
583	32309	7/4/2017 3:32 PM
584	32308	7/3/2017 6:39 PM
585	32308	7/3/2017 3:00 PM
586	32308	7/3/2017 2:58 PM
587	32308	7/3/2017 11:55 AM
588	32308	7/3/2017 11:28 AM
589	32312	7/3/2017 11:11 AM
590	32312	7/3/2017 8:43 AM
591	32308	7/3/2017 8:29 AM
592	32308	7/3/2017 8:17 AM
593	32308	7/3/2017 8:01 AM
594	32312	7/3/2017 8:01 AM
595	32303	7/2/2017 6:26 PM
596	32301	7/2/2017 6:24 PM
597	32308	7/2/2017 4:46 PM
598	32303	7/2/2017 3:25 PM
599	32311	7/2/2017 2:35 PM
600	32301	7/2/2017 1:34 PM
601	32309	7/1/2017 5:24 AM
602	32309	6/29/2017 2:38 PM
603	32301	6/29/2017 8:58 AM
604	32303	6/28/2017 9:49 PM

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605	32303	6/28/2017 10:55 AM
606	32309	6/28/2017 7:00 AM
607	32312	6/27/2017 12:56 PM
608	32309	6/27/2017 9:50 AM
609	32310	6/26/2017 3:37 PM
610	32301	6/26/2017 3:35 PM
611	32301	6/26/2017 3:04 PM
612	32311	6/26/2017 2:16 PM
613	32317	6/26/2017 12:43 PM
614	32308	6/26/2017 11:52 AM
615	32309	6/26/2017 9:57 AM
616	32309	6/26/2017 6:42 AM
617	32308	6/25/2017 9:29 PM
618	32309	6/25/2017 6:07 AM
619	32312	6/24/2017 6:00 PM
620	32309	6/24/2017 3:20 PM
621	32309	6/24/2017 1:22 PM
622	32309	6/24/2017 8:44 AM
623	32309	6/24/2017 7:16 AM
624	32309	6/24/2017 6:53 AM
625	32309	6/24/2017 6:14 AM
626	32309	6/23/2017 9:41 PM
627	32316	6/23/2017 8:07 PM
628	32301	6/23/2017 5:46 PM
629	32309	6/23/2017 5:30 PM
630	32309	6/23/2017 5:21 PM
631	32309	6/23/2017 3:39 PM
632	32304	6/23/2017 1:51 PM
633	32301	6/22/2017 5:01 PM

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634	32303	6/22/2017 2:57 PM
635	32301	6/22/2017 9:10 AM
636	32309	6/21/2017 12:20 PM
637	32303	6/21/2017 8:03 AM
638	32308	6/20/2017 10:28 PM
639	32301	6/20/2017 9:44 PM
640	32310	6/20/2017 9:05 PM
641	32301	6/20/2017 5:28 PM
642	32303	6/20/2017 4:48 PM
643	32312	6/20/2017 3:50 PM
644	32303	6/20/2017 3:25 PM
645	32309	6/20/2017 11:32 AM
646	32303	6/20/2017 9:15 AM
647	32301	6/19/2017 7:46 PM
648	32309	6/19/2017 5:35 PM
649	32303	6/19/2017 11:52 AM
650	32301	6/19/2017 11:45 AM
651	32304	6/18/2017 10:43 PM
652	32309	6/18/2017 9:26 PM
653	32301	6/18/2017 7:53 PM
654	32317	6/18/2017 6:44 PM
655	32308	6/18/2017 6:21 PM
656	32311	6/18/2017 6:04 PM
657	32301	6/18/2017 4:56 PM
658	32301	6/18/2017 4:34 PM
659	32309	6/18/2017 9:17 AM
660	32309	6/18/2017 9:08 AM
661	32308	6/18/2017 8:21 AM
662	32309	6/18/2017 7:08 AM

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663	32301	6/17/2017 11:21 PM
664	32303	6/17/2017 10:42 PM
665	32301	6/17/2017 9:57 PM
666	32312	6/17/2017 9:28 PM
667	32301	6/17/2017 8:30 PM
668	32301	6/17/2017 8:06 PM
669	32310	6/17/2017 7:30 PM
670	32301	6/17/2017 6:41 PM
671	32308	6/17/2017 6:26 PM
672	32301	6/17/2017 5:14 PM
673	32312	6/17/2017 4:54 PM
674	32309	6/17/2017 4:45 PM
675	32309	6/17/2017 3:33 PM
676	32308	6/17/2017 3:31 PM
677	32317	6/17/2017 3:28 PM
678	32301	6/17/2017 2:27 PM
679	32301	6/17/2017 2:24 PM
680	32301	6/17/2017 12:07 PM
681	32301	6/17/2017 12:03 PM
682	32301	6/17/2017 11:55 AM
683	32301	6/17/2017 11:33 AM
684	32301	6/17/2017 11:15 AM
685	32301	6/17/2017 11:12 AM
686	32301	6/17/2017 11:11 AM
687	32301	6/17/2017 11:11 AM
688	32303	6/17/2017 11:06 AM
689	32301	6/17/2017 10:36 AM
690	32301	6/17/2017 10:01 AM
691	32301	6/17/2017 9:48 AM

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692	32301	6/17/2017 9:40 AM
693	32301	6/17/2017 8:43 AM
694	32303	6/17/2017 7:42 AM
695	32303	6/16/2017 6:41 AM
696	32301	6/15/2017 6:10 PM
697	32308	6/15/2017 2:54 PM
698	32303	6/15/2017 12:24 PM
699	32301	6/14/2017 2:14 PM
700	32301	6/13/2017 8:56 AM
701	32301	6/13/2017 8:16 AM
702	32303	6/13/2017 8:01 AM
703	32301	6/12/2017 5:39 PM
704	32312	6/12/2017 1:17 PM
705	32312	6/11/2017 1:44 PM
706	32301	6/11/2017 12:43 PM
707	32301	6/11/2017 10:34 AM
708	32301	6/11/2017 1:37 AM
709	32301	6/10/2017 12:33 PM
710	32301	6/10/2017 11:25 AM
711	32308	6/10/2017 10:00 AM
712	32308	6/9/2017 6:11 PM
713	32301	6/9/2017 2:56 PM
714	32308	6/9/2017 2:38 PM
715	32308	6/9/2017 10:36 AM
716	32301	6/9/2017 7:38 AM
717	32303	6/9/2017 7:12 AM
718	32312	6/9/2017 6:54 AM
719	32311	6/9/2017 6:42 AM
720	32317	6/9/2017 6:06 AM

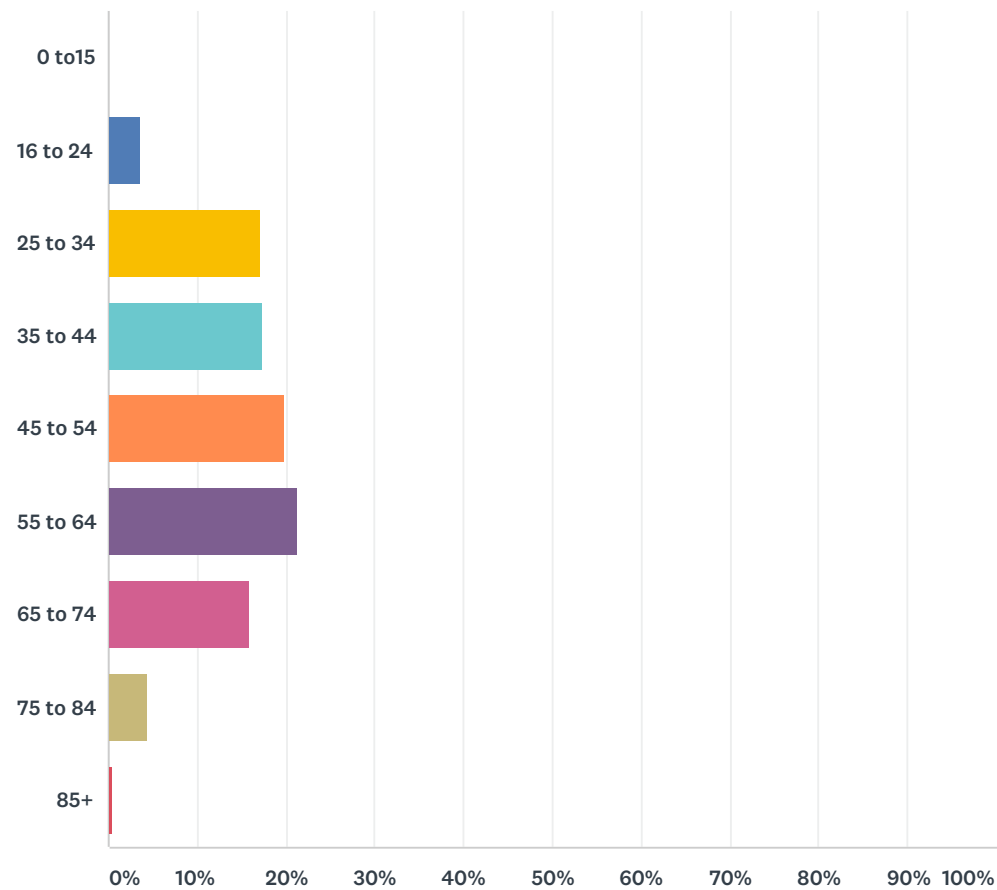
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721	32313	6/8/2017 11:48 PM
722	32303	6/8/2017 8:27 PM
723	32317	6/8/2017 5:18 PM
724	32312	6/8/2017 5:07 PM
725	32309	6/8/2017 5:04 PM
726	32304	6/8/2017 5:03 PM
727	32303	6/8/2017 5:03 PM
728	32312	6/8/2017 4:42 PM
729	32308	6/8/2017 4:36 PM
730	32311	6/8/2017 4:31 PM
731	32301	6/8/2017 4:07 PM
732	32301	6/8/2017 4:02 PM
733	32309	6/8/2017 3:50 PM
734	32303	6/8/2017 3:49 PM
735	32303	6/8/2017 3:44 PM
736	32311	6/8/2017 3:39 PM
737	32301	6/8/2017 3:34 PM
738	32312	6/8/2017 3:30 PM
739	32309	6/8/2017 3:29 PM
740	32309	6/8/2017 3:15 PM
741	32312	6/8/2017 3:12 PM
742	32312	6/8/2017 3:09 PM
743	32308	6/8/2017 3:00 PM

Q20 What is your age? (Optional)

Answered: 741 Skipped: 351



ANSWER CHOICES	RESPONSES	
0 to 15	0.00%	0
16 to 24	3.64%	27
25 to 34	17.14%	127
35 to 44	17.41%	129

45 to 54	19.84%	147
55 to 64	21.32%	158
65 to 74	15.92%	118
75 to 84	4.32%	32
85+	0.40%	3
TOTAL		741

Q21 What is your gender? (Optional)

Answered: 678 Skipped: 414

#	RESPONSES	DATE
1	male	11/3/2017 9:39 PM
2	male	11/1/2017 4:32 PM
3	Female	11/1/2017 5:19 AM
4	Male	10/31/2017 10:32 AM
5	female	10/30/2017 11:23 AM
6	Male	10/30/2017 1:45 AM
7	women	10/29/2017 4:41 PM
8	Female	10/24/2017 8:12 AM
9	f	10/23/2017 8:10 PM
10	Male	10/23/2017 4:05 PM
11	female	10/20/2017 12:07 PM
12	Female	10/16/2017 2:31 PM
13	Female	10/16/2017 11:25 AM
14	Female	10/14/2017 7:34 AM
15	Male	10/11/2017 9:26 PM
16	female	10/11/2017 6:26 PM
17	Female	10/9/2017 7:41 PM
18	Female	10/9/2017 5:02 PM
19	f	10/9/2017 1:33 PM
20	Female	10/9/2017 11:36 AM
21	m	10/9/2017 8:39 AM
22	demigirl	10/8/2017 6:54 PM
23	Female	10/7/2017 6:30 AM
24	Female	10/6/2017 10:28 AM

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25	male	10/5/2017 7:19 PM
26	Female	10/5/2017 12:27 PM
27	F	10/5/2017 11:13 AM
28	Male	10/4/2017 10:26 PM
29	male	10/4/2017 7:31 PM
30	Female	10/4/2017 10:40 AM
31	Male	10/3/2017 7:33 PM
32	Female	10/3/2017 4:19 PM
33	male	10/3/2017 10:19 AM
34	M	10/2/2017 10:24 PM
35	Male	10/2/2017 9:42 PM
36	Male	10/2/2017 2:46 PM
37	Female	9/30/2017 7:19 AM
38	Femaile	9/29/2017 11:00 AM
39	Male	9/28/2017 9:01 PM
40	female	9/28/2017 6:22 PM
41	femail	9/28/2017 5:16 PM
42	Male	9/28/2017 5:09 PM
43	Female	9/28/2017 2:12 AM
44	Female	9/27/2017 10:22 PM
45	Male	9/27/2017 9:46 PM
46	female	9/27/2017 8:55 PM
47	F	9/27/2017 8:27 PM
48	female	9/27/2017 8:18 PM
49	Male	9/27/2017 6:34 PM
50	Male	9/27/2017 5:34 PM
51	Male	9/27/2017 3:55 PM
52	male	9/27/2017 2:51 PM
53	Female	9/27/2017 2:45 PM

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54	male	9/27/2017 2:42 PM
55	f	9/27/2017 2:27 PM
56	Female	9/27/2017 10:28 AM
57	Male	9/27/2017 10:21 AM
58	male	9/26/2017 4:39 PM
59	Male	9/26/2017 1:16 PM
60	Female	9/26/2017 9:21 AM
61	Female	9/26/2017 9:21 AM
62	Female	9/25/2017 3:58 PM
63	M	9/23/2017 9:23 PM
64	m	9/23/2017 2:14 PM
65	female	9/23/2017 2:02 PM
66	Male	9/23/2017 12:06 PM
67	Female	9/23/2017 11:22 AM
68	Female	9/22/2017 2:09 PM
69	female	9/22/2017 8:02 AM
70	Male	9/22/2017 7:31 AM
71	Female	9/21/2017 4:28 PM
72	Female	9/21/2017 4:15 PM
73	Male	9/21/2017 9:19 AM
74	female	9/21/2017 9:11 AM
75	Female	9/21/2017 8:46 AM
76	Male	9/21/2017 8:28 AM
77	Female	9/20/2017 11:05 PM
78	male	9/20/2017 6:21 PM
79	Woman	9/20/2017 4:26 PM
80	Male	9/20/2017 4:16 PM
81	male	9/20/2017 3:10 PM
82	Male	9/20/2017 12:04 PM

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83	Male	9/19/2017 6:49 PM
84	Female	9/19/2017 4:51 PM
85	Female	9/19/2017 7:04 AM
86	M	9/18/2017 2:29 PM
87	Female	9/18/2017 1:03 PM
88	Male	9/16/2017 11:37 AM
89	female	9/16/2017 9:39 AM
90	Female	9/15/2017 3:21 PM
91	Male	9/15/2017 2:09 PM
92	Female	9/15/2017 9:54 AM
93	female	9/15/2017 7:06 AM
94	female	9/13/2017 1:17 PM
95	Female	9/13/2017 11:02 AM
96	Male	9/12/2017 3:18 PM
97	male	9/8/2017 7:31 PM
98	male	9/8/2017 6:18 PM
99	male	9/8/2017 2:22 PM
100	male	9/8/2017 9:59 AM
101	female	9/7/2017 1:36 PM
102	f	9/7/2017 1:15 PM
103	female	9/7/2017 7:01 AM
104	F	9/6/2017 9:17 PM
105	Female	9/6/2017 4:37 PM
106	f	9/6/2017 3:33 PM
107	Female	9/6/2017 3:25 PM
108	F	9/6/2017 1:42 PM
109	Male	9/6/2017 1:18 PM
110	Female	9/5/2017 7:44 PM
111	Female	9/5/2017 2:25 PM

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112	Female	9/5/2017 2:22 PM
113	M	9/5/2017 12:33 PM
114	Female	9/5/2017 11:14 AM
115	Female	9/5/2017 4:58 AM
116	male	9/4/2017 9:42 PM
117	Male	9/3/2017 8:54 PM
118	female	9/2/2017 2:24 PM
119	Male	9/2/2017 2:11 PM
120	Female	9/2/2017 11:28 AM
121	Femalr	9/1/2017 11:50 PM
122	Male	9/1/2017 5:02 PM
123	female	9/1/2017 5:01 PM
124	Male	9/1/2017 4:00 PM
125	Female	9/1/2017 11:19 AM
126	Male	9/1/2017 11:14 AM
127	Male	9/1/2017 5:57 AM
128	female	8/31/2017 5:07 PM
129	Male	8/31/2017 4:07 PM
130	F	8/31/2017 11:05 AM
131	M	8/31/2017 8:25 AM
132	Female	8/31/2017 7:57 AM
133	Female	8/31/2017 7:53 AM
134	male	8/31/2017 7:52 AM
135	Female	8/30/2017 10:26 PM
136	Female	8/30/2017 5:11 PM
137	male	8/30/2017 3:31 PM
138	male	8/30/2017 2:31 PM
139	female	8/30/2017 10:43 AM
140	Female	8/30/2017 10:25 AM

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141	Male	8/30/2017 10:07 AM
142	Female	8/30/2017 8:31 AM
143	Female	8/29/2017 10:52 PM
144	F	8/29/2017 9:25 PM
145	Female	8/29/2017 2:28 PM
146	Female	8/29/2017 12:42 PM
147	Female	8/29/2017 12:29 PM
148	Female	8/29/2017 12:01 PM
149	Male	8/29/2017 11:44 AM
150	Male	8/29/2017 11:17 AM
151	Male	8/29/2017 10:59 AM
152	Male	8/29/2017 10:48 AM
153	Female	8/29/2017 9:11 AM
154	male	8/28/2017 8:41 PM
155	Male	8/28/2017 1:14 PM
156	female	8/28/2017 9:49 AM
157	male	8/28/2017 7:22 AM
158	Male	8/28/2017 6:35 AM
159	Male	8/28/2017 6:34 AM
160	Male	8/28/2017 6:33 AM
161	Male	8/27/2017 6:40 PM
162	Male	8/27/2017 5:47 PM
163	Male	8/27/2017 3:35 PM
164	Male	8/27/2017 2:18 PM
165	Male	8/27/2017 8:47 AM
166	Female	8/27/2017 8:03 AM
167	Male	8/27/2017 7:35 AM
168	male	8/26/2017 5:27 PM
169	Female	8/26/2017 5:04 PM

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170	Male	8/26/2017 3:20 PM
171	Male	8/26/2017 2:13 PM
172	F	8/26/2017 10:15 AM
173	Femail	8/26/2017 7:44 AM
174	Female	8/25/2017 1:04 PM
175	Make	8/25/2017 12:29 PM
176	Male	8/25/2017 11:54 AM
177	Female	8/25/2017 9:05 AM
178	Female	8/25/2017 8:21 AM
179	male	8/25/2017 7:26 AM
180	Female	8/25/2017 6:59 AM
181	Female	8/25/2017 6:14 AM
182	Male	8/24/2017 9:07 PM
183	Female	8/24/2017 7:57 PM
184	Female	8/24/2017 6:31 PM
185	male	8/24/2017 5:11 PM
186	Female	8/24/2017 4:15 PM
187	female	8/24/2017 4:09 PM
188	Male	8/24/2017 4:05 PM
189	Male	8/24/2017 3:29 PM
190	Female	8/24/2017 12:59 PM
191	female	8/24/2017 12:29 PM
192	Male	8/24/2017 10:30 AM
193	Female	8/24/2017 10:11 AM
194	Female	8/24/2017 8:52 AM
195	Male	8/24/2017 8:16 AM
196	male	8/24/2017 7:56 AM
197	Female	8/24/2017 7:43 AM
198	female	8/24/2017 7:23 AM

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199	F	8/24/2017 7:22 AM
200	male	8/24/2017 6:59 AM
201	F	8/23/2017 10:53 PM
202	Female	8/23/2017 10:13 PM
203	F	8/23/2017 9:32 PM
204	Female	8/23/2017 8:59 PM
205	Female	8/23/2017 8:22 PM
206	male	8/23/2017 8:01 PM
207	Fenale	8/23/2017 7:38 PM
208	male	8/23/2017 6:01 PM
209	male	8/23/2017 5:17 PM
210	Woman	8/23/2017 4:14 PM
211	Male	8/23/2017 3:50 PM
212	Female	8/23/2017 3:17 PM
213	male	8/23/2017 3:07 PM
214	Male	8/23/2017 2:31 PM
215	Woman	8/23/2017 2:14 PM
216	male	8/23/2017 1:45 PM
217	Male	8/23/2017 1:41 PM
218	Female	8/23/2017 1:05 PM
219	male	8/23/2017 12:55 PM
220	one male & one female	8/23/2017 12:55 PM
221	Female	8/23/2017 12:54 PM
222	male	8/23/2017 12:49 PM
223	female	8/23/2017 12:45 PM
224	Woman	8/23/2017 12:41 PM
225	M	8/23/2017 12:30 PM
226	Male	8/23/2017 12:23 PM
227	Female	8/23/2017 11:48 AM

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228	AFAB	8/23/2017 11:33 AM
229	Female	8/23/2017 11:09 AM
230	male	8/23/2017 10:48 AM
231	male	8/23/2017 10:34 AM
232	Female	8/23/2017 10:31 AM
233	Male	8/23/2017 10:30 AM
234	female	8/23/2017 10:24 AM
235	F	8/23/2017 10:21 AM
236	Male	8/23/2017 10:05 AM
237	Female	8/23/2017 10:01 AM
238	male	8/23/2017 10:01 AM
239	Female	8/23/2017 9:41 AM
240	male	8/23/2017 9:26 AM
241	female	8/23/2017 9:26 AM
242	male	8/23/2017 9:24 AM
243	Male	8/23/2017 9:23 AM
244	female	8/23/2017 9:18 AM
245	Female	8/23/2017 9:09 AM
246	Safe space	8/23/2017 9:08 AM
247	Male	8/23/2017 8:44 AM
248	female	8/23/2017 8:27 AM
249	Male	8/23/2017 8:20 AM
250	Male	8/23/2017 8:17 AM
251	Male	8/23/2017 8:13 AM
252	MALE	8/23/2017 8:11 AM
253	female	8/23/2017 8:04 AM
254	MALE	8/23/2017 7:57 AM
255	F	8/23/2017 7:37 AM
256	Male	8/23/2017 7:36 AM

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257	Female	8/23/2017 7:30 AM
258	female	8/23/2017 7:29 AM
259	Male	8/23/2017 7:25 AM
260	Female	8/23/2017 7:25 AM
261	male	8/23/2017 7:19 AM
262	Male	8/23/2017 7:01 AM
263	Female	8/23/2017 7:00 AM
264	Female	8/23/2017 6:49 AM
265	Male	8/23/2017 6:48 AM
266	Female	8/23/2017 6:37 AM
267	female	8/23/2017 6:21 AM
268	female	8/23/2017 6:19 AM
269	M	8/23/2017 5:49 AM
270	Male	8/23/2017 5:33 AM
271	Female	8/23/2017 5:31 AM
272	Male	8/23/2017 5:23 AM
273	male	8/23/2017 12:04 AM
274	Male	8/22/2017 9:01 PM
275	Female	8/22/2017 8:54 PM
276	male	8/22/2017 8:25 PM
277	Female	8/22/2017 7:15 PM
278	Female	8/22/2017 6:57 PM
279	Male	8/22/2017 6:57 PM
280	Female	8/22/2017 6:19 PM
281	Male	8/22/2017 6:10 PM
282	Female	8/22/2017 5:53 PM
283	Female	8/22/2017 4:53 PM
284	Male	8/22/2017 4:41 PM
285	Male	8/22/2017 4:28 PM

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286	Male	8/22/2017 4:20 PM
287	Male	8/22/2017 4:11 PM
288	Male	8/22/2017 3:58 PM
289	Male	8/22/2017 3:57 PM
290	Female	8/22/2017 3:52 PM
291	Male	8/22/2017 3:52 PM
292	female	8/22/2017 3:47 PM
293	female	8/22/2017 3:37 PM
294	male	8/22/2017 3:28 PM
295	male	8/22/2017 3:28 PM
296	male	8/22/2017 3:26 PM
297	Male	8/22/2017 2:55 PM
298	F	8/22/2017 2:55 PM
299	Male	8/22/2017 2:54 PM
300	Female	8/22/2017 2:43 PM
301	Male	8/22/2017 2:42 PM
302	F	8/22/2017 2:40 PM
303	female	8/22/2017 2:40 PM
304	female	8/22/2017 2:38 PM
305	Male	8/22/2017 2:25 PM
306	female	8/22/2017 2:23 PM
307	Male	8/22/2017 2:22 PM
308	Female	8/22/2017 2:22 PM
309	female	8/22/2017 2:19 PM
310	Female	8/22/2017 2:15 PM
311	Male	8/22/2017 2:09 PM
312	Male	8/22/2017 2:04 PM
313	male	8/22/2017 1:59 PM
314	female	8/22/2017 1:57 PM

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315	Female	8/22/2017 1:56 PM
316	male	8/22/2017 1:54 PM
317	m	8/22/2017 1:45 PM
318	Male	8/22/2017 1:40 PM
319	Female	8/22/2017 1:39 PM
320	Female	8/22/2017 1:31 PM
321	Female	8/22/2017 1:28 PM
322	female	8/22/2017 1:27 PM
323	male	8/22/2017 1:21 PM
324	male	8/22/2017 1:15 PM
325	Male	8/22/2017 1:12 PM
326	Male	8/22/2017 1:12 PM
327	Male	8/22/2017 1:12 PM
328	Female	8/22/2017 1:09 PM
329	Male	8/22/2017 1:08 PM
330	male	8/22/2017 1:06 PM
331	Male	8/22/2017 1:05 PM
332	female	8/22/2017 1:05 PM
333	female	8/22/2017 1:02 PM
334	female	8/22/2017 1:00 PM
335	Female	8/22/2017 12:59 PM
336	F	8/22/2017 12:57 PM
337	male	8/22/2017 12:52 PM
338	Male	8/22/2017 12:51 PM
339	Female	8/22/2017 12:44 PM
340	Female	8/22/2017 12:42 PM
341	male	8/22/2017 12:40 PM
342	female	8/22/2017 12:38 PM
343	Female	8/22/2017 12:31 PM

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344	male	8/22/2017 12:31 PM
345	Male	8/22/2017 12:30 PM
346	Male	8/22/2017 12:29 PM
347	female	8/22/2017 12:28 PM
348	Male	8/22/2017 12:27 PM
349	Female	8/22/2017 12:27 PM
350	male	8/22/2017 12:26 PM
351	Male	8/22/2017 12:22 PM
352	female	8/22/2017 12:22 PM
353	Female	8/22/2017 12:18 PM
354	Male	8/22/2017 12:16 PM
355	Female	8/22/2017 12:15 PM
356	male	8/22/2017 12:14 PM
357	m	8/22/2017 12:14 PM
358	Female	8/22/2017 12:10 PM
359	female	8/22/2017 12:06 PM
360	Male	8/22/2017 12:05 PM
361	MALE	8/22/2017 12:04 PM
362	Male	8/22/2017 12:02 PM
363	male	8/22/2017 11:54 AM
364	Female	8/22/2017 11:33 AM
365	Male	8/22/2017 11:32 AM
366	Cisgender woman	8/22/2017 10:51 AM
367	Female	8/22/2017 10:45 AM
368	male	8/22/2017 10:34 AM
369	M	8/22/2017 10:27 AM
370	Female	8/22/2017 10:14 AM
371	female	8/22/2017 10:09 AM
372	Male	8/22/2017 9:59 AM

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373	Female	8/22/2017 9:51 AM
374	Female	8/22/2017 9:48 AM
375	Female	8/22/2017 9:44 AM
376	Female	8/22/2017 9:32 AM
377	Femal	8/22/2017 9:26 AM
378	female	8/22/2017 9:20 AM
379	Male	8/22/2017 9:20 AM
380	Female	8/22/2017 9:06 AM
381	female	8/22/2017 9:06 AM
382	male	8/22/2017 9:04 AM
383	female	8/22/2017 9:03 AM
384	Female	8/22/2017 8:55 AM
385	male	8/22/2017 8:52 AM
386	Female	8/22/2017 8:50 AM
387	Female	8/22/2017 8:47 AM
388	Male	8/22/2017 8:47 AM
389	Male	8/20/2017 9:25 AM
390	M	8/18/2017 12:33 PM
391	Female	8/18/2017 9:08 AM
392	Female	8/17/2017 8:42 PM
393	male	8/16/2017 12:06 PM
394	male	8/15/2017 3:02 PM
395	male	8/15/2017 9:17 AM
396	female	8/14/2017 7:45 PM
397	Male	8/14/2017 10:12 AM
398	male	8/12/2017 4:50 PM
399	Male	8/12/2017 1:00 PM
400	Female	8/12/2017 9:00 AM
401	Male	8/11/2017 4:03 PM

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402	Male	8/11/2017 3:02 PM
403	Female	8/11/2017 10:57 AM
404	female	8/11/2017 7:00 AM
405	Female	8/10/2017 2:48 PM
406	female	8/10/2017 12:22 PM
407	F	8/10/2017 11:28 AM
408	Female	8/10/2017 10:50 AM
409	male	8/10/2017 7:58 AM
410	Female	8/10/2017 7:18 AM
411	Male	8/10/2017 7:07 AM
412	Female	8/9/2017 6:07 PM
413	male	8/9/2017 11:48 AM
414	F	8/9/2017 11:33 AM
415	Female	8/9/2017 10:44 AM
416	Female	8/9/2017 10:43 AM
417	male	8/9/2017 10:19 AM
418	Male	8/5/2017 9:38 AM
419	male	8/4/2017 2:06 PM
420	Female	8/4/2017 10:43 AM
421	female	8/4/2017 9:43 AM
422	Male	8/2/2017 7:02 PM
423	Female	7/31/2017 12:10 PM
424	M	7/30/2017 6:44 PM
425	female	7/30/2017 6:42 AM
426	Male	7/28/2017 9:07 AM
427	Male	7/28/2017 8:24 AM
428	Female	7/27/2017 7:57 PM
429	Male	7/27/2017 7:54 PM
430	Female	7/27/2017 3:28 PM

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431	female	7/27/2017 1:33 PM
432	male	7/27/2017 11:28 AM
433	female	7/26/2017 4:40 PM
434	male	7/26/2017 4:03 PM
435	male	7/26/2017 3:48 PM
436	Male	7/26/2017 3:33 PM
437	male	7/26/2017 3:25 PM
438	MALE	7/26/2017 5:13 AM
439	Femalewhite	7/25/2017 1:24 PM
440	F	7/25/2017 6:45 AM
441	Female	7/24/2017 1:55 PM
442	Male	7/24/2017 1:31 PM
443	M	7/24/2017 1:17 PM
444	Male	7/24/2017 1:14 PM
445	M	7/24/2017 1:06 PM
446	male	7/23/2017 7:19 PM
447	Male	7/23/2017 6:14 PM
448	Female	7/22/2017 9:40 AM
449	female	7/22/2017 9:39 AM
450	Male	7/20/2017 12:29 PM
451	Male	7/20/2017 12:14 PM
452	Male	7/20/2017 10:36 AM
453	Male	7/20/2017 9:43 AM
454	female	7/20/2017 7:52 AM
455	Female	7/20/2017 6:14 AM
456	F	7/19/2017 9:27 PM
457	Male	7/19/2017 7:47 PM
458	male	7/19/2017 5:32 PM
459	Male	7/19/2017 4:06 PM

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460	male	7/19/2017 1:10 PM
461	Male	7/19/2017 12:57 PM
462	male	7/19/2017 11:56 AM
463	female	7/19/2017 10:03 AM
464	Female	7/19/2017 9:07 AM
465	F	7/19/2017 8:58 AM
466	male	7/19/2017 8:48 AM
467	F	7/19/2017 7:07 AM
468	Female	7/18/2017 5:06 PM
469	Female	7/18/2017 4:57 PM
470	Male	7/18/2017 4:43 PM
471	Male	7/18/2017 4:19 PM
472	female	7/18/2017 4:05 PM
473	Male	7/18/2017 3:59 PM
474	Female	7/18/2017 3:58 PM
475	Male	7/18/2017 3:54 PM
476	male	7/18/2017 3:47 PM
477	Male	7/18/2017 3:14 PM
478	Female	7/18/2017 2:22 PM
479	Female	7/18/2017 1:53 PM
480	female	7/18/2017 1:50 PM
481	Male	7/18/2017 1:48 PM
482	Female	7/18/2017 12:15 PM
483	Female	7/18/2017 11:26 AM
484	Femalie	7/17/2017 3:15 PM
485	Femail	7/17/2017 2:50 PM
486	Female	7/16/2017 2:33 PM
487	M	7/15/2017 12:43 PM
488	Female	7/15/2017 6:56 AM

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489	Male	7/15/2017 6:55 AM
490	male	7/14/2017 7:27 PM
491	male	7/13/2017 11:24 PM
492	Male	7/13/2017 3:42 PM
493	mail	7/13/2017 12:12 PM
494	Male	7/13/2017 9:12 AM
495	Male	7/13/2017 7:03 AM
496	Female	7/13/2017 6:59 AM
497	Woman	7/13/2017 2:13 AM
498	Male	7/12/2017 10:59 PM
499	Male	7/12/2017 8:50 PM
500	Female	7/12/2017 6:03 PM
501	female	7/12/2017 5:01 PM
502	F	7/12/2017 4:58 PM
503	Female	7/12/2017 4:30 PM
504	Male	7/12/2017 4:20 PM
505	Male	7/12/2017 3:54 PM
506	F	7/12/2017 2:45 PM
507	Male	7/12/2017 2:28 PM
508	Male	7/12/2017 1:40 PM
509	Woman	7/12/2017 1:31 PM
510	male	7/12/2017 11:08 AM
511	male	7/12/2017 11:06 AM
512	M	7/12/2017 11:00 AM
513	Female	7/12/2017 10:27 AM
514	Male	7/12/2017 10:16 AM
515	male	7/12/2017 9:55 AM
516	Female	7/12/2017 9:41 AM
517	F	7/12/2017 9:29 AM

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518	Female	7/12/2017 8:54 AM
519	Female	7/12/2017 8:43 AM
520	male	7/12/2017 7:09 AM
521	Female	7/11/2017 3:46 PM
522	male	7/11/2017 3:39 PM
523	male	7/11/2017 2:21 PM
524	Female	7/11/2017 2:03 PM
525	m	7/11/2017 2:02 PM
526	female	7/11/2017 1:51 PM
527	Male	7/11/2017 1:33 PM
528	Male	7/9/2017 8:55 PM
529	Female	7/9/2017 7:41 PM
530	Femal	7/9/2017 5:58 PM
531	Female	7/8/2017 9:27 PM
532	male	7/8/2017 8:14 PM
533	Male	7/5/2017 12:46 PM
534	male	7/5/2017 11:09 AM
535	Female	7/5/2017 7:53 AM
536	male	7/4/2017 3:32 PM
537	Male	7/3/2017 3:56 PM
538	female	7/3/2017 3:00 PM
539	Male	7/3/2017 2:58 PM
540	female	7/3/2017 11:55 AM
541	Female	7/3/2017 11:28 AM
542	female	7/3/2017 11:11 AM
543	female	7/3/2017 8:43 AM
544	F	7/3/2017 8:29 AM
545	f	7/3/2017 8:01 AM
546	Female	7/2/2017 6:26 PM

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547	Female	7/2/2017 6:24 PM
548	Female	7/2/2017 4:46 PM
549	Female	7/2/2017 3:25 PM
550	Female	7/2/2017 2:35 PM
551	Female	7/2/2017 1:34 PM
552	female	7/1/2017 5:24 AM
553	Female	6/29/2017 8:58 AM
554	F	6/28/2017 9:49 PM
555	male	6/28/2017 10:55 AM
556	Female	6/28/2017 7:00 AM
557	M	6/27/2017 12:56 PM
558	Male	6/27/2017 9:50 AM
559	F	6/26/2017 3:35 PM
560	Female	6/26/2017 3:04 PM
561	male	6/26/2017 2:16 PM
562	Female	6/26/2017 12:43 PM
563	female	6/26/2017 11:52 AM
564	female	6/26/2017 9:57 AM
565	male	6/26/2017 6:42 AM
566	female	6/25/2017 9:29 PM
567	F	6/24/2017 6:00 PM
568	Female	6/24/2017 3:20 PM
569	Male	6/24/2017 1:22 PM
570	male	6/24/2017 8:44 AM
571	male	6/24/2017 7:16 AM
572	Female	6/24/2017 6:53 AM
573	female	6/24/2017 6:14 AM
574	F	6/23/2017 9:41 PM
575	Female	6/23/2017 8:07 PM

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576	Female	6/23/2017 5:46 PM
577	f	6/23/2017 5:30 PM
578	Male	6/23/2017 5:21 PM
579	M	6/23/2017 3:39 PM
580	female	6/22/2017 5:01 PM
581	female	6/22/2017 2:57 PM
582	male	6/22/2017 9:10 AM
583	female	6/21/2017 12:20 PM
584	F	6/21/2017 8:03 AM
585	Female Dahling	6/20/2017 10:28 PM
586	F	6/20/2017 9:44 PM
587	Female	6/20/2017 9:05 PM
588	m	6/20/2017 5:28 PM
589	Male	6/20/2017 4:48 PM
590	male	6/20/2017 3:50 PM
591	f	6/20/2017 3:25 PM
592	female	6/20/2017 11:32 AM
593	male	6/20/2017 9:15 AM
594	m	6/19/2017 7:46 PM
595	female	6/19/2017 5:35 PM
596	Female	6/19/2017 11:52 AM
597	female	6/19/2017 11:45 AM
598	female	6/18/2017 10:43 PM
599	Male	6/18/2017 9:26 PM
600	Female	6/18/2017 7:53 PM
601	Female	6/18/2017 6:21 PM
602	female	6/18/2017 6:04 PM
603	women	6/18/2017 4:56 PM
604	nonspecific	6/18/2017 4:34 PM

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605	female	6/18/2017 9:17 AM
606	F	6/18/2017 9:08 AM
607	female	6/18/2017 7:08 AM
608	Male	6/17/2017 11:37 PM
609	male	6/17/2017 11:21 PM
610	Female	6/17/2017 9:57 PM
611	male	6/17/2017 9:28 PM
612	Female	6/17/2017 8:30 PM
613	Female	6/17/2017 8:06 PM
614	f	6/17/2017 7:30 PM
615	male	6/17/2017 6:41 PM
616	male	6/17/2017 6:26 PM
617	female	6/17/2017 5:14 PM
618	female	6/17/2017 4:54 PM
619	Female	6/17/2017 4:45 PM
620	male	6/17/2017 4:18 PM
621	female	6/17/2017 3:33 PM
622	Female	6/17/2017 3:31 PM
623	Female	6/17/2017 3:28 PM
624	female	6/17/2017 2:27 PM
625	Female	6/17/2017 12:07 PM
626	Male	6/17/2017 12:03 PM
627	Female	6/17/2017 11:55 AM
628	femal	6/17/2017 11:33 AM
629	female	6/17/2017 11:15 AM
630	Male	6/17/2017 11:12 AM
631	Male	6/17/2017 11:11 AM
632	male	6/17/2017 11:11 AM
633	F	6/17/2017 11:06 AM

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634	Female	6/17/2017 10:36 AM
635	female	6/17/2017 10:01 AM
636	female	6/17/2017 9:48 AM
637	m	6/17/2017 9:40 AM
638	m	6/17/2017 8:43 AM
639	Male	6/17/2017 7:42 AM
640	Male	6/16/2017 6:41 AM
641	Male	6/15/2017 6:10 PM
642	female	6/15/2017 12:24 PM
643	male	6/13/2017 8:56 AM
644	Female	6/13/2017 8:16 AM
645	male	6/13/2017 8:01 AM
646	male	6/12/2017 5:39 PM
647	Female	6/12/2017 1:17 PM
648	MALE	6/11/2017 1:37 AM
649	Male	6/10/2017 11:25 AM
650	Male	6/10/2017 10:00 AM
651	male	6/9/2017 6:11 PM
652	Male	6/9/2017 2:56 PM
653	female	6/9/2017 2:38 PM
654	FEMALE	6/9/2017 10:36 AM
655	female	6/9/2017 7:38 AM
656	Male	6/9/2017 7:12 AM
657	male	6/9/2017 6:54 AM
658	m	6/9/2017 6:42 AM
659	Male	6/9/2017 6:06 AM
660	Male	6/8/2017 8:27 PM
661	Male	6/8/2017 5:07 PM
662	male	6/8/2017 5:04 PM

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663	f	6/8/2017 5:03 PM
664	male	6/8/2017 5:03 PM
665	Female	6/8/2017 4:42 PM
666	Male	6/8/2017 4:36 PM
667	Female	6/8/2017 4:31 PM
668	Female	6/8/2017 4:07 PM
669	male	6/8/2017 3:50 PM
670	Male	6/8/2017 3:44 PM
671	Female	6/8/2017 3:42 PM
672	Female	6/8/2017 3:39 PM
673	female	6/8/2017 3:34 PM
674	Male. is this question relevant to this survey?	6/8/2017 3:30 PM
675	male	6/8/2017 3:29 PM
676	Male	6/8/2017 3:15 PM
677	female	6/8/2017 3:12 PM
678	Female	6/8/2017 3:09 PM
679	male	6/8/2017 3:00 PM

Q22 What is your racial or ethnic heritage? (Optional)

Answered: 597 Skipped: 495

#	RESPONSES	DATE
1	white	11/3/2017 9:39 PM
2	caucasian	11/1/2017 4:32 PM
3	Caucasian	11/1/2017 5:19 AM
4	Caucasion	10/31/2017 10:32 AM
5	Native American	10/30/2017 11:23 AM
6	White	10/30/2017 1:45 AM
7	white	10/29/2017 4:41 PM
8	w	10/23/2017 8:10 PM
9	White	10/23/2017 4:05 PM
10	caucasian	10/20/2017 12:07 PM
11	white	10/16/2017 2:31 PM
12	White	10/16/2017 11:25 AM
13	Caucasian	10/11/2017 9:26 PM
14	caucasian	10/11/2017 6:26 PM
15	white	10/11/2017 2:46 PM
16	Caucasian	10/9/2017 5:02 PM
17	white	10/9/2017 1:33 PM
18	white	10/9/2017 11:36 AM
19	white	10/9/2017 8:39 AM
20	white	10/8/2017 6:54 PM
21	Caucasian	10/7/2017 6:30 AM
22	Other	10/6/2017 10:28 AM
23	white	10/5/2017 7:19 PM
24	White	10/5/2017 12:27 PM

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25	W	10/5/2017 11:13 AM
26	White	10/4/2017 10:26 PM
27	white	10/4/2017 7:31 PM
28	White	10/4/2017 10:40 AM
29	White	10/3/2017 7:33 PM
30	White	10/3/2017 4:19 PM
31	white	10/3/2017 10:19 AM
32	Homo sapien	10/2/2017 10:24 PM
33	caucasian	10/2/2017 9:42 PM
34	Caucasian	9/30/2017 7:19 AM
35	Bi-racial with focus on African American Heritage	9/29/2017 11:00 AM
36	Caucasian	9/28/2017 9:01 PM
37	African American	9/28/2017 5:16 PM
38	Transcultural family, White, Asian	9/28/2017 5:09 PM
39	White	9/28/2017 2:12 AM
40	White	9/27/2017 10:22 PM
41	White	9/27/2017 9:46 PM
42	white	9/27/2017 8:55 PM
43	Native American/White	9/27/2017 8:27 PM
44	white	9/27/2017 8:18 PM
45	White	9/27/2017 3:55 PM
46	white	9/27/2017 2:51 PM
47	White non-Hispanic (ethnically Jewish)	9/27/2017 2:45 PM
48	caucasian	9/27/2017 2:42 PM
49	c	9/27/2017 2:27 PM
50	White	9/27/2017 10:21 AM
51	white	9/26/2017 4:39 PM
52	White	9/26/2017 1:16 PM
53	White	9/26/2017 9:21 AM

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54	White	9/26/2017 9:21 AM
55	White	9/25/2017 3:58 PM
56	W	9/23/2017 9:23 PM
57	w	9/23/2017 2:14 PM
58	caucasian	9/23/2017 2:02 PM
59	White	9/23/2017 12:06 PM
60	White	9/23/2017 11:22 AM
61	White	9/22/2017 8:02 AM
62	White	9/22/2017 7:31 AM
63	Caucasian	9/21/2017 4:28 PM
64	Caucasian	9/21/2017 4:15 PM
65	White	9/21/2017 9:19 AM
66	white	9/21/2017 9:11 AM
67	White	9/21/2017 8:46 AM
68	Caucasian	9/21/2017 8:28 AM
69	Caucasion	9/20/2017 11:05 PM
70	caucasian	9/20/2017 6:21 PM
71	White	9/20/2017 4:26 PM
72	American/Latino	9/20/2017 4:16 PM
73	Caucasian	9/20/2017 12:04 PM
74	White	9/19/2017 6:49 PM
75	Caucasian	9/19/2017 4:51 PM
76	Hispanic	9/19/2017 7:04 AM
77	White (non-Hispanic)	9/18/2017 1:03 PM
78	White	9/16/2017 11:37 AM
79	white	9/16/2017 9:39 AM
80	Caucasian	9/15/2017 3:21 PM
81	Caucasian	9/15/2017 2:09 PM
82	Irish	9/15/2017 9:54 AM

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83	Caucasian	9/13/2017 11:02 AM
84	White	9/12/2017 3:18 PM
85	hispanic white	9/8/2017 7:31 PM
86	white	9/8/2017 6:18 PM
87	white	9/8/2017 2:22 PM
88	Caucasian	9/8/2017 9:59 AM
89	Latin, Anglo, American Indian	9/7/2017 1:36 PM
90	w	9/7/2017 1:15 PM
91	W	9/6/2017 9:17 PM
92	White	9/6/2017 4:37 PM
93	Caucasian	9/6/2017 3:25 PM
94	W	9/6/2017 1:42 PM
95	Caucasian	9/6/2017 1:18 PM
96	Black	9/5/2017 7:44 PM
97	No one's business!	9/5/2017 6:29 PM
98	White	9/5/2017 2:25 PM
99	White	9/5/2017 2:22 PM
100	Bangladeshi	9/5/2017 12:33 PM
101	White, Non-Hispanic	9/5/2017 11:14 AM
102	Black	9/5/2017 4:58 AM
103	white	9/4/2017 9:42 PM
104	Caucasian	9/3/2017 8:54 PM
105	white	9/2/2017 2:24 PM
106	Caucasian	9/2/2017 11:28 AM
107	Hispanic	9/1/2017 11:50 PM
108	European, human	9/1/2017 5:02 PM
109	white	9/1/2017 5:01 PM
110	African-American	9/1/2017 4:00 PM
111	white	9/1/2017 11:14 AM

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112	White	9/1/2017 5:57 AM
113	African	8/31/2017 5:07 PM
114	Hispanic, White	8/31/2017 4:07 PM
115	W	8/31/2017 11:05 AM
116	American/Welsh	8/31/2017 9:26 AM
117	W	8/31/2017 8:25 AM
118	Caucasian	8/31/2017 7:57 AM
119	Hispanic	8/31/2017 7:53 AM
120	white	8/31/2017 7:52 AM
121	Black	8/30/2017 10:26 PM
122	White	8/30/2017 5:11 PM
123	caucasian	8/30/2017 3:31 PM
124	European	8/30/2017 2:31 PM
125	African-American	8/30/2017 10:25 AM
126	Black	8/30/2017 8:31 AM
127	Hispanic	8/29/2017 10:52 PM
128	Black	8/29/2017 9:25 PM
129	White	8/29/2017 2:28 PM
130	White	8/29/2017 12:29 PM
131	Caucasion	8/29/2017 12:01 PM
132	white	8/29/2017 11:44 AM
133	White	8/29/2017 11:17 AM
134	White	8/29/2017 10:59 AM
135	White	8/29/2017 10:48 AM
136	European	8/28/2017 8:41 PM
137	African American	8/28/2017 1:14 PM
138	caucasian	8/28/2017 9:49 AM
139	white	8/28/2017 7:22 AM
140	White	8/28/2017 6:35 AM

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141	White	8/28/2017 6:34 AM
142	White	8/28/2017 6:33 AM
143	Caucasian	8/27/2017 6:40 PM
144	Caucasian	8/27/2017 5:47 PM
145	White	8/27/2017 2:18 PM
146	White	8/27/2017 8:47 AM
147	African-American	8/27/2017 8:03 AM
148	White	8/27/2017 7:35 AM
149	human	8/26/2017 5:27 PM
150	Latina	8/26/2017 5:04 PM
151	White	8/26/2017 3:20 PM
152	White	8/26/2017 2:13 PM
153	white	8/26/2017 10:15 AM
154	White	8/26/2017 7:44 AM
155	White	8/25/2017 1:04 PM
156	White	8/25/2017 11:54 AM
157	White	8/25/2017 9:05 AM
158	White	8/25/2017 8:21 AM
159	white	8/25/2017 7:26 AM
160	White	8/25/2017 6:59 AM
161	Black	8/25/2017 6:14 AM
162	White	8/24/2017 9:07 PM
163	Black	8/24/2017 6:31 PM
164	African American	8/24/2017 5:11 PM
165	White	8/24/2017 4:15 PM
166	caucasian	8/24/2017 4:09 PM
167	White	8/24/2017 4:05 PM
168	Hispanic	8/24/2017 3:29 PM
169	African-American	8/24/2017 12:59 PM

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170	white	8/24/2017 12:29 PM
171	Caucasian	8/24/2017 10:30 AM
172	Caucasian/European descendent	8/24/2017 10:11 AM
173	White	8/24/2017 8:52 AM
174	White	8/24/2017 8:16 AM
175	discrimination will not end until this is not asked	8/24/2017 7:56 AM
176	Caucasian	8/24/2017 7:43 AM
177	human	8/24/2017 7:23 AM
178	White	8/24/2017 7:22 AM
179	White	8/24/2017 6:59 AM
180	B	8/23/2017 10:53 PM
181	White	8/23/2017 10:13 PM
182	Caucasian	8/23/2017 9:32 PM
183	Irish	8/23/2017 8:59 PM
184	White	8/23/2017 8:22 PM
185	other	8/23/2017 8:01 PM
186	White	8/23/2017 7:38 PM
187	white	8/23/2017 6:01 PM
188	white	8/23/2017 5:17 PM
189	White	8/23/2017 4:14 PM
190	White	8/23/2017 3:50 PM
191	Caucasian	8/23/2017 3:17 PM
192	white	8/23/2017 3:07 PM
193	White/European	8/23/2017 2:31 PM
194	White	8/23/2017 2:14 PM
195	white	8/23/2017 1:45 PM
196	Caucasian	8/23/2017 1:41 PM
197	Whiate	8/23/2017 1:05 PM
198	caucasian	8/23/2017 12:55 PM

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199	Caucasian	8/23/2017 12:54 PM
200	non-Hispanic white	8/23/2017 12:49 PM
201	white	8/23/2017 12:45 PM
202	Race: Black Ethnic Heritage: African American	8/23/2017 12:41 PM
203	Hispanic	8/23/2017 12:30 PM
204	White	8/23/2017 12:23 PM
205	Human	8/23/2017 11:48 AM
206	White non-Hispanic (ethnically Jewish)	8/23/2017 11:33 AM
207	American	8/23/2017 11:09 AM
208	black	8/23/2017 10:48 AM
209	Caucasian	8/23/2017 10:31 AM
210	White	8/23/2017 10:30 AM
211	white	8/23/2017 10:24 AM
212	Caucasian	8/23/2017 10:21 AM
213	White	8/23/2017 10:05 AM
214	White	8/23/2017 10:01 AM
215	Caucasian	8/23/2017 9:41 AM
216	white	8/23/2017 9:26 AM
217	Mixed	8/23/2017 9:26 AM
218	Caucasian	8/23/2017 9:24 AM
219	White	8/23/2017 9:23 AM
220	white	8/23/2017 9:18 AM
221	African American	8/23/2017 9:09 AM
222	Divine	8/23/2017 9:08 AM
223	white	8/23/2017 8:27 AM
224	Caucasian	8/23/2017 8:20 AM
225	White	8/23/2017 8:17 AM
226	White	8/23/2017 8:13 AM
227	white	8/23/2017 8:04 AM

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228	AFRICA	8/23/2017 7:57 AM
229	C	8/23/2017 7:37 AM
230	Black	8/23/2017 7:36 AM
231	White	8/23/2017 7:30 AM
232	black	8/23/2017 7:29 AM
233	Not relevant	8/23/2017 7:25 AM
234	Caucasian	8/23/2017 7:25 AM
235	Caucasian	8/23/2017 7:01 AM
236	Black American	8/23/2017 7:00 AM
237	Hispanic	8/23/2017 6:49 AM
238	White	8/23/2017 6:48 AM
239	caucasian	8/23/2017 6:21 AM
240	Mixed	8/23/2017 6:19 AM
241	W	8/23/2017 5:49 AM
242	Caucasian	8/23/2017 5:33 AM
243	Caucasian	8/23/2017 5:31 AM
244	african american	8/23/2017 12:04 AM
245	White	8/22/2017 9:01 PM
246	Caucasian	8/22/2017 8:54 PM
247	caucasian	8/22/2017 8:25 PM
248	White	8/22/2017 7:15 PM
249	White	8/22/2017 6:57 PM
250	White	8/22/2017 6:57 PM
251	White	8/22/2017 6:19 PM
252	Caucasian	8/22/2017 6:10 PM
253	Caucasian	8/22/2017 5:53 PM
254	White	8/22/2017 4:53 PM
255	White	8/22/2017 4:41 PM
256	Asian	8/22/2017 4:28 PM

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257	Cuban	8/22/2017 4:20 PM
258	Black	8/22/2017 4:11 PM
259	Caucasian	8/22/2017 3:58 PM
260	Caucasian	8/22/2017 3:52 PM
261	White	8/22/2017 3:52 PM
262	caucasian	8/22/2017 3:47 PM
263	caucasian	8/22/2017 3:37 PM
264	white	8/22/2017 3:28 PM
265	white	8/22/2017 3:28 PM
266	Negro	8/22/2017 3:26 PM
267	Caucasian	8/22/2017 2:54 PM
268	White	8/22/2017 2:43 PM
269	Black	8/22/2017 2:42 PM
270	W	8/22/2017 2:40 PM
271	white/Caucasian	8/22/2017 2:40 PM
272	white	8/22/2017 2:38 PM
273	White	8/22/2017 2:25 PM
274	black	8/22/2017 2:23 PM
275	White	8/22/2017 2:22 PM
276	Caucasian	8/22/2017 2:22 PM
277	caucasian	8/22/2017 2:19 PM
278	White	8/22/2017 2:09 PM
279	Hispanic/Latino	8/22/2017 2:04 PM
280	white	8/22/2017 1:59 PM
281	Caucasian	8/22/2017 1:56 PM
282	african-american	8/22/2017 1:54 PM
283	c	8/22/2017 1:45 PM
284	White	8/22/2017 1:40 PM
285	White	8/22/2017 1:39 PM

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286	African American	8/22/2017 1:31 PM
287	White	8/22/2017 1:28 PM
288	caucasian	8/22/2017 1:27 PM
289	African American	8/22/2017 1:15 PM
290	White	8/22/2017 1:12 PM
291	White	8/22/2017 1:12 PM
292	white	8/22/2017 1:12 PM
293	African-American	8/22/2017 1:09 PM
294	African-American	8/22/2017 1:08 PM
295	American	8/22/2017 1:05 PM
296	white	8/22/2017 1:02 PM
297	white	8/22/2017 1:00 PM
298	W-NH	8/22/2017 12:57 PM
299	Caucasian (Non-hispanic)	8/22/2017 12:51 PM
300	white	8/22/2017 12:44 PM
301	white but I don't think this should matter	8/22/2017 12:40 PM
302	white	8/22/2017 12:38 PM
303	White	8/22/2017 12:31 PM
304	White	8/22/2017 12:30 PM
305	White non hispanic	8/22/2017 12:29 PM
306	white	8/22/2017 12:28 PM
307	White	8/22/2017 12:27 PM
308	Caucasian	8/22/2017 12:27 PM
309	white	8/22/2017 12:26 PM
310	White	8/22/2017 12:22 PM
311	white	8/22/2017 12:22 PM
312	White	8/22/2017 12:18 PM
313	Black	8/22/2017 12:16 PM
314	Caucasian	8/22/2017 12:15 PM

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315	w	8/22/2017 12:14 PM
316	African American	8/22/2017 12:10 PM
317	white	8/22/2017 12:06 PM
318	White	8/22/2017 12:05 PM
319	WHITE	8/22/2017 12:04 PM
320	White	8/22/2017 12:02 PM
321	white	8/22/2017 11:54 AM
322	White	8/22/2017 11:33 AM
323	Caucasian	8/22/2017 11:32 AM
324	white	8/22/2017 10:51 AM
325	Hispanic	8/22/2017 10:45 AM
326	white	8/22/2017 10:34 AM
327	W	8/22/2017 10:27 AM
328	White	8/22/2017 10:14 AM
329	white	8/22/2017 10:09 AM
330	Caucasian Hispanic	8/22/2017 9:59 AM
331	Multi	8/22/2017 9:51 AM
332	White	8/22/2017 9:48 AM
333	Mixed	8/22/2017 9:44 AM
334	white	8/22/2017 9:32 AM
335	Multiracial- B/W/NA	8/22/2017 9:26 AM
336	white	8/22/2017 9:20 AM
337	White	8/22/2017 9:20 AM
338	White	8/22/2017 9:06 AM
339	caucasian	8/22/2017 9:06 AM
340	caucasin	8/22/2017 9:04 AM
341	white	8/22/2017 9:03 AM
342	Caucasian	8/22/2017 8:55 AM
343	white	8/22/2017 8:52 AM

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344	White	8/22/2017 8:50 AM
345	White	8/22/2017 8:47 AM
346	Caucasian	8/22/2017 8:47 AM
347	Caucasian	8/20/2017 9:25 AM
348	W	8/18/2017 12:33 PM
349	White	8/18/2017 9:08 AM
350	White	8/17/2017 8:42 PM
351	white	8/16/2017 12:06 PM
352	Hispanic	8/14/2017 7:45 PM
353	Caucasian	8/14/2017 10:12 AM
354	white	8/12/2017 4:50 PM
355	Black	8/12/2017 1:00 PM
356	White	8/12/2017 9:00 AM
357	Caucasian	8/11/2017 4:03 PM
358	Caucasian	8/11/2017 3:02 PM
359	White	8/11/2017 10:57 AM
360	Caucasian	8/10/2017 2:48 PM
361	white	8/10/2017 12:22 PM
362	Greek, French, English	8/10/2017 11:28 AM
363	white	8/10/2017 7:58 AM
364	Caucasian	8/10/2017 7:18 AM
365	White	8/9/2017 6:07 PM
366	Caucasian / Native American	8/9/2017 11:48 AM
367	African american	8/9/2017 10:44 AM
368	Black	8/9/2017 10:43 AM
369	white	8/9/2017 10:19 AM
370	White	8/5/2017 9:38 AM
371	White	8/4/2017 2:06 PM
372	White	8/4/2017 10:43 AM

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373	hispanic	8/4/2017 9:43 AM
374	Black and White	8/2/2017 7:02 PM
375	White	7/31/2017 12:10 PM
376	caucasian	7/30/2017 6:44 PM
377	Caucasian	7/28/2017 8:24 AM
378	White	7/27/2017 7:57 PM
379	caucasian	7/27/2017 1:33 PM
380	white/Caucasian	7/27/2017 11:28 AM
381	caucasian	7/26/2017 4:40 PM
382	white	7/26/2017 4:03 PM
383	White	7/26/2017 3:33 PM
384	white	7/26/2017 3:25 PM
385	WASP	7/26/2017 5:13 AM
386	Caucasian	7/25/2017 1:24 PM
387	caucasian	7/24/2017 1:55 PM
388	W	7/24/2017 1:17 PM
389	Caucasian	7/24/2017 1:14 PM
390	Jewish	7/24/2017 1:06 PM
391	Caucasian	7/23/2017 6:14 PM
392	Caucasian	7/22/2017 9:40 AM
393	white	7/22/2017 9:39 AM
394	Caucasian	7/20/2017 12:29 PM
395	White	7/20/2017 10:36 AM
396	African American	7/20/2017 9:43 AM
397	White	7/20/2017 7:52 AM
398	White	7/20/2017 6:14 AM
399	W	7/19/2017 9:27 PM
400	Caucasian	7/19/2017 7:47 PM
401	caucasian	7/19/2017 5:32 PM

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402	Black	7/19/2017 4:06 PM
403	caucasian	7/19/2017 1:10 PM
404	white	7/19/2017 11:56 AM
405	asian	7/19/2017 10:29 AM
406	African -American	7/19/2017 10:03 AM
407	White	7/19/2017 9:07 AM
408	White	7/19/2017 8:58 AM
409	Mixed	7/19/2017 8:48 AM
410	W	7/19/2017 7:07 AM
411	White, non-hispanic	7/18/2017 5:06 PM
412	White	7/18/2017 4:57 PM
413	Caucasian	7/18/2017 4:43 PM
414	White	7/18/2017 4:19 PM
415	Black	7/18/2017 4:05 PM
416	White	7/18/2017 3:59 PM
417	Caucasian	7/18/2017 3:54 PM
418	mixed	7/18/2017 3:47 PM
419	Caucasian	7/18/2017 2:22 PM
420	White	7/18/2017 1:53 PM
421	white	7/18/2017 1:50 PM
422	White	7/18/2017 1:48 PM
423	White	7/18/2017 12:15 PM
424	Hispanic	7/18/2017 11:26 AM
425	white	7/17/2017 2:50 PM
426	White	7/16/2017 2:33 PM
427	W	7/15/2017 12:43 PM
428	African-American	7/15/2017 6:56 AM
429	Irish-Italian (White)	7/15/2017 6:55 AM
430	African-American	7/13/2017 11:24 PM

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431	Caucasian	7/13/2017 3:42 PM
432	Mixed Hispanic	7/13/2017 11:28 AM
433	Caucasian	7/13/2017 6:59 AM
434	White	7/12/2017 10:59 PM
435	Greek	7/12/2017 8:50 PM
436	Whute	7/12/2017 6:03 PM
437	white	7/12/2017 5:01 PM
438	W	7/12/2017 4:58 PM
439	Caucasian	7/12/2017 4:30 PM
440	White	7/12/2017 4:20 PM
441	White	7/12/2017 4:12 PM
442	White Non-Hispanic	7/12/2017 3:54 PM
443	W	7/12/2017 2:45 PM
444	White Hispanic	7/12/2017 2:28 PM
445	White	7/12/2017 1:40 PM
446	white	7/12/2017 1:31 PM
447	french canadian-german	7/12/2017 11:08 AM
448	C	7/12/2017 11:00 AM
449	White	7/12/2017 10:27 AM
450	caucasian	7/12/2017 9:55 AM
451	Caucasian	7/12/2017 9:41 AM
452	White non-Hispanic	7/12/2017 9:29 AM
453	White	7/12/2017 8:54 AM
454	White	7/12/2017 8:43 AM
455	other	7/12/2017 7:09 AM
456	Caucasian	7/11/2017 3:46 PM
457	caucasian	7/11/2017 3:39 PM
458	white	7/11/2017 2:21 PM
459	Caucasian	7/11/2017 2:03 PM

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460	w	7/11/2017 2:02 PM
461	white	7/11/2017 1:51 PM
462	Caucasian	7/11/2017 1:33 PM
463	White	7/9/2017 8:55 PM
464	Caucasion	7/9/2017 7:41 PM
465	Caucasian	7/9/2017 5:58 PM
466	Caucasian	7/8/2017 11:41 PM
467	Caucasian	7/8/2017 9:27 PM
468	white	7/8/2017 8:14 PM
469	black	7/5/2017 11:09 AM
470	Asian	7/5/2017 7:53 AM
471	White, Non-Hispanic	7/3/2017 3:56 PM
472	white	7/3/2017 3:00 PM
473	white	7/3/2017 11:55 AM
474	White	7/3/2017 11:28 AM
475	white	7/3/2017 11:11 AM
476	caucasian	7/3/2017 8:43 AM
477	caucasian	7/3/2017 8:01 AM
478	Caucasian	7/2/2017 6:26 PM
479	Caucasian	7/2/2017 6:24 PM
480	White	7/2/2017 4:46 PM
481	White	7/2/2017 3:25 PM
482	White and Native American	7/2/2017 2:35 PM
483	Caucasian	7/2/2017 1:34 PM
484	white	7/1/2017 5:24 AM
485	White	6/29/2017 8:58 AM
486	Caucasian	6/28/2017 9:49 PM
487	white	6/28/2017 10:55 AM
488	White	6/28/2017 7:00 AM

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489	W	6/27/2017 12:56 PM
490	Hispanic	6/27/2017 9:50 AM
491	Mixed	6/26/2017 3:37 PM
492	other	6/26/2017 3:35 PM
493	Human, because there is actually only one race, but you like to call me white or caucasian	6/26/2017 3:04 PM
494	Italian	6/26/2017 2:16 PM
495	Mixed	6/26/2017 12:43 PM
496	white	6/26/2017 11:52 AM
497	northern European	6/26/2017 9:57 AM
498	human	6/26/2017 6:42 AM
499	white	6/25/2017 9:29 PM
500	White	6/24/2017 6:00 PM
501	White	6/24/2017 3:20 PM
502	Caucasian	6/24/2017 1:22 PM
503	white	6/24/2017 8:44 AM
504	white, but why does this matter to you?	6/24/2017 7:16 AM
505	White, Irish	6/24/2017 6:53 AM
506	white	6/24/2017 6:14 AM
507	W	6/23/2017 9:41 PM
508	White	6/23/2017 8:07 PM
509	White	6/23/2017 5:46 PM
510	American indian	6/23/2017 5:30 PM
511	White	6/23/2017 5:21 PM
512	Caucasian	6/23/2017 3:39 PM
513	white	6/22/2017 5:01 PM
514	white	6/22/2017 2:57 PM
515	caucasian	6/22/2017 9:10 AM
516	white	6/21/2017 12:20 PM
517	Caucasian	6/21/2017 8:03 AM

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518	Does it matter?	6/20/2017 10:28 PM
519	Native American	6/20/2017 9:44 PM
520	Black	6/20/2017 9:05 PM
521	w	6/20/2017 5:28 PM
522	caucasian	6/20/2017 3:50 PM
523	Mixed heritage	6/20/2017 3:25 PM
524	human race	6/20/2017 11:32 AM
525	Latino :-)	6/20/2017 9:15 AM
526	white	6/19/2017 7:46 PM
527	Hispanic	6/19/2017 11:45 AM
528	White	6/18/2017 10:43 PM
529	White	6/18/2017 9:26 PM
530	White	6/18/2017 7:53 PM
531	White	6/18/2017 6:21 PM
532	white	6/18/2017 6:04 PM
533	white	6/18/2017 4:56 PM
534	white	6/18/2017 9:17 AM
535	C	6/18/2017 9:08 AM
536	white	6/18/2017 7:08 AM
537	Other	6/17/2017 11:37 PM
538	white	6/17/2017 11:21 PM
539	White/European-American	6/17/2017 9:57 PM
540	white	6/17/2017 9:28 PM
541	Caucasian	6/17/2017 8:30 PM
542	Caucasian	6/17/2017 8:06 PM
543	w	6/17/2017 7:30 PM
544	white	6/17/2017 6:41 PM
545	caucasian	6/17/2017 6:26 PM
546	white	6/17/2017 5:14 PM

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547	white	6/17/2017 4:54 PM
548	Caucasian	6/17/2017 4:45 PM
549	anglo	6/17/2017 4:18 PM
550	white	6/17/2017 3:33 PM
551	Caucasian	6/17/2017 3:31 PM
552	Caucasian	6/17/2017 3:28 PM
553	Caucasian	6/17/2017 12:03 PM
554	White	6/17/2017 11:55 AM
555	white	6/17/2017 11:33 AM
556	Caucasian	6/17/2017 11:15 AM
557	White	6/17/2017 11:12 AM
558	White	6/17/2017 11:11 AM
559	W	6/17/2017 11:06 AM
560	White	6/17/2017 10:36 AM
561	caucasian	6/17/2017 10:01 AM
562	white	6/17/2017 9:48 AM
563	white	6/17/2017 8:43 AM
564	Homo sapiens	6/17/2017 7:42 AM
565	Caucasian	6/15/2017 6:10 PM
566	African American	6/15/2017 12:24 PM
567	white	6/13/2017 8:56 AM
568	White	6/13/2017 8:16 AM
569	caucasian	6/13/2017 8:01 AM
570	white	6/12/2017 5:39 PM
571	GERMAN-IRISH	6/11/2017 1:37 AM
572	Anglo/American Indian	6/10/2017 11:25 AM
573	Caucasian Caucasian	6/10/2017 10:00 AM
574	American of African origins.	6/9/2017 6:11 PM
575	White	6/9/2017 2:56 PM

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576	Caucasian	6/9/2017 2:38 PM
577	WHITE	6/9/2017 10:36 AM
578	white	6/9/2017 7:38 AM
579	White	6/9/2017 7:12 AM
580	white	6/9/2017 6:54 AM
581	w	6/9/2017 6:42 AM
582	Hispanic	6/9/2017 6:06 AM
583	White	6/8/2017 8:27 PM
584	American White (actually we're more pink)	6/8/2017 5:07 PM
585	mixed	6/8/2017 5:04 PM
586	w	6/8/2017 5:03 PM
587	caucasian	6/8/2017 5:03 PM
588	white	6/8/2017 4:42 PM
589	White	6/8/2017 4:36 PM
590	White	6/8/2017 4:31 PM
591	Caucasian	6/8/2017 4:07 PM
592	White	6/8/2017 3:44 PM
593	White	6/8/2017 3:42 PM
594	Caucasian	6/8/2017 3:34 PM
595	are you really asking this question in 2017?	6/8/2017 3:30 PM
596	white	6/8/2017 3:29 PM
597	White	6/8/2017 3:15 PM
598	White	6/8/2017 3:09 PM

Q23 Are there any other aspects of your identity you wish to share? (Optional)

Answered: 244 Skipped: 848

#	RESPONSES	DATE
1	advanced educational degrees	11/3/2017 9:39 PM
2	I am a health professional	11/1/2017 5:19 AM
3	I love Tallahassee and wish to see reduction of duplication of services between the county and the city, especially when it comes to crime fighting.	10/30/2017 11:23 AM
4	For 30 years I've worked with senior citizens. I've seen what can happen without a safe community.	10/24/2017 8:12 AM
5	A New England transplant	10/16/2017 2:31 PM
6	Social Worker	10/16/2017 11:25 AM
7	I am epileptic	10/11/2017 9:26 PM
8	South side resident for 29 years	10/9/2017 7:41 PM
9	Graduate student	10/9/2017 11:36 AM
10	retired	10/5/2017 12:27 PM
11	I think for myself.	10/5/2017 11:13 AM
12	Former FSU undergraduate and graduate student; now a Tallahassee resident.	10/4/2017 10:26 PM
13	Through the decades, our household has been low to middle income.	10/4/2017 7:31 PM
14	Dedicated family man, community volunteer and public servant for 45 years.	10/3/2017 7:33 PM
15	Boy Scout leader	10/3/2017 10:19 AM
16	a very highly qualified professional, active in the area of expertise	10/2/2017 9:42 PM
17	Have a young child at home	9/30/2017 7:19 AM
18	involved, Single, Christian, educated, professional	9/29/2017 11:00 AM
19	Former neighbor association president.	9/28/2017 9:01 PM
20	Couple living in Tallahassee for life and 40 years seeing a massive flow of people to Tallahassee who can not take care of themselves and are here to take advantage of social programs provided by government with taxpayers money.	9/28/2017 5:46 PM
21	Long time resident.	9/28/2017 5:16 PM
22	30 year resident	9/27/2017 8:18 PM

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23	Masters in City Planning	9/27/2017 2:42 PM
24	No	9/27/2017 10:21 AM
25	Jewish	9/25/2017 3:58 PM
26	Parent of special needs child.	9/23/2017 2:02 PM
27	I have lived here since 1974. Went to FSU and stayed. Love Tallahassee, except for the heat. Have seen the growing pains, don't like the massive clearing of trees for development to build all the malls and large communities. That could be better planned. Love living in Killearn Estates since 1978. AND THANK YOU COT, for the first time ever that I have lived in Killearn Estates, our utilities did not go out during the latest storm. Thank you for allowing me to participate in this survey. Cindy Dady	9/22/2017 2:09 PM
28	Christian/Catholic	9/21/2017 4:28 PM
29	I've lived in Tallahassee for 22 years and have felt welcome and belonging from the outset.	9/20/2017 4:16 PM
30	This is a condo we own (our second home). We use it mostly in connection with FSU. Go 'Noles!!!	9/20/2017 12:04 PM
31	Parent	9/18/2017 1:03 PM
32	Medical professional	9/16/2017 9:39 AM
33	Lived in Tallahassee for 11 years, FSU alum and employee, homeowner.	9/15/2017 3:21 PM
34	I am a former graduate student at FSU who chose to continue to live and continue a career in Tallahassee.	9/15/2017 2:09 PM
35	Army Veteran	9/15/2017 9:54 AM
36	I have lived in Tallahassee for 50 years.	9/13/2017 8:47 PM
37	I invite you to read what I wrote under item 18, above. Thank you for this survey. Bye bye.	9/13/2017 11:02 AM
38	LGBTQ	9/12/2017 3:18 PM
39	state government employee	9/8/2017 6:18 PM
40	Native Floridian.	9/8/2017 12:35 PM
41	I don't think anybody's identity has anything to do with government.	9/8/2017 9:59 AM
42	Veteran	9/7/2017 1:36 PM
43	queer, community leader, educated	9/7/2017 1:15 PM
44	retired	9/6/2017 9:17 PM
45	Possess Bachelors, Masters, and Educational Specialist degrees from Florida State University	9/5/2017 7:44 PM
46	I'm a Tallahasseean?	9/5/2017 6:29 PM
47	Lifelong resident of the city.	9/5/2017 6:16 PM
48	Tallahassee resident since 1988	9/5/2017 10:30 AM
49	Small business owner	9/3/2017 8:54 PM
50	Proudly part of FSU	9/2/2017 2:24 PM

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51	Having lived across the globe have seen good and bad examples of 'big is good', 'small is beautiful', environmental good and bad. Tallahassee/Leon County ought to put any discussion on growth to bed and focus on Green as well as on the issue of dignity for every member in its community, the 'We' instead of the 'Me'	9/2/2017 2:11 PM
52	I did not grow up in America; I have spent substantial chunks of my life in Africa and Asia, and on the whole prefer those societies if only my health permitted.	9/1/2017 5:02 PM
53	Count government employee and long-time Tallahassee resident	9/1/2017 4:00 PM
54	Professional, married, affluent.	9/1/2017 5:57 AM
55	WORKING CLASS	8/31/2017 5:07 PM
56	FSU Grad Student	8/31/2017 4:07 PM
57	Hippie	8/31/2017 9:26 AM
58	Moderate income	8/30/2017 10:26 PM
59	Single parent	8/29/2017 2:28 PM
60	Property owner	8/29/2017 12:42 PM
61	Stay-at-home mom	8/29/2017 12:29 PM
62	I am college educated and non-partisan. My family goes back at least 5 generations in this region.	8/29/2017 10:59 AM
63	gay	8/28/2017 8:41 PM
64	I am a parent of young children and I hope that access to education is considered for new developments too. The public schools are already too large for new residential developments to be built and incorporated into existing zones/facilities. School zones need to be taken into consideration for planning purposes and new schools included in residential development plans.	8/28/2017 9:49 AM
65	N/A	8/27/2017 5:47 PM
66	Longtime resident, almost 20 years.	8/27/2017 3:35 PM
67	Artist	8/26/2017 7:44 AM
68	I moved here for school from the decently-planned community of Fayetteville, Arkansas and much of what I see in Tallahassee is directly compared to my hometown which hosts a lot of similarities.	8/25/2017 1:04 PM
69	City employee	8/25/2017 9:05 AM
70	Disabled	8/24/2017 9:07 PM
71	I'm sick and tired of not having options and having to begger myself in order to find a decent place to live.	8/24/2017 7:23 AM
72	North Florida Cracker	8/24/2017 6:59 AM
73	College graduate with BS and MS Professional Home owner Married with adult children	8/23/2017 10:53 PM
74	10 year resident.	8/23/2017 10:13 PM
75	I get around the community by bike, by car, by bus, and by foot.	8/23/2017 3:50 PM

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76	Young, gainfully employed, community-minded and yet almost ready to leave unless this city wakes up and stops throwing permits and my tax dollars towards every development anyone can think up.	8/23/2017 3:47 PM
77	Florida native, have lived in Tallahassee 18 years	8/23/2017 3:17 PM
78	There is too much development going on in Tallahassee.	8/23/2017 1:05 PM
79	no	8/23/2017 12:55 PM
80	No	8/23/2017 11:09 AM
81	No car	8/23/2017 10:01 AM
82	Well educated with Master Science degree	8/23/2017 10:01 AM
83	Long time resident, property owner, employed full-time	8/23/2017 9:26 AM
84	native Floridian	8/23/2017 9:26 AM
85	I have been a resident of Tallahassee since 1971 and I am married to a native Tallahasseean who was born here.	8/23/2017 9:23 AM
86	Barbara Brabham 1827 Medart Drive 850-385-4414	8/23/2017 9:18 AM
87	City employee/County resident	8/23/2017 8:44 AM
88	single older adult	8/23/2017 8:27 AM
89	Gay	8/23/2017 8:13 AM
90	conservative	8/23/2017 8:11 AM
91	MILITARY	8/23/2017 7:57 AM
92	Ph.D.	8/23/2017 7:37 AM
93	Work for the City	8/23/2017 7:36 AM
94	Student	8/23/2017 7:30 AM
95	I just moved here from Brooklyn; I'm an assistant professor at Florida State.	8/23/2017 7:29 AM
96	State employee, long-time resident, previous HOA board member, actively engaged in church and community. Love Tallahassee.	8/23/2017 7:25 AM
97	no	8/23/2017 7:12 AM
98	FSU grad, 50 year proud resident, volunteer @ County and FSU level.	8/23/2017 7:01 AM
99	College graduate with average \$150,000 income.	8/23/2017 6:54 AM
100	Current farmer, retired biologist, and a citizen who appreciates the Planning Department	8/22/2017 6:57 PM
101	Gay male, college educated, would like our community to continue it's commitment to being an inclusive place to call home.	8/22/2017 4:20 PM
102	Born and Raised in Tallahassee	8/22/2017 4:11 PM
103	No	8/22/2017 3:58 PM

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104	I am a dog owner and I appreciate having a nice city like Tallahassee where I have lots of room to walk my dog in safe, clean places. I appreciate living in a city that cares about its residents so much that they seek input from citizens on a survey like this. I am grateful for the opportunity.	8/22/2017 3:52 PM
105	I am a baby-boomer wishing to retire and I sure wish there was more housing in "walkable, livable" communities. Love Cascades Park.	8/22/2017 3:47 PM
106	I'm proud to be part of Tallahassee and love our community. I hope my children will choose to raise their families here some day.	8/22/2017 2:54 PM
107	No	8/22/2017 2:42 PM
108	Born in Tallahassee	8/22/2017 2:40 PM
109	I'm a Tallahassee born FSU graduate with a JD. I love Tallahassee and Leon County with a burning passion. I will always choose to shop at a local store over a big box store, and I've seen firsthand how neither the City nor the County are willing to invest in my millennial generation because we don't have any money (yet).	8/22/2017 2:40 PM
110	Bike rider and walker.	8/22/2017 2:09 PM
111	Annual Income: \$40,000	8/22/2017 2:04 PM
112	Single person household	8/22/2017 1:57 PM
113	City Employee. Cyclist.	8/22/2017 1:45 PM
114	Single(Not Married) No children/Working Professional	8/22/2017 1:39 PM
115	Gay, Married.	8/22/2017 1:12 PM
116	none	8/22/2017 1:12 PM
117	Someone who cares!	8/22/2017 1:05 PM
118	City employee	8/22/2017 12:57 PM
119	My mom says I'm handsome.	8/22/2017 12:51 PM
120	Single, dog owner, not religious	8/22/2017 12:44 PM
121	Educational, Servant, Caring, Willingness to change	8/22/2017 12:22 PM
122	College educated -- if that matters.	8/22/2017 11:54 AM
123	Property owner.	8/22/2017 11:12 AM
124	Physically impaired	8/22/2017 10:45 AM
125	Muslim	8/22/2017 10:27 AM
126	Christian	8/22/2017 10:09 AM
127	I like our parks, we need more sit down breakfast establishments	8/22/2017 9:26 AM
128	Adult	8/22/2017 9:25 AM
129	Have lived in Tallahassee over 30 years.	8/22/2017 9:20 AM

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130	I'm smart.	8/22/2017 9:06 AM
131	lived here a long time	8/22/2017 9:06 AM
132	working professional-state service	8/22/2017 9:03 AM
133	Young professional who did not attend FSU	8/22/2017 8:55 AM
134	progressive/liberal	8/22/2017 8:52 AM
135	Married homeowner with small children.	8/22/2017 8:47 AM
136	Planning Commissioner Architect Attorney	8/20/2017 9:25 AM
137	I'm a resident for 45 years, who travels constantly and sees both the best and the worst of other cities around the country.	8/16/2017 12:06 PM
138	Retired and living on social security.	8/12/2017 4:50 PM
139	Have lived in TLH for 25 years.	8/11/2017 3:02 PM
140	I worked two jobs while raising two boys without food stamps or welfare. I think welfare should be for mentally or physically challenged and/or elderly people. I think the government should set up day care centers and any mother able to work should be registered and trained and take turns working at these centers. Instead of welfare and food stamps these mothers should be paid by the hour to take care of the children. If they prefer to get jobs out of the system then they can pay for childcare. I think everyone once graduated from school should have to either go to college, trade school or get a job. The government pays people so that there is very little incentive to work or even get married. I could say a lot more but this isn't the place for it. No one is going to listen anyway.	8/10/2017 11:28 AM
141	outdoorsman	8/10/2017 7:58 AM
142	Mother, grandmother, wife, nurse	8/9/2017 6:07 PM
143	12-year resident of Tallahassee	8/9/2017 11:48 AM
144	Nope.	8/4/2017 10:43 AM
145	Gay, Masters Degree, Inter-racially Married, Originally from the Midsouth of the U.S.	8/2/2017 7:02 PM
146	I am a single mother of two	7/27/2017 1:33 PM
147	NORTH FLORIDA REDNECK AND PROUD RED HILLS NATIVE	7/26/2017 5:13 AM
148	Hard working 3 generations in tallahassee	7/25/2017 1:24 PM
149	retired business executive	7/24/2017 1:55 PM
150	Married and gay	7/24/2017 1:14 PM
151	I am a professor; I think long and hard about issues, and feel that people such as me have too little input into the directions of the city and county.	7/24/2017 1:06 PM
152	moderate progressive	7/23/2017 6:14 PM
153	I recognize that I am privileged and that our city and county have not figured out how to level the playing field for those who are less fortunate than me. This is particularly acute with youth who aren't from privileged backgrounds.	7/20/2017 10:36 AM

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154	No	7/20/2017 9:43 AM
155	Disabled	7/20/2017 6:14 AM
156	I was born and raised here in Tally	7/19/2017 9:27 PM
157	avid mountain biker and trail runner	7/19/2017 1:10 PM
158	no	7/19/2017 10:03 AM
159	Board member of Capital City Cyclists.	7/19/2017 7:07 AM
160	Native Floridian	7/18/2017 9:33 PM
161	Born and raised in Tallahassee. Local business owner. Proud of Tallahassee now but the growth and unnecessary road changes and millions of dollars spent on bridges that could have been used elsewhere. Allow the West side to grow as much as Killearn and North side.	7/18/2017 4:57 PM
162	Gay!	7/18/2017 4:43 PM
163	I've lived in Tallahassee for 38 years and found the Community and the University provided many great opportunities and activities for me and family at many points in my life.	7/18/2017 4:19 PM
164	Head workforce development in the three county region	7/18/2017 3:54 PM
165	working tax payer	7/18/2017 3:47 PM
166	Cycling networks are very appealing to our family.	7/18/2017 3:14 PM
167	Tallahassee native	7/18/2017 1:53 PM
168	Libertarian, Land owner, Hard worker, Respectful of the freedoms and rights of others far and away above the needs or wants of the collective.	7/18/2017 1:48 PM
169	I have no idea what you mean by this question	7/17/2017 2:50 PM
170	No	7/15/2017 6:56 AM
171	I have an MSP	7/15/2017 6:55 AM
172	Retired military.	7/13/2017 3:42 PM
173	I am in a lower income bracket and my family is directly harmed by certain aspects of development plans, namely money and resources that are wasted on encouraging development and business rather than sustainable living systems and education.	7/13/2017 11:28 AM
174	LGBTQ	7/13/2017 6:59 AM
175	Lived many places in Navy. American car domination is killing us!!!!	7/12/2017 10:59 PM
176	I'm a mom, thinking about a city I want my kids to be excited to call home.	7/12/2017 4:58 PM
177	Queer	7/12/2017 4:12 PM
178	I work with surveymonkey and know you can identify who each respondent is. Nice try.	7/12/2017 2:45 PM
179	College graduate who works in a locally owned business and a non-profit	7/12/2017 2:28 PM

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180	Nah, but \$20 if you can guess who this is?! Hi, Artie!	7/12/2017 1:40 PM
181	Queer. Diagnosed with bipolar disorder.	7/12/2017 1:31 PM
182	sometimes I don't shave for a few weeks	7/12/2017 11:08 AM
183	Long-time (over 20 years) resident	7/12/2017 11:00 AM
184	retired state worker with liberal politics	7/12/2017 9:55 AM
185	Local business owner	7/12/2017 8:54 AM
186	Caregiver for a spouse with a chronic health condition; retired, active community volunteer	7/12/2017 8:43 AM
187	cyclist	7/11/2017 3:39 PM
188	I can bench press 200 lbs.	7/11/2017 1:33 PM
189	Homeowner, parent of two young children, and active park user.	7/9/2017 8:55 PM
190	Name: Judith Gross, resident for 29 years.	7/9/2017 7:41 PM
191	no	7/8/2017 8:14 PM
192	born here seen how Tallahassee has grown. the better off you are the better Tallahassee is for you. I'm making it thru but left so many I know behind.	7/5/2017 11:09 AM
193	Tallahassee native who enjoyed growing up here and moved back to raise a family	7/5/2017 7:53 AM
194	I am a college graduate.	7/3/2017 3:56 PM
195	I have always tried to live within my means and I think that the government at every level should keep that goal foremost in its plans.	7/3/2017 8:43 AM
196	17 year resident	7/3/2017 8:01 AM
197	Judy Goldman I have lived in the city for about 49 years	7/3/2017 8:01 AM
198	Single, still working, live near downtown	7/2/2017 6:24 PM
199	Born and raised here	7/2/2017 4:46 PM
200	36 year resident of Tallahassee. Received MSW at FSU. Have married daughter with business owner husband and 3 children in Tallahassee and another daughter about to start college.	7/2/2017 2:35 PM
201	Retired USN living below poverty level. Keep Tallahassee affordable! ♥	7/2/2017 1:34 PM
202	Legally blind.	6/28/2017 9:49 PM
203	I'm a legally blind professional.	6/28/2017 10:55 AM
204	I am an independent, visually impaired person	6/28/2017 7:00 AM
205	Miccosukee Land Cooperative Member	6/27/2017 9:50 AM
206	Of course, being an elder, my ideas will be devalued, but none-the-less, I appreciate the opportunity to contribute to the conversation.	6/26/2017 3:37 PM

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207	I love to dance. When I moved here from Orlando, I sure missed a cohesive downtown where one could go dancing any night of the week.	6/26/2017 3:04 PM
208	Politically progressive	6/26/2017 2:16 PM
209	active in citizenship, knowledgeable of back room deals	6/26/2017 11:52 AM
210	I am a person who would like to see improved fire service for our area. I am the kind of person who likes our waste drop off center on Miccosukee Road. I am a person who would like our Book Mobile reinstated in our area. I am a person who reads and likes to be safe and clean.	6/26/2017 9:57 AM
211	Over 65.	6/24/2017 3:20 PM
212	Retired, but still active and paying taxes.	6/24/2017 1:22 PM
213	no	6/24/2017 8:44 AM
214	I'm a retired company president and business woman, own my own home and raised my family here. My vision is that we all have the opportunity to do these things in our community, regardless of race, gender or ethnic background.	6/24/2017 6:53 AM
215	Lived here my entire life. Now raising my family here (husband and two kids).	6/23/2017 8:07 PM
216	Master's degree, living here since 1963	6/23/2017 5:30 PM
217	commuter student	6/22/2017 5:01 PM
218	parent, graduate degree, support cultural as well as environmental vitality	6/21/2017 12:20 PM
219	Teresa Hatler	6/20/2017 10:28 PM
220	Mother of two, not native of Florida	6/20/2017 9:44 PM
221	quadriplegic	6/20/2017 3:50 PM
222	I care about my family and others too.	6/19/2017 7:46 PM
223	active senior	6/19/2017 5:35 PM
224	I am a retired health care provider. I have lived in my home for 40 years.	6/18/2017 10:43 PM
225	Homeschooling family	6/17/2017 9:57 PM
226	no	6/17/2017 6:41 PM
227	lesbian, working class, health issues	6/17/2017 5:14 PM
228	I lived in many other parts of the USA and the world. TLH and Leon County as a "nice" spot. It doesn't have to be GREAT - just not trashed!	6/17/2017 3:33 PM
229	Leon County resident for 42 years; tree hugger.	6/17/2017 3:31 PM
230	retired	6/17/2017 2:27 PM
231	no	6/17/2017 11:15 AM
232	an educated appreciator of the arts and culture, history, and GREEN, sustainable development that preserves open spaces, land and trees.	6/17/2017 9:48 AM

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233	Thank you for all the sidewalks! I'm using them regularly!	6/17/2017 7:42 AM
234	Grumpy old man that would like to preserve the wonderful features of this city that have kept me here.	6/15/2017 6:10 PM
235	Florida native	6/15/2017 2:54 PM
236	Disabled Veteran	6/15/2017 12:24 PM
237	walker, park user, bike rider	6/12/2017 5:39 PM
238	This survey is so vague, wordy and too encompassing that I'm pissed off I bothered finishing it. Give clear examples of what fair housing, educational opportunities, environmentally balanced communities would look like in Tallahassee. Stop wasting time with "vision statements" that most people don't understand what that would look like. It just mental masturbation for eggheads. A simple survey would easily show people's priorities and then start offering examples.	6/11/2017 10:34 AM
239	The first part of this survey is so horrible. I can't believe how loaded the questions are. You should be ashamed.	6/10/2017 12:33 PM
240	what does that mean?	6/10/2017 11:25 AM
241	Name: Jim Canter, AICP Resident for 33 years.	6/8/2017 8:27 PM
242	I'm David Brightbill - david.brightbill@gmail.com	6/8/2017 5:04 PM
243	Landlord	6/8/2017 5:03 PM
244	Retired	6/8/2017 3:29 PM



Comprehensive Plan Update Community Values Survey

Community Values

These draft community values were developed based on a review of recent visioning efforts in the community. For each, please use stars to rate the degree to which you feel they represent your values. The more you agree with the statement, the more stars (up to five). The less you agree with the statement, the fewer stars (as few as one).

- * 1. **Equity** – Having services, safety, housing opportunities, jobs, education, recreation, and other elements that contribute to a high quality of life readily available to all residents.

Strongly disagree (1 star) Disagree Neutral Agree Strongly agree (5 stars) Choose not to answer



Does anything need to be added or removed from this statement?

MOST OF THIS IS ALREADY BEING ACCOMPLISHED - STATE & COUNTY SERVICES SHOULD

COORDINATE, REDUCE EXPENSES - IMPROVE.

- * 2. **Livability** – A safe, environmentally and economically sustainable built environment that offers distinct and vibrant ~~mixed-use~~ *Service* centers (development that blends residential, commercial, cultural, institutional, or industrial uses), employment districts (such as large offices and research and development complexes), neighborhoods, and green spaces.

Strongly disagree (1 star) Disagree Neutral Agree Strongly agree (5 stars) Choose not to answer



Does anything need to be added or removed from this statement?

Stop Mixed Use Developments.

* **3. Choice** – Options and the freedom to make informed choices and decisions to improve our individual and collective lifestyles. Examples of choice include having a variety of housing types to select from when buying or renting a home, having different ways to travel around the community, having different types of parks and recreational facilities, etc.

Strongly disagree (1 star) Disagree Neutral Agree Strongly agree (5 stars) Choose not to answer



Does anything need to be added or removed from this statement?

* **4. Opportunity** – Access to opportunities to flourish as individuals and as a community, and to improve our individual and collective lifestyles. Opportunity can include the ability to access services, the ability to access educational opportunities or job training, the ability to start a new business, etc.

Strongly disagree (1 star) Disagree Neutral Agree Strongly agree (5 stars) Choose not to answer



Does anything need to be added or removed from this statement?

* **5. Stewardship** – Environmental stewardship and the responsible management of our resources and assets so that future economic, social, physical, environmental, and fiscal growth and development of the community occur in an orderly and balanced manner.

Strongly disagree (1 star) Disagree Neutral Agree Strongly agree (5 stars) Choose not to answer



Does anything need to be added or removed from this statement?

MANAGE THE URBAN Forest By Controlling Burns - Clearing
INVASIVE Plants AND Weeds THAT choke THE Forest
AND make it LESS VIABLE AND healthy

6. **Other** - What other values do you have regarding transportation, infrastructure, land use, recreation, housing, conservation, and other characteristics of community development? (Optional)

Better Roads & Proper maintenance !!

Comprehensive Plan Update Community Values Survey

Ranking of Values

* 7. Please rank the community values from the previous page in priority order (1 being the most important to you and 5 being the least important to you).

4

Equity - Having services, safety, housing opportunities, jobs, education, recreation, and other elements that contribute to a high quality of life readily available to all residents.

4

Livability - A safe, environmentally and economically sustainable built environment that offers distinct and vibrant mixed-use centers (development that blends residential, commercial, cultural, institutional, or industrial uses), employment district

4

Choice - Options and the freedom to make informed choices and decisions to improve our individual and collective lifestyles. Examples of choice include having a variety of housing types to select from when buying or renting a home, having different w

4

Opportunity - Access to opportunities to flourish as individuals and as a community, and to improve our individual and collective lifestyles. Opportunity can include the ability to access services, the ability to access educational opportunities or j

1

Stewardship - Environmental stewardship and the responsible management of our resources and assets so that future economic, social, physical, environmental, and fiscal growth and development of the community occurs in an orderly and balanced manner.

8. Why did you rank these values the way you did? (Optional)

Most of These categories exist Already -
My need Consolidation to Improve Efficiency.



Comprehensive Plan Update Community Values Survey

Land Use and Transportation

The following principles are related specifically to land use and transportation. For each, please use stars to rate the degree to which you agree with the principles. The more you agree, the more stars (up to five). The less you agree with the statement, the fewer stars (as few as one).

*** 9. A healthy environment comes first**

Our community will maintain an environment with clean water, air, and open spaces vital to the overall health, well-being, and productivity of everyone in the community. The preservation of natural areas, including conservation areas, environmentally sensitive features, and water resources, will be a primary priority when making land use and transportation decisions. Environmental stewardship and economic development will be mutually reinforcing and our healthy ecosystem will support clean, vibrant places that are good for the economy and attract new businesses and residents. The City and County will coordinate with each other and with neighboring jurisdictions to effectively address and manage natural resources that extend beyond jurisdictional boundaries in ways that reflect the importance of context and scale at the neighborhood, city, county, and regional level.

Strongly disagree (1 star)



Disagree



Neutral



Agree



Strongly agree (5 stars)



Choose not to answer

Does anything need to be added or removed from this statement?

* 10. **Maintain the distinction between rural and urban areas**

Our community will maintain the distinction between rural and urban/sub-urban areas to provide diversity in lifestyle choice while reducing sprawl, promoting efficient development patterns, lowering infrastructure costs, and requiring that growth pay for itself. Maintaining the distinction between rural and urban/sub-urban areas will support the protection of agricultural uses and the growing and cultivation of trees, natural resource-based activities, ecosystem functions, ecosystem services, scenic vistas, and pastoral landscapes. Our community will maintain the distinction between rural and urban/sub-urban areas to support revitalization efforts, sprawl repair strategies, fiscally-responsible infrastructure spending, and economic development.

Strongly disagree (1 star) Disagree Neutral Agree Strongly Agree (5 stars) Choose not to answer



Does anything need to be added or removed from this statement?

Stop changing zoning from rural to urban / No High Density Developments!

* 11. **Value and invest in transportation choices**

Our community will provide transportation options that allow residents to choose how they travel through the provision of roadways, trails, sidewalks, bicycle facilities, and transit routes. Providing useful mobility options that do not prioritize motorized transportation systems at the expense of non-motorized transportation options will acknowledge and account for right-of-way constraints, the cost of transportation infrastructure, and the effects of widening roadways on neighborhoods and community character. The provision of useful transportation options will empower residents, visitors, and businesses to make informed travel mode and expenditure choices. The City and County will coordinate with each other and with neighboring jurisdictions to effectively address and manage transportation systems that extend beyond jurisdictional boundaries in ways that reflect the importance of context and scale at the neighborhood, city, county, and regional level.

Strongly disagree (1 star) Disagree Neutral Agree Strongly agree (5 stars) Choose not to answer



Does anything need to be added or removed from this statement?

Cut the debris from road to tree lines!!
How about just maintaining the roads we have!!
In Northerst, we need a road between Bannerman
and Ox Bottom - and Thomasville! mention!!
Widen Thomasville and Bannerman!!

* 12. **Housing diversity and choice for all**

Our community will ensure greater diversity of the housing stock to offer more choices, provide opportunities to people with varying income levels, and allow more flexibility for people in different stages of life. Increasing the diversity of housing types across the community will also include options for higher density housing supported by transit and non-motorized forms of transportation. The provision of housing choices will balance the needs of existing neighborhoods with the development of new neighborhoods. The character of existing neighborhoods will be preserved through a focus on neighborhood design, the shapes and sizes of buildings, and non-motorized transportation. New developments will include a variety of uses and housing types while incorporating design elements (such as sidewalks, trails, bike lanes, streets, bus stops, etc.) to promote transportation options.

Strongly disagree (1 star)

Disagree

Neutral

Agree

Strongly agree (5 stars)

Choose not to answer



Does anything need to be added or removed from this statement?

Too congested already!

* 13. **Livable, walkable neighborhoods and places**

Design and build neighborhoods, activity centers, and employment districts to be lively, safe, sustainable, and healthy. Well-designed places result in destinations with increased safety, more diversity of the built environment, increased social interaction, improved accessibility, more flexibility in meeting different community goals, and more unique identities.

Strongly disagree (1 star)

Disagree

Neutral

Agree

Strongly agree (5 stars)

Choose not to answer



Does anything need to be added or removed from this statement?

* 14. **Economic Opportunity**

Our community will expand the local economy by supporting the development of vibrant places, the linkage of different community assets, and access to more employment options and opportunities. Land use and transportation strategies will support innovation, improved access to training and job opportunities, the incubation of local businesses, and new industry. Industrial and light industrial land uses will be provided in areas compatible with growth and development plans. Transportation strategies will support the movement of freight and cargo while maintaining a safe, multimodal network.

Strongly disagree (1 star) Disagree Neutral Agree Strongly agree (5 stars) Choose not to answer



Does anything need to be added or removed from this statement?

* 15. **Respect regional interconnectedness**

Exhibit regional leadership and responsibility with intergovernmental and multi-jurisdictional issues. Many issues that impact the community, such as natural resource management and transportation, extend beyond jurisdictional boundaries. Intergovernmental coordination is necessary between the County and the City, as well as with neighboring jurisdictions to effectively address and manage these issues. Decisions related to issues such as the management of our natural environment and transportation networks should reflect the importance of context and scale at the neighborhood, city, county, and regional level.

Strongly disagree (1 star) Disagree Neutral Agree Strongly agree (5 stars) Choose not to answer



Does anything need to be added or removed from this statement?

* 16. **Healthy Communities**

Provide for access to recreational opportunities, active transportation, healthy food options, and health services, while ensuring environmental justice and safe neighborhoods. Healthy communities are characterized by the ability of people to make choices from a variety of safe, healthy, available, accessible, and affordable opportunities to meet their daily needs while being treated equally and equitably.

Strongly disagree (1 star)

Disagree

Neutral

Agree

Strongly agree (5 stars)

Choose not to answer



Does anything need to be added or removed from this statement?

Very Expensive !! Almost pay too much in taxes

17. **Other**

What else needs to be considered when making land use and transportation decisions? (Optional)



Comprehensive Plan Update Community Values Survey

Vision

18. What is your vision for the future of Tallahassee and Leon County? (Optional)

Consolidate City & County Services to Save Taxing
Residents.



Comprehensive Plan Update Community Values Survey

Optional Demographic Questions

The Planning Department would like to gain input from all parts of the community. The following optional questions will help ensure that the community is broadly represented.

19. In what zip code is your home located? (Optional)

32312

20. What is your age? (Optional)

65

21. What is your gender? (Optional)

Female

22. What is your racial or ethnic heritage? (Optional)

White

23. Are there any other aspects of your identity you wish to share? (Optional)