

# TTA2026 002

***Requested Text Amendment: Amendment Process***

*Reference Number:* TTA2026 002

*Applicant:* Tallahassee-Leon County Planning Department

This is a proposed text amendment to the Intergovernmental Coordination Element Policy 1.8.2[1]



<b>Amendment Type &amp; Number</b>	Joint Text Amendment – TTA2026 002
<b>Applicant</b>	Tallahassee-Leon County Planning Department
<b>Comprehensive Plan Element</b>	Intergovernmental Coordination
<b>Policy Number</b>	Policy 1.8.2: [I]
<b>Proposed Change</b>	Add a Leon County-only policy that requires map amendments over 10 acres or urban service area expansions in unincorporated Leon County to be presented to the Board in an agenda item or workshop prior to transmittal or adoption public hearings
<b>Planning Department Contact</b>	<a href="mailto:Tyler.Maldonado@talgov.com">Tyler.Maldonado@talgov.com</a> (850) 891-6415
<b>Staff Analysis</b>	New policy is internally consistent with the Comp Plan
<b>LPA Recommendation</b>	Adopt

## A. EXECUTIVE SUMMARY

During the process to update the Land Use and Mobility Element of the Tallahassee-Leon County Comprehensive Plan, extensive discussion occurred on proposals to expand the Urban Services Area and change future land use categories for properties in unincorporated Leon County. The Leon County Board of County Commissioners directed staff at its November 18, 2025 meeting to initiate a text amendment to the Intergovernmental Coordination Element of the Tallahassee-Leon County Comprehensive Plan to require an agenda item or item in a workshop format for any proposed future land use change on properties more than 10 acres that is currently located in the Lake Protection, Rural, or Residential Preservation future land use category. A separate agenda item or workshop would also be required for any proposed expansion of the Urban Services Area in unincorporated Leon County. This requirement would be in addition to the existing amendment cycle meetings and would occur prior to any transmittal or adoption hearings. Policy 1.8.2 [I] is currently a Reserved policy that is intended for future policy language such as this amendment. This would be a Leon County-only policy.

## B. STAFF ANALYSIS

Staff finds the proposed text amendment consistent with the Tallahassee-Leon County Comprehensive Plan based on the findings and other information contained in this staff report.

## C. LOCAL PLANNING AGENCY RECOMMENDATION

The Local Planning Agency (LPA) provides a recommendation to the City Commission and the Board of County Commissioners on proposed comprehensive plan amendments.

Per the February 3, 2026 meeting, the LPA finds that the proposed text amendment, as updated per staff recommendation at the public hearing, is **consistent** with the Tallahassee-Leon County Comprehensive Plan, and recommends **adoption**.

#### D. PROPOSED POLICY CHANGE

Policy 1.8.2: [I] ~~Reserved~~ (Leon County) Proposed map amendments in unincorporated Leon County that are 10 acres or more in size in the Lake Protection, Rural, and Residential Preservation future land use categories and any proposed expansions to the Urban Services Area shall be provided to the Board of County Commissioners (Board) as an agenda item or in a workshop format prior to the Board considering the amendment in transmittal or adoption public hearings.

#### E. SUMMARY OF FINDINGS

On November 18, 2025, the Board of County Commissioners (Board) received a status report on the recent community engagement for the Tallahassee-Leon County Comprehensive Plan Update. At this meeting, an amendment was initiated to be proposed during the next available amendment cycle (2026) to add a policy to the Intergovernmental Coordination Element to address future land use map changes to low-density areas and to address expansions to the Urban Services Boundary.

The initiated text amendment as proposed would require a separate agenda item or item in a workshop format prior to the Board considering an amendment for transmittal or adoption public hearings. The proposed additional requirements is in response to Board direction and public comment received on the notice for land use changes and request for additional time to consider these types of amendments.

#### F. CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

- Goal 1: [I] To promote maximum local government effectiveness, efficiency, and coordination through the identification and provision of mechanisms for resolving incompatible or conflicting statements within the local government comprehensive plan, and with the plans of other governmental entities.
  - Objective 1.5: [I] On a continuing basis, local government shall promote awareness and involvement of citizens of Tallahassee-Leon County in the comprehensive planning and plan implementation process. Specifically, the elected Commissions, and City and County staff agencies shall make full use of the local media, and shall conduct public workshops, meetings, and hearings tailored to achieve broad public knowledge of planning issues and to solicit public involvement in local decision making. Use of these techniques shall apply, at a minimum, to plan amendments and to development of the 5-year Evaluation and Appraisal Report.
    - Policy 1.5.1: [I] Develop procedures to disseminate information and provide for timely citizen comment on plan amendments and in the plan evaluation and appraisal process.

- Objective 1.8: [I] Provide a comprehensive plan amendment procedure consistent with state statute.
  - Policy 1.8.1: [I] To promote the efficient use of City and County resources, one Comprehensive Plan amendment cycle will be initiated annually for text amendments and large-scale map amendments only. Applications for small-scale map amendments will be accepted on an ongoing basis. The Board of County Commissioners or City Commission may approve the initiation of additional text amendments and large-scale map amendments outside of the annual cycle. Amendments to the Joint Comprehensive Plan require approval by both the Leon County Board of County Commissioners and the Tallahassee City Commission 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 require 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 require approval solely by the Leon County Board of County Commissioners.

Amendments to the Joint Comprehensive Plan shall follow the statutory process for adoption of amendments with effective dates as outlined in Florida Statutes.

## G. MEETING SCHEDULES

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

2026 Amendment Cycle Meetings		Date Completed
X	Local Planning Agency Briefing	01/06/2026
X	Local Planning Agency Public Hearing	02/03/2026
	Board of County Commissioners Transmittal Hearing	03/10/2026
	City Commission Transmittal Hearing	03/11/2026
	Board of County Commissioners Adoption Public Hearing	05/12/2026
	City Commission Adoption Public Hearing	05/13/2026

**Local Planning Agency Briefing:** A briefing was held on January 6, 2026 at the Renaissance Building. Staff provided an overview of the recent comprehensive plan update and potential proposed amendments. Potential amendments would be brought back to the Local Planning Agency in February 2026. There were 0 community members in attendance, and there were no questions on the potential amendments from the Local Planning Agency.

**Local Planning Agency Public Hearing** – A public hearing was held on February 3, 2026, to review the proposed amendment. Staff provided an overview of the application received including a minor language adjustment to recognize the County instructed option for an “agenda item or in a workshop format”. The LPA voted unanimously to find the staff recommended proposal to be consistent with the Tallahassee-Leon County Comprehensive Plan and recommend its adoption. There was no public comment on the application.