



**2023 Comprehensive Plan Amendment Cycle**  
TTA 2024 012  
Small-Scale Map Amendments

<b>SUMMARY</b>		
<b>Applicant:</b>	<b>Proposed Change:</b>	<b>Amendment Type:</b>
Tallahassee-Leon County Planning Department	This is a text amendment to allow applications for small-scale map amendments to be accepted throughout the year.	Joint Text Amendment
<b>TLCPD Staff:</b>	<b>Comprehensive Plan Amendment:</b>	<b>LPA Recommendation:</b>
Oluwaseyi Akinrinde	The Intergovernmental Coordination Element	<b>Approve</b>
<b>Contact Information:</b>	<b>Policy Number(s):</b>	<b>Staff Analysis:</b>
<a href="mailto:oluwaseyi.akinrinde@talgov.com">oluwaseyi.akinrinde@talgov.com</a> <b>850-891-6412</b>	Policy 1.8.1: [I]	<b>Consistent</b>
Date: 11/07/2023	Updated: 02/07/2024	

**A. EXECUTIVE SUMMARY**

The Tallahassee-Leon County Comprehensive Plan, Policy 1.8.1: [I] currently states that to promote efficient use of City and County resources, one Comprehensive Plan amendment cycle will be initiated annually. The Board of County Commissioners or City Commission may approve the initiation of additional Comprehensive Plan amendments outside of the annual cycle. Small-scale Map amendments are those on 50 acres or less, and only require one public hearing with the LPA and one public hearing with the City or County Commission, similar to the rezoning process. Allowing for the acceptance of applications year-round, and not as part of the annual cycle, provides opportunity for property owners to pursue future land use changes on a flexible schedule and distributes the workload so that only text and large-scale map amendments are part of an annual cycle.

**B. LOCAL PLANNING AGENCY (LPA) RECOMMENDATION**

Find that the proposed text amendment 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.

**C. 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.

#### D. PROPOSED POLICY CHANGE

A full strike through of policy text is provided in Appendix A.

##### COMPREHENSIVE PLAN AMENDMENT 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 ~~Comprehensive Plan 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.

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

#### E. CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

- Objective 1.8: [I] states the directive to provide a comprehensive plan amendment procedure consistent with state statute.

Florida Statute 163.3184 describes the process for adoption of an amendment to the comprehensive plan and does not require an annual cycle for amendments. The annual cycle was adopted by the City of Tallahassee and Leon County as Policy 1.8.1: [I] to promote the efficient use of city and county resources. However, small-scale map amendments require fewer public hearings and are similar in process to rezonings, which are accepted throughout

the year. Accepting small-scale map amendment applications on an ongoing basis would provide greater opportunity for property owners and would distribute staff workload more efficiently.

- Policy 1.4.21: [L], Policy 2.1.8: [L], Policy 2.2.1: [L], Policy 2.2.2: [L], Policy 2.2.8: [L], Policy 2.2.23: [L], Policy 2.2.24: [L], Objective 2.3: [L] and Mobility Element Policy 1.1.10: [M] all promote infill developments.

The proposed amendment will encourage infill developments which is consistent with the policies and objective of the comprehensive plan that encourages infill developments.

## **F. SUMMARY OF FINDINGS**

Staff presents the following findings of fact:

### History and Background

2011- 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.). BOCC and C/C continued to operate in a cycle because they have a joint comprehensive plan and continued to have joint meetings on proposed amendments.

2018- An amendment to the Intergovernmental Coordination Element, Policy 1.8.1 [I] was processed to delete the limit restricting plan amendments to no more than twice a year. The adopted amendment specified that one comprehensive plan cycle will be initiated annually, with the option for the City Commission or Board of County Commissioners to approve the initiation of amendments outside of the cycle.

Additionally, this amendment clarified the voting process for map amendments such that an amendment to the FLUM concerning property specific to the City of Tallahassee shall require approval solely by the Tallahassee City Commission, and property specific to Leon County shall require approval solely by the Board of County Commissioners.

Benefits to accepting small scale map amendments on an ongoing basis:

- Process throughout the year on an on-going basis, the same as rezonings are processed.
- Better reflects current statutory process.
- Facilitates better allocation of staff time.
- Allows more focused community engagement.
- Doesn't hold up smaller projects, many of which will be infill projects.
- Adoption hearings can be held during regular City or County Commission meetings in the same way that rezonings are handled without requiring special meetings.

**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:

2024 Amendment Cycle Meetings		Date Completed
X	Public Open House	12/07/2023
X	Local Planning Agency Workshop	01/17/2024
X	Local Planning Agency Public Hearing	02/06/2024
	Board of County Commissioners Transmittal Hearing and Small-Scale Map Amendment Adoption Hearing	04/09/2024
	City Commission Transmittal Hearing and Small-Scale Map Amendment Adoption Hearing	04/10/2024
	Board of County Commissioners Adoption Public Hearing	06/11/2024
	City Commission Adoption Public Hearing	06/12/2024

**Public Open House** –The public open house was held on December 7, 2023, at the Renaissance Building. There were 14 people in attendance. Staff provided an overview of the proposed amendment. There were no questions or concerns about the proposed amendment.

**Local Planning Agency Workshop** – A workshop was held on January 17, 2024, at the Renaissance Building. Staff provided an overview of the proposed amendment. There were no questions from the LPA that resulted in updates to this staff report.

**Local Planning Agency Public Hearing** – The public hearing was held on February 6, 2024, to vote on the proposed amendment. Staff provided an overview of the proposed amendment. The LPA found the proposed text amendment consistent with the Tallahassee Leon-County Comprehensive Plan, based on the findings and other information contained in this staff report, and recommended adoption of the proposed amendment. There were no public speakers on the proposed amendment.

## H. APPENDICES

Appendix A: Proposed Comprehensive Plan Amendment: Policy 1.8.1 [I] Strike Through/Underline

### **COMPREHENSIVE PLAN AMENDMENT PROCESS**

#### **Objective 1.8: [I]**

Provide a comprehensive plan amendment procedure consistent with state statute.

#### **Policy 1.8.1: [I]**

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