

## **LAND USE GOALS, OBJECTIVES AND POLICIES**

### **Land Use Goal 1:** *(Effective 7/16/90)*

**The Comprehensive Plan shall protect and enhance the quality of life in this community by providing economically sound educational, employment, cultural, recreational, commercial, industrial and professional opportunities to its citizens while channeling inevitable growth into locations and activities that protect the natural and aesthetic environments and residential neighborhoods.**

### **GROWTH MANAGEMENT/ URBAN SERVICES AREA** *(Revision Effective 7/26/06)*

#### **Objective 1.1: [L]** *(Effective 7/16/90; Revision Effective 7/26/06; Revision Effective 12/24/2010)*

Direct development to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and the service capacity to accommodate growth in an environmentally acceptable manner. This shall be accomplished in part through the establishment and maintenance of an Urban Service Area (USA) concept. This Urban Service Area (USA) concept is based upon a desire to have Tallahassee and Leon County grow in a responsible manner, with infrastructure provided economically and efficiently, and surrounding forest and agricultural lands protected from unwarranted and premature conversion to urban land use. An urban service strategy provides for well-managed, orderly growth, which preserves natural resources and promotes fiscal responsibility. The location and size of the USA shall be depicted on the Future Land Use Map and is based upon the area necessary to accommodate 90% of new residential dwelling units within the County by the Plan Horizon; the ability to provide urban infrastructure; and, the presence of environmentally sensitive lands and water bodies, requiring protection from the impacts of urban development.

#### **Policy 1.1.1: [L]** *(Revision Effective 7/20/05)*

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.

Source:

<http://www.tal.gov.com/planning/planning-compn-comp-plan.aspx>

file: 1. Future Land Use (L)