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September 15, 2025

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The Honorable Mayor John Dailey, Commissioner Jeremy Matlow,
Commissioner Jack Porter, Commissioner Curtis Richardson, and
Commissioner Dianne Williams-Cox
Tallahassee City Hall
300 South Adams Street
Tallahassee FL 32301

RE: September 17, 2025, Transmittal Hearing for Proposed Comprehensive Plan
Amendments

Dear Mayor and Commissioners:

Thank you for the opportunity to provide input on the proposed September 17
transmittal of proposed amendments to the Tallahassee Comprehensive Plan.
Based on a series of concerns outlined below, we urge you to **VOTE NO on
proposed changes to the Urban Services Area (USA) boundary that would
allow major development near Lake Jackson, and instead keep the current
adopted boundary and related provisions intact:**

- **There is NO DEMONSTRATED NEED for this scale of development** either in the community or near Lake Jackson in particular.
- **These amendments would allow a massive 2,000-acre development in a predominantly rural area.** For comparison, Southwood is about 3,300 acres, and the Welaunee “Heel” is about 900 acres.
- **Such a significant development would severely impact the environmentally vulnerable Lake Jackson watershed.** For decades, the City and County have enacted numerous provisions to protect this region and its sensitive resources from inappropriate development. If the amendments are ultimately approved, this would be a significant setback. While other planning documents are referenced to promote protection, we do not believe they are sufficient to counter the impacts of large-scale development.
- **This large-scale development would have a significant impact on Meridian Road,** one of our community’s finest designated Canopy Roads. This scale of development would necessitate road widenings, turn lanes, and other canopy breaks for new entrances and visibility. Again, decades of planning to protect this distinctive resource would be undone if these changes were ultimately approved.



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- **Amending the USA for such a significant new development should not be rushed.** Instead of including this in a general comprehensive plan update, this action warrants informed public discussion in a separate forum focusing on the need, impacts, and appropriateness of such significant development.
- **There should be an analysis of the costs to taxpayers to support this new development.** Costs will likely include road and sewer improvements and ongoing maintenance, staffing for police and fire stations and libraries, and much more.
- **Please do not play "political hot potato" and approve the transmittal of this revised boundary and provisions because the County did.** In May, the County transmitted these amendments to the state because the City had approved them, which the City then rescinded. Please demonstrate leadership in protecting the rural character and vulnerable resources of this area.

For these reasons, we ask you to keep the existing USA boundaries and provisions as you did regarding controversial changes to Residential Preservation proposed earlier this year.

With appreciation for your consideration,

Vivian Young, AICP
Special Projects Director

and

Chadwick Leonard
Planning and Conservation Advocacy Coordinator

cc: Susan Poplin, MSP, AICP, Administrator of Comprehensive Planning