

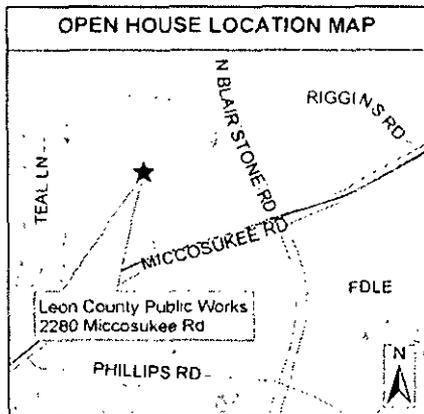


NOTICE OF OPEN HOUSE MEETINGS MAHAN CORRIDOR – LEON COUNTY LAND DEVELOPMENT REGULATIONS

The Leon County Department of Growth and Environmental Management (GEM) cordially invites you to participate in the creation of design and development standards for the Mahan Corridor zoning districts at two open house meetings to be held at the Leon County Department of Public Works, 2280 Miccosukee Road, Tallahassee, FL 32308, on the following dates:

Part I: Thursday, August 6, 2009, 6:30 p.m. – 9:30 p.m.

Part II: Thursday, August 13, 2009, 6:30 p.m. – 9:30 p.m.



Topics for Discussion: Design and development standards for the Mahan Corridor zoning districts will be drafted based on public input, including feedback received at the open houses. Items to be discussed include:

- Creating Transit-Ready Development;
 - Landscaping;
 - Street and Building Layout and Design to Facilitate Safe and Convenient Pedestrian Access;
 - Environmentally Efficient Design;
 - Parking Standards;
 - Lighting Design and Standards;
 - District Sign Regulations;
- ...and much more!

Background and Intent: On June 3, 2009, the Leon County Board of County Commissioners (BCC) endorsed amendments to the Comprehensive Plan that will consolidate two existing land use categories, Mahan Residential Corridor (MRC) and Mahan Residential Corridor Node (MRCN), into one category, Mahan Gateway Node (MGN) (See map on reverse side). The intent of the amendments is to create a single land use category that serves the following objectives:

- Protect existing residential preservation neighborhoods;
- Create an attractive gateway into Tallahassee;
- Preserve the scenic and residential character of a majority of the corridor through the appropriate mix and location of land uses;
- Provide for commercial developments within designated nodes along the corridor, but prohibit strip commercial development;
- Maximize and promote efficient use of infrastructure;
- Create transit-ready nodes along the corridor;
- Provide convenience to residents of the corridor and those located nearby by providing neighborhood-serving retail, service, and office businesses within walking distance; and
- Reduce how far residents of the corridor and those located nearby must drive and to increase the ability to get to their destination by walking, riding a bike, or taking a bus.

For more information, please visit our website at: <http://www.leonpermits.org>

or contact:

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