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1. *Collaboration.* Governmental, community, and individual stakeholders, including those outside the jurisdiction of the entity, are encouraged to be involved and provide comment during deliberation of planning, zoning, development, and resource management decisions and during implementation of such decisions. The state agency, local government, or other public entity is encouraged to develop and implement a strategy to facilitate such participation.

2. *Efficiency, transparency, and consistency.* Planning, zoning, development, and resource management should be undertaken to provide efficient, transparent, and consistent outcomes. Individuals, communities, regions, and governmental entities should share in the responsibility to promote the equitable distribution of development benefits and costs.

3. *Clean, renewable, and efficient energy.* Planning, zoning, development, and resource management should be undertaken to promote clean and renewable energy use and increased energy efficiency.

4. *Occupational diversity.* Planning, zoning, development, and resource management should promote increased diversity of employment and business opportunities, promote access to education and training, expand entrepreneurial opportunities, and promote the establishment of businesses in locations near existing housing, infrastructure, and transportation.

5. *Revitalization.* Planning, zoning, development, and resource management should facilitate the revitalization of urban and rural areas and neighborhoods by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas.

6. *Housing diversity.* Planning, zoning, development, and resource management should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers.

7. *Community character.* Planning, zoning, development, and resource management should promote activities and development that are consistent with the character and architectural style of the community and should respond to local values regarding the physical character of the community.

8. *Natural resources and agricultural protection.* Planning, zoning, development, and resource management should emphasize protection, preservation, and restoration of natural resources, agricultural land, and cultural and historic landscapes, and should increase the availability of open spaces and recreational facilities.

9. *Sustainable design.* Planning, zoning, development, and resource management should promote developments, buildings, and infrastructure that utilize sustainable design and construction standards and conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, air, and materials.

10. *Transportation diversity.* Planning, zoning, development, and resource management should promote expanded transportation options for residents of the community. Consideration should be given to transportation options that maximize mobility, reduce congestion, conserve fuel, and improve air quality.

I see your **Policy**, but where is your **Action**?

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RULES

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SUITS

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WORDS

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5. *Revitalization.* Planning, zoning, development, and resource management should facilitate the revitalization of established centers and neighborhoods by promoting development that conserves historic sites, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas.
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DEBATES

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4. *Occupational diversity.* Planning, zoning, development, and resource management should promote occupational diversity, employment opportunities, promote access to education and training, expand entrepreneurial opportunities, and promote the establishment of businesses in locations near existing housing, infrastructure, and transportation.
5. *Revitalization.* Planning, zoning, development, and resource management should facilitate the revitalization of established centers and neighborhoods by promoting development that serves local, historic resources, provides pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas.
6. *Housing diversity.* Planning, zoning, development, and resource management should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers.
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REGULATIONS

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5. *Revitalization.* Planning, zoning, development, and resource management should facilitate the revitalization of established town centers and neighborhoods by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility, and integrates preferences of property owners for renovation and reuse of existing sites, structures, and infrastructure, and encourages new construction in undeveloped areas.
6. *Housing diversity.* Planning, zoning, development, and resource management should encourage diversity in housing, and promote the availability of housing options, the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers.
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EMPTY PROMISES

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6. *Housing diversity.* Planning, zoning, development, and resource management should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote job, education and employment centers.
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POLICY

:a high-level overall plan embracing the general goals and acceptable procedures especially of a governmental body

Merriam-Webster

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POLICY? ACTION

ACTION

TALGOV.COM/SOUTHSIDE

GET UP
GET OUT
GET HEARD

Show your
SOUTHSIDE
Pride

LinkedIn vs. Reality



Prior Studies, Action Plans & Projects

Frenchtown Community Redevelopment Plan (1983)

This report was submitted by economic and development consultants Hammer, Siler, George Associates. The study was conducted primarily from an economic and planning perspective. Recommendations of this report include:

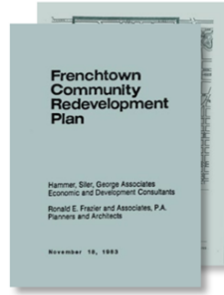
- Consolidating the commercial business into compact nodes through relocation and new development.
- Building new close-in housing units as a means of fostering new home ownership and creating more walk-in trade for the commercial development.
- Removing from within the Frenchtown community negative social factors that inhibit reinvestment in housing or commercial businesses.
- Improving the aesthetic environment of the Frenchtown community.

Frenchtown Community Transportation and Development Study (1984)

This study was completed by landscape architects and urban planners Elon Mickels Associates. This report reviews and critiques all past reports dealing with Frenchtown redevelopment and transportation, followed by their own recommendations. This report agreed in many ways with the redevelopment plan by Hammer, Siler, George Associates. It differed, however, by calling for low-rise, multi-family residential units along Macomb Street while creating a new central commercial district at Macomb Street and Georgia Street. With regards to transportation, the study called for the continuation of two-way traffic along Macomb Street with a connection to Old Bainbridge Road. This connection was completed in the early 1990's. A new, public service (Taltran at the time) staging area on both sides of Macomb Street was recommended.

Frenchtown Commercial Revitalization and Analysis of Current Conditions and Strategy Framework (1985)

This report was prepared for the Frenchtown Area Development Authority (FADA) by James Carras Associates. The Frenchtown Area Development Authority commissioned the firm to assess future opportunities for Frenchtown and to develop a strategy for is commercial revitalization. Some of the recommendations from the report included:



- Encouraging the City of Tallahassee and FADA to pursue the creation of a Revolving Loan Fund (RLF) for the Frenchtown commercial district.
- Increasing marketing of development programs/tools for property owners and businesses.
- Actively initiating area clean-up and related publicity efforts designed to stimulate community pride and activity.
- Creating an urban mall in the 400 block of Macomb Street.
- Converting vacant or underutilized properties to other uses.

Historical and Architectural Survey of the Frenchtown Neighborhood (1987)

This study, done by the Historic Tallahassee Preservation Board, was recorded in a two-volume report dealing with the history of the Frenchtown neighborhood and the existing architecture within the study area. Volume I is a concise history of Frenchtown. Volume II contains a detailed house-to-house analysis of all historically significant buildings in the neighborhood. In total, there were approximately 190 buildings in 1987 that were deemed historically significant.

Housing Development Corporation Project (1989-1994)

The Housing Development Corporation was established in 1987 to develop low to moderate cost housing. Working in conjunction with the city, they built 18 single-family units south of Shephard Street between Ford and Macomb streets. All units were sold between 1989-1991. There was a possibility that they would work again with the city to construct more residential units along Brevard Street; however, the City Commission voted to stop funding the Housing Development Corporation in May 1993.

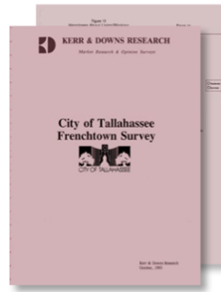
Proposed Frenchtown Redevelopment Plan (1993)

This plan was prepared by the Tallahassee-Leon County Planning Department and the City Department of Community Improvement. This plan addresses the following issues:

Land Use: Using zoning to provide for land uses most appropriate for the community.

Housing: Identifying areas in the study area with potential for preservation and/or redevelopment.

Physical/Capital Improvements: Identifying improvements needed to change the physical condition of Frenchtown, and the strategies to bring about improvements.





FRENCHTOWN: URBAN NEIGHBORHOOD



FRENCHTOWN: URBAN NEIGHBORHOOD



FRENCHTOWN: URBAN NEIGHBORHOOD



FRENCHTOWN: URBAN NEIGHBORHOOD

Getting Started

Now that the plan is established and objectives have been identified, the next step is implementation. The following outlines what projects are currently underway, short-term projects, intermediate projects, and long-term infrastructure projects.

Currently underway *(Within three months)*

- Bike lanes on Macomb Street (completed)
- Macomb Street traffic calming (From Brevard Street to Fourth Avenue)
- Cemetery fence
- Sign toppers
- Art walk
- Housing demolitions with Code Enforcement
- Traffic counts

Potential short-term COT initiated projects *(Within six months)*

- Paint crosswalks on Macomb Street
- Plant trees in cemetery on Brevard Street
- Upgrade street lighting with LED bulbs

Potential short-term neighborhood initiated projects *(a “we oughta” list)*

- Identify historic places with art signs
- Trim vegetation in ROW
- Plant flowers in the community
- Organized neighborhood clean up
- Neighborhood-led academy program
- Community art pop-up shows
- Create a tool library
- Volunteer to clean up trash
- Host a community potluck
- Adopt a grand-friend (mentor young and old)
- Create a home maintenance program for repairs
- Organize a community walk/bike ride and use DigiTally to document and report issues
- Add seating throughout the neighborhood
- Start a skill share program in the community
- Write positive opinion pieces to publish in the paper about your community
- Paint a sign on Ashmore’s, “Welcome to the Heart of Frenchtown. We are small but we have it all.”
- D Street Dive - Weekly, select a D street on which to pick up trash or clean yards (blitz to beautify Glass House)
- Senior Park

Intermediate items *(Six to 18 months)*

- CRA acquires potential sites for redevelopment
- Create a concept for sites and infrastructure
- Develop design guidelines
- Develop concept for the gateway

Long-term projects - infrastructure improvements *(18 months to three years)*

- Enhance the Brevard Street streetscape
- Enhance the Macomb Street streetscape
- Improve the intersection at Brevard and Macomb Streets identifying this as the “Heart of Frenchtown”
- Explore ways to make each of these streets more pedestrian oriented through proper sidewalks, street lighting, street trees, on-street parking, crosswalks, etc.
- Identify opportunities to enhance the D Streets (Dunn, Dent, and Dover)
- Create an affordable housing initiative in order to both rehabilitate existing housing and construct new housing
- Explore ways to renovate the old Sail School site currently owned by the Leon County School Board



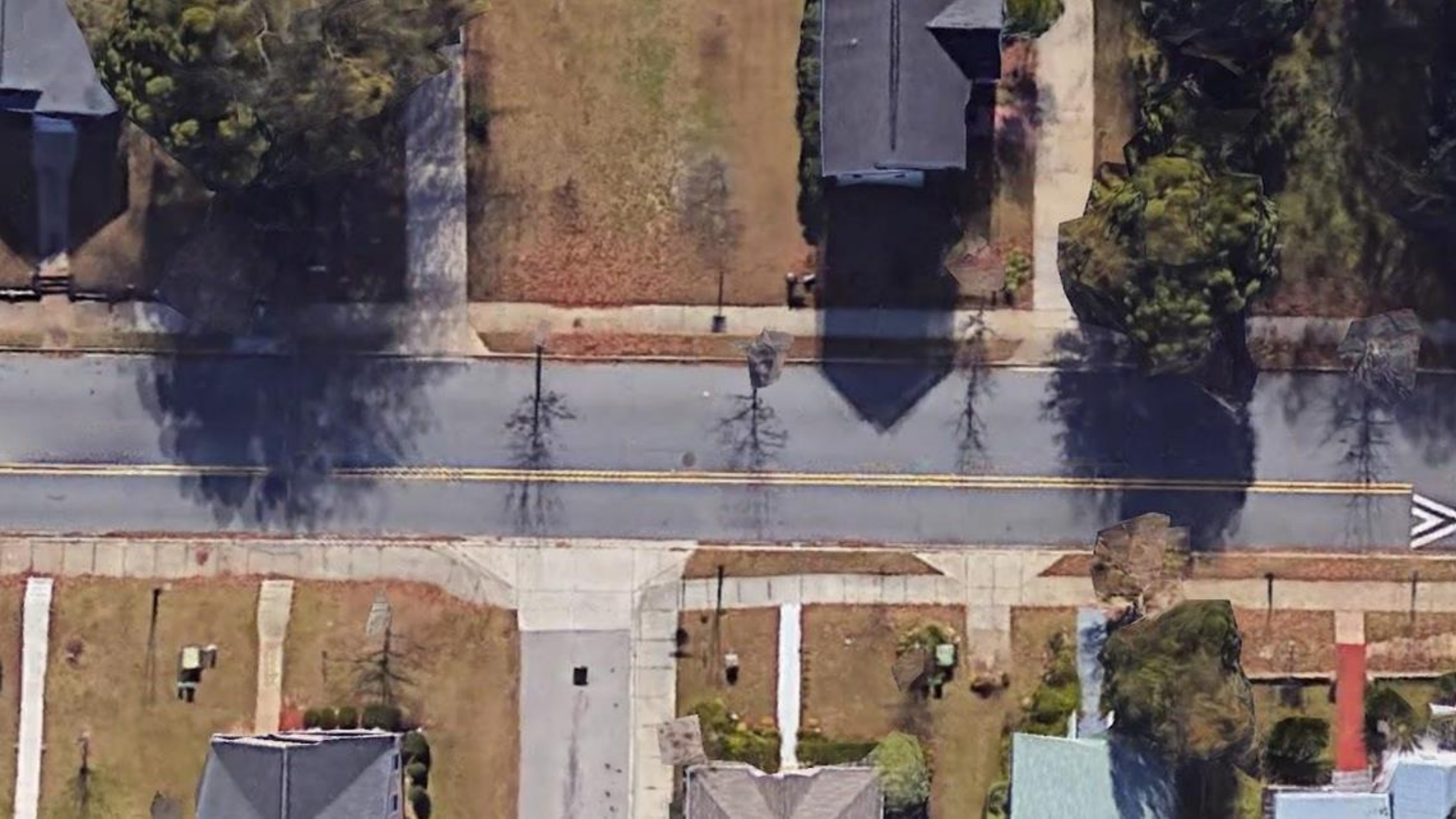
FRENCHTOWN: URBAN NEIGHBORHOOD



FRENCHTOWN: URBAN NEIGHBORHOOD



FRENCHTOWN: URBAN NEIGHBORHOOD







MICCOSUKEE: RURAL COMMUNITY

Miccosukee Citizens Working Group
 July 16 at 5:58 PM

June "Do Something" Day, June 8, 2019 - Concord AME Cemetery **
 Thank you to all our neighbors, who came out to help! A BIG "Thank You" to the members of the Concord AME Church for the lunch and fellowship after the clean up. It was delicious and much appreciated.



Miccosukee Citizens Working Group
 July 20 at 5:04 PM

Thank you to the fine Citizens of Miccosukee, for sharing your memories with us today. It truly was an amazing day, filled with wonderful memories of our town. We also would like to recognize the Florida Folklife Program, for making this day possible, with all the guidance, equipment & food. Thank you to the State Library & Archives of Florida, for coming out and supporting us. And a final thank to Jake and the Boys & Girls Club, for allowing us to use the building, today, to record these stories!

Miccosukee Citizens Working Group
 July 18 at 7:04 AM

Looking forward to Saturday! We have already recorded some history, with some of our members. Thank you Dr. Young, Mr. Forbes, Mr. Green & Mr. Hall. A "Big Thank You" to Mr. Forbes Mother, for sharing her stories.



Miccosukee
 Established 1831
 Properties listed on the National
 Register of Historic Places



Miccosukee
 Citizens Working
 Group

Home

Posts

Reviews

Photos

About

Community

Create a Page

Send Message



MICCOSUKEE | Working Group
Rural Community | Sense of Place

Old St. Co. Co. Road
Hwy Co. Co. Road
Miccosukee, Florida 32185

Do Something Day
Clean up at Concord Cemetery

June 8th | 8am - Noon
Bring your neighbors and yard working tools to help spruce up the Concord Cemetery

MICCOSUKEE: RURAL COMMUNITY



The Miccosukee Citizens Working Group presents

Oral History & Archiving Day

Miccosukee
Established 1831
Properties listed on the National Register of Historic Places

Saturday, July 20, 2019
10:00 am – 4:00 pm
at The Boys & Girls Club | 15011 Cromartie Road

Oral History
To sign up, contact Leonard Forbes at (904) 309-5122 or lempforbs@bgsclub.com

Archiving
Receive important historical records for future generations!
Bring family photos, photos of your house, work, the community, groups or church organizations, records, family letters, diaries, maps or land records.
Visit www.floridastatelibrary.com for more information and examples of archived documents.

Help preserve history of the Miccosukee Community.

MICCOSUKEE
FLORIDA STATE UNIVERSITY LIBRARY





Miccusukee Citizens Working Group
what's that?

Come meet us!

Open House

August 2, 2019
from 4:00 pm – 7:00 pm
Miccusukee Community Center

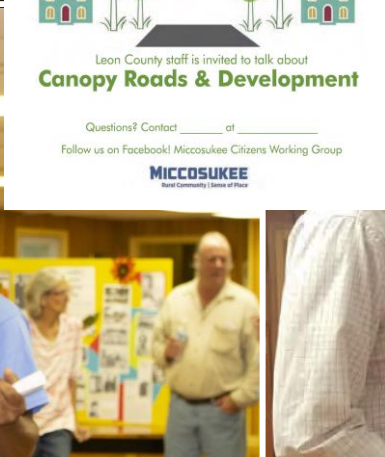


Leon County staff is invited to talk about
Canopy Roads & Development

Questions? Contact _____ at _____

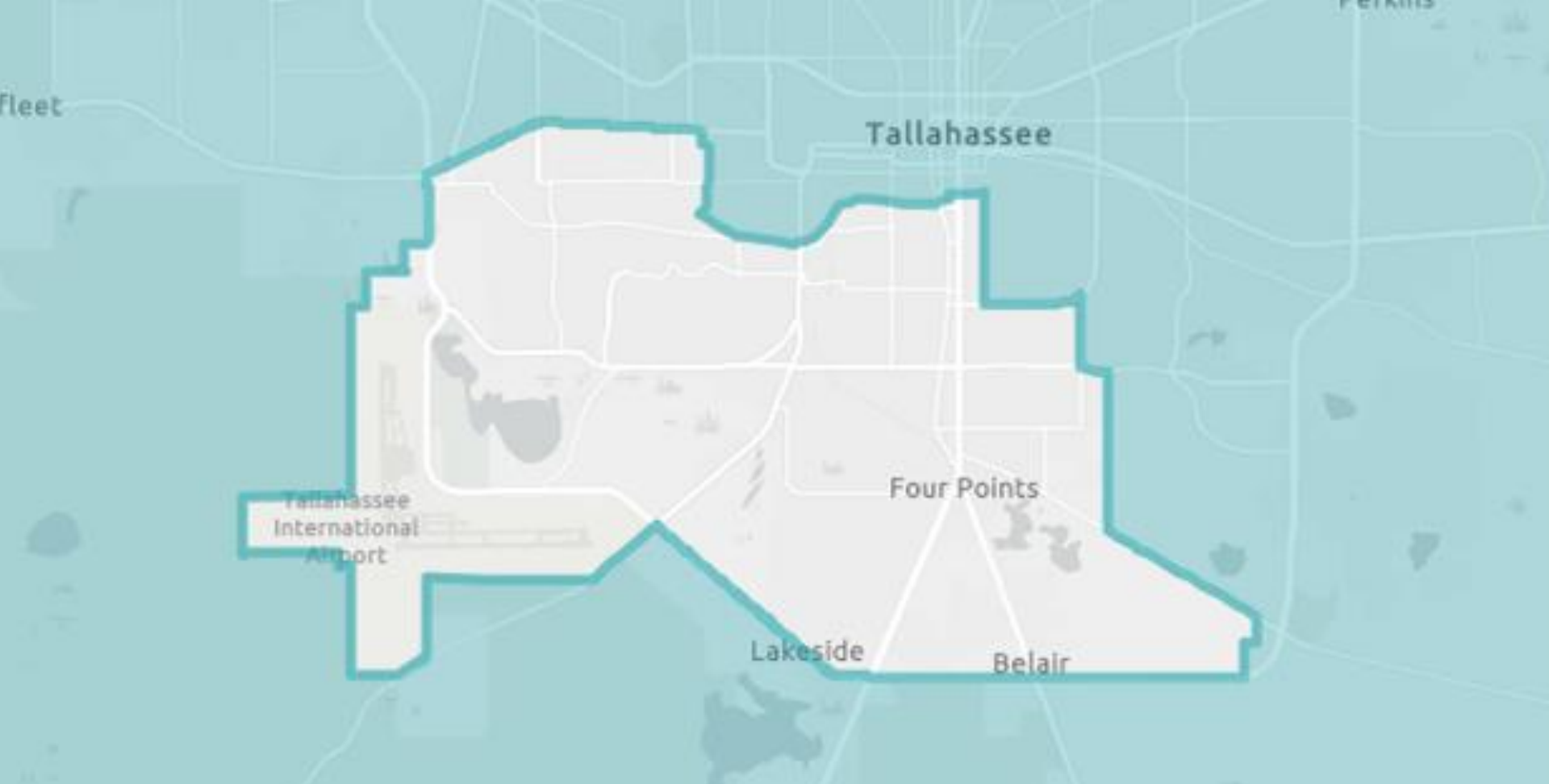
Follow us on Facebook! Miccosukee Citizens Working Group

MICCOSUKEE
Rural Community | Sense of Place





MICCOSUKEE: RURAL COMMUNITY



Tallahassee
International
Airport

Tallahassee

Four Points

Lakeside

Belair

SOUTHSIDE: 43 NEIGHBORHOODS

THE SOUTHSIDE ACTION PLAN | GAME PLAN



Meet People Where they Are



Build Relationships,
Not Data Points



Be a Person, Not an Expert



In other words... Don't do it like government!

THE SOUTHSIDE ACTION PLAN | ENGAGEMENT PLANNING

Drive-Thrus

Drive Thru Locations

Drive Thru locations
Add:

- 1- Bethel AME
- 2-Town South
- 3- FSU Building Near Sable Palm
- 4- Family Dollar



Pop-Ups

Pop Up Kiosk Locations

POP UP
Locations

- Add:
- 1- FSU Building Near Sable Palm
 - 2- Speed Spence Park in Bond



Kiosks

Kiosk Locations

Kiosk locations
Add:
TEMPO Office



**SOUTHSIDE
ACTION**

Meet People Where they Are

THE SOUTHSIDE ACTION PLAN | ENGAGEMENT PLANNING

Drive-Thrus

Drive Thru Locations



Pop-Ups

Pop Up Kiosk Locations



Kiosks

Kiosk Locations



Meet People Where they Are

THE SOUTHSIDE ACTION PLAN | DRIVE-THRU ENGAGEMENT



**SOUTHSIDE
ACTION**

We built it...
but will they come?



THE SOUTHSIDE ACTION PLAN | KICK-OFF EVENT AT SOUTHSIDE FARMERS' MARKET



**SOUTHSIDE
ACTION**

THE SOUTHSIDE ACTION PLAN | KICK-OFF EVENT AT SOUTHSIDE FARMERS' MARKET



INSERT HERE

SURVEY COLLECTION BOX

Show your
SOUTHSIDE
Pride

What do you want
to see happen here?

/SOUTHSIDE

Show your
SOUTHSIDE
Pride

Southside
Action Plan Boundary

SOUTHSIDE

Show your
SOUTHSIDE
Pride

**SOUTHSIDE
ACTION**

THE SOUTHSIDE ACTION PLAN | DRIVE-THRU ENGAGEMENT



**SOUTHSIDE
ACTION**

THE SOUTHSIDE ACTION PLAN | DRIVE-THRU ENGAGEMENT



**SOUTHSIDE
ACTION**

THE SOUTHSIDE ACTION PLAN | DRIVE-THRU ENGAGEMENT



**SOUTHSIDE
ACTION**

THE SOUTHSIDE ACTION PLAN | DRIVE-THRU ENGAGEMENT

GET UP
GET OUT
GET HEARD

Show your
SOUTHSIDE
Pride

Join the Virtual
COMMUNITY DISCUSSION

Three public meetings on the
SOUTHSIDE ACTION PLAN

Register online

Thursday, May 6 6:30pm-8pm

Wednesday, May 19 1pm-2:30pm

Thursday, May 20 10am-11:30am

Talgov.com/Southside

BLUEPRINT

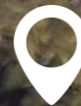
**SOUTHSIDE
ACTION**

THE SOUTHSIDE ACTION PLAN | VACANT STOREFRONT



**SOUTHSIDE
ACTION**

Photo: Google Earth



Towne South Shopping Center
1.5 miles from Florida Capitol Complex

THE SOUTHSIDE ACTION PLAN | VACANT STOREFRONT



**SOUTHSIDE
ACTION**

REAL TALK

- People are done being surveyed!
- Seek out official/unofficial community leaders
- Recognize existing relationships in the community
- Offer alternatives to public meetings



It's About Relationships



A man with a beard and sunglasses, wearing a grey t-shirt and a baseball cap, stands in the foreground. He is holding a white bag. In the background, a woman wearing sunglasses and a grey t-shirt stands next to a real estate sign. The sign features a house and some text, including "W/SOUTHSIDE", "now in", "OUTSIDE", "Pride", and "GET HEARD". The scene is set in front of a modern building with a covered walkway. The overall image has a dark, semi-transparent overlay.

**DO SOMETHING
FAIL FAST
GOOD ENOUGH > PERFECTION**

ACTION

:a thing done

Merriam-Webster



Devan Leavins

ddleavins@gmail.com

linktr.ee/ddleavins04