

SLIDE 16 - **Florida's Comprehensive Plan (Cover Page)**

SLIDE 17

**Planning Objectives**

The primary objectives of a master plan are generally to control and accommodate social and economic growth.

**Amount of growth** – A master plan *sets specific guidelines on how much growth the jurisdiction will allow*. While all communities desire a certain degree of growth, too much growth can overwhelm services and infrastructure.

To formulate a growth strategy, a plan initially forecasts growth trends, then estimates how well the municipality can keep pace with the growth forecast. The outcome is a policy position that limits building permits and development projects to desired growth parameters.

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**Florida's Master Plan**

Public land use planning incorporates long-term usage strategies and growth policies in a land use plan, or master plan. In many states, the process of land use planning begins when the state legislature enacts laws *requiring all counties and municipalities to adopt a land use plan*.

The land use plan must not only reflect the needs of the local area, but also conform to state and federal environmental laws and the plans of regional and state planning agencies. The state enforces its planning mandates by giving state agencies the power to approve county and local plans.

*The master plan therefore fuses state and regional land use laws with local land use objectives that correspond to the municipality's social and economic conditions. The completed plan becomes the overall guideline for creating and enforcing zones, building codes, and development requirements.*

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**Community Planning Act Requirements**

Community plan must include certain elements to be coordinated with plans of surrounding areas. These include

Future land use

Water, sanitary and storm sewers, and solid waste

Recreation

Coastal zone protection, where relevant

Traffic circulation

Conservation of natural resources

Housing

Intergovernmental coordination

Utilities

*A growth plan considers:*

- *Nature, location and extent of permitted uses*
- *Availability of sanitation facilities*
- *Adequacy of drainage, waste collection, and potable water systems*
- *Adequacy of utilities companies*
- *Adequacy and patterns of thoroughfares*
- *Housing availability*
- *Conservation of natural resources*
- *Adequacy of recreational facilities*
- *Ability and willingness of the community to absorb new taxes, bond issues, and assessments*

## SLIDE 20

In response to land use objectives, community attitudes, and conclusions drawn from research, the planning personnel formulate their plan. In the course of planning, they analyze:

- population and demographic trends
- economic trends
- existing land use
- existing support facilities
- traffic patterns

Plan must be implemented by adopting sufficient land use control ordinances and capital improvement programs (under the concurrency requirements)

Concurrency allows new development only after a minimum level of public infrastructure is in place around the development site

Optional elements may include provisions for historical, scenic preservation, and public buildings

## SLIDE 21

### **Public Land Use Control**

At the state level, the legislature enacts laws that control and restrict land use, particularly from the environmental perspective. At the local level, county and city governments control land use through the authority known as police power.

*The most common expressions of police power are county and municipal zoning.*

*Other examples of public land use control are:*

- subdivision regulations
- building codes
- eminent domain
- environmental restrictions
- development requirements