



# Staff Report Exhibit D: Land Use and Community Design Statutory Compliance Checklist

## Land Use & Community Design Element

FLORIDA STATUTES REVIEW FOR COMPLIANCE WITH SECTION 163.3177, REQUIRED AND OPTIONAL ELEMENTS OF COMPREHENSIVE PLAN; STUDIES AND SURVEYS.	
Requirement	Provided
<b>Subsection (6)(a):</b> A future land use plan element designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed.	DIA Land Use Map
<b>Subsection (6)(a)(1):</b> Each future land use category must be defined in terms of uses included, and must include standards to be followed in the control and distribution of population densities and building and structure intensities. The proposed distribution, location, and extent of the various categories of land use shall be shown on a land use map or map series which shall be supplemented by goals, policies, and measurable objectives.	Goal LU&CD 1.0 Objectives LU&CD 1.2, 1.3, 1.4, 1.5, 1.6, and 1.7 Policies LU&CD 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.3.1, 1.3.3, 1.3.4, 1.4.1, 1.4.2, 1.5.1, 1.6.1, 1.6.2, 1.7.1 Table LU&CD 1-1
<b>Subsection (6)(a)(2):</b> The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:	See below.
<b>Subsection (6)(a)(2)a.</b> The amount of land required to accommodate anticipated growth.	DIA
<b>Subsection (6)(a)(2)b.</b> The projected permanent and seasonal population of the area.	DIA
<b>Subsection (6)(a)(2)c.</b> The character of undeveloped land.	DIA
<b>Subsection (6)(a)(2)d.</b> The availability of water supplies, public facilities, and services.	DIA Objective LU&CD 3.3 Policies LU&CD 3.3.1, 3.3.3
<b>Subsection (6)(a)(2)e.</b> The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.	DIA Objectives LU&CD 2.2, 2.4, 2.5, 3.2, 3.5 Policies LU&CD 2.3.1, 2.4.1, 2.5.2, 3.2.4, 3.5.1, 3.5.2, 3.5.3, 3.5.4
<del><b>Subsection (6)(a)(2)f.</b> The compatibility of uses on lands adjacent to or closely proximate to military installations.</del>	N/A
<del><b>Subsection (6)(a)(2)g.</b> The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.</del>	N/A
<b>Subsection (6)(a)(2)h.</b> The discouragement of urban sprawl.	Policy LU&CD 4.1.1
<b>Subsection (6)(a)(2)i.</b> The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.	Objective LU&CD 4.2 Policy LU&CD 4.2.1, 4.2.2,
<b>Subsection (6)(a)(2)j.</b> The need to modify land uses and development patterns within antiquated subdivisions.	N/A
<b>Subsection (6)(a)(3):</b> The future land use plan element shall include criteria to be used to:	See below.
<del><b>Subsection (6)(a)(3)a.:</b> Achieve the compatibility of lands adjacent or closely proximate to military installations, considering factors identified in s. 163.3175(5).</del>	N/A
<del><b>Subsection (6)(a)(3)b.:</b> Achieve the compatibility of lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.</del>	N/A



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<b>Subsection (6)(a)(3)c.:</b> Encourage preservation of recreational and commercial working waterfronts for water-dependent uses in coastal communities.	N/A
<b>Subsection (6)(a)(3)d.:</b> Encourage the location of schools proximate to urban residential areas to the extent possible.	Policy LU&CD 1.2.5
<b>Subsection (6)(a)(3)e.:</b> Coordinate future land uses with the topography and soil conditions, and the availability of facilities and services.	Policy LU&CD 1.1.1
<b>Subsection (6)(a)(3)f.:</b> Ensure the protection of natural and historic resources.	Policy LU&CD 1.1.1
<b>Subsection (6)(a)(3)g.:</b> Provide for the compatibility of adjacent land uses.	Objective LU&CD 3.1
<b>Subsection (6)(a)(3)h.:</b> Provide guidelines for the implementation of mixed-use development including the types of uses allowed, the percentage distribution among the mix of uses, or other standards, and the density and intensity of each use.	Objective LU&CD 1.4 Policies LU&CD 1.4.1, 1.4.2
<b>Subsection (6)(a)(4):</b> The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.	DIA
<b>Subsection (6)(a)(5):</b> The future land use plan of a county may designate areas for possible future municipal incorporation.	N/A
<b>Subsection (6)(a)(6):</b> The land use maps or map series shall generally identify and depict historic district boundaries and shall designate historically significant properties meriting protection.	N/A
<b>Subsection (6)(a)(7):</b> The future land use element must clearly identify the land use categories in which public schools are an allowable use. When delineating the land use categories in which public schools are an allowable use, a local government shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with public school boards and may establish differing criteria for schools of different type or size. Each local government shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use.	Policy LU&CD 1.2.5
<b>Subsection (6)(a)(8):</b> Future land use map amendments shall be based upon the following analyses:	See below.
<b>Subsection (6)(a)(8)a.:</b> An analysis of the availability of facilities and services.	DIA
<b>Subsection (6)(a)(8)b.:</b> An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.	DIA
<b>Subsection (6)(a)(8)c.:</b> An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.	DIA
<b>Subsection (6)(a)(9):</b> The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.	See below.



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<b>Subsection (6)(a)(9)a:</b> The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:	See below.
(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.	Plan approved in 1999 prior to this subsection.
(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.	No.
(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.	No.
(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.	No.
(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.	No.
(VI) Fails to maximize use of existing public facilities and services.	No.
(VII) Fails to maximize use of future public facilities and services.	No.
(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.	No.
(IX) Fails to provide a clear separation between rural and urban uses.	Plan approved in 1999 prior to this subsection.
(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.	No.
(XI) Fails to encourage a functional mix of uses.	No.
(XII) Results in poor accessibility among linked or related land uses.	No.
(XIII) Results in the loss of significant amounts of functional open space.	No.
<b>Subsection (6)(a)(9)b.:</b> The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:	See below.
(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.	Yes.
(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.	Yes.
(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.	Yes.
(IV) Promotes conservation of water and energy.	Yes.
<del>(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.</del>	N/A



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(VI) Preserves open space and natural lands and provides for public open space and recreation needs.	Yes.
(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.	Yes.
(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.	Yes.
<b>Subsection (6)(a)(10):</b> The future land use element shall include a future land use map or map series.	See below.
<b>Subsection (6)(a)(10)a.:</b> The proposed distribution, extent, and location of the following uses shall be shown on the future land use map or map series: (I) Residential. (II) Commercial. (III) Industrial. (IV) Agricultural. (V) Recreational. (VI) Conservation. (VII) Educational. (VIII) Public.	Policy LU&CD 1.1.2 Land Use Map
<b>Subsection (6)(a)(10)b.:</b> The following areas shall also be shown on the future land use map or map series, if applicable:	See below.
<del>(I) Historic district boundaries and designated historically significant properties.</del>	N/A
<del>(II) Transportation concurrency management area boundaries or transportation concurrency exception area boundaries.</del>	N/A
<del>(III) Multimodal transportation district boundaries.</del>	N/A
(IV) Mixed-use categories.	
<b>Subsection (6)(a)(10)c.:</b> The following natural resources or conditions shall be shown on the future land use map or map series, if applicable:	See below.
(I) Existing and planned public potable waterwells, cones of influence, and wellhead protection areas.	Water Wells Map
(II) Beaches and shores, including estuarine systems.	Lakes and Canals Map
(III) Rivers, bays, lakes, floodplains, and harbors.	Lakes and Canals Map Areas Subject to Flooding Map
(IV) Wetlands.	Wetlands Map
(V) Minerals and soils.	Soils Map
<del>(VI) Coastal high hazard areas.</del>	N/A