

Analysis of F.S.163.3177(6)(a)(2),(8), and (9)

F.S. 163.3177(6)(a) 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.

2. The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:
 - a. The amount of land required to accommodate anticipated growth.
The proposed amendment will provide the necessary intensity of use to allow for master planning and ultimate buildout of a public medical campus facility.
 - b. The projected permanent and seasonal population of the area.
The proposed amendment is necessary to provide for future growth of the public medical campus facility, including growth directly attributable to the projected population growth.
 - c. The character of undeveloped land.
Not applicable, the land is currently developed for public health facilities.
 - d. The availability of water supplies, public facilities, and services.
Water, public facilities and other services are in place to serve the site.
 - e. 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.
Not applicable.
 - f. The compatibility of uses on lands adjacent to or closely proximate to military installations.
Not applicable.
 - g. The compatibility of uses on lands adjacent to an airport as defined in s. [330.35](#) and consistent with s. [333.02](#).
Not applicable.
 - h. The discouragement of urban sprawl.
The proposed increased in intensity of use will be a discouragement to urban sprawl.
 - i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.
The proposed increase in intensity of use via expansion of the growth of the medical campus facility will spur capital investment and economic development that will continue to diversify and strengthen the community's economy.

- j. The need to modify land uses and development patterns within antiquated subdivisions.

Not applicable.

8. Future land use map amendments shall be based upon the following analyses:

- a. An analysis of the availability of facilities and services.

Not applicable.

- 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.

Not applicable.

- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

Not applicable.

9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

- a. 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:

- 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.

The proposed amendment does not promote low intensity development.

- 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.

The proposed amendment does not allow urban development in rural areas.

- III. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. The proposed amendment does not designate urban development in a radial, strip isolated or ribbon pattern.

The proposed amendment does not promote, allow, or designate urban development in the manners described.

- 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.

The proposed amendment does not fail to protect natural resources.

- 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.

The proposed amendment does not fail to protect agricultural areas and activities.

- VI. Fails to maximize use of existing public facilities and services.

The proposed amendment does maximize existing public facilities and services.

- VII. Fails to maximize use of future public facilities and services.

The proposed amendment does maximize future public facilities and services.

- 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.

The proposed amendment does not disproportionately increase the cost of providing and maintaining public facilities, in fact, the proposed amendment will minimize the costs of providing and maintaining public facilities.

- IX. Fails to provide a clear separation between rural and urban uses.

Not applicable.

- X. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The proposed amendment encourages infill development.

- XI. Fails to encourage a functional mix of uses.

The proposed amendment will encourage a mix of uses in the neighborhood.

- XII. Results in poor accessibility among linked or related land uses.

The proposed amendment will not result in poor accessibility among related land uses.

- XIII. Results in the loss of significant amounts of functional open space.

The proposed amendment will not result in the loss of functional open space.

- 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:

- 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.

The proposed amendment will direct economic growth to an area of the community that does not have an adverse impact on natural resources.

- II. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The proposed amendment promotes the cost-effective provision of public services which are all presently available.

- 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.

The proposed amendment will provide intensity of uses that will support a range of housing choices.

- IV. Promotes conservation of water and energy.

The proposed amendment promotes conservation of water and energy.

- V. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Not applicable.

- VI. Preserves open space and natural lands and provides for public open space and recreation needs.

Not applicable.

- VII. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

The proposed amendment is based upon the demands of the residential population for public health facilities.

- 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](#).

Not applicable.