



COMMUNITY PLANNING 101

Part One

**HOW DO YOU PLAN FOR
GROWTH
IN YOUR COMMUNITY?**





Since its founding in 1986, 1000 Friends

has firmly believed that citizens must play an active role in their communities' planning process to support sustainable, equitable & livable communities.

FLORIDA NEEDS CITIZEN PLANNERS.

Normal people who get involved in community planning early, work to promote positive changes to their community planning documents, & support effective candidates for office at the local, state, & federal levels.

**40
YEARS**

of Saving
Special Places,
Building Better
Communities

READY OR NOT...

FLORIDA is GROWING



**THE POPULATION GREW 240%
BETWEEN 1970 AND 2024!**



IN 1970,
the majority
(61%) of people
in Florida lived
in 7 counties
(6.8M people).



IN 2026,
the majority of
people live in
FL's other 60
counties
(23.6M people).

SOURCE: FLORIDA DEPARTMENT OF HEALTH

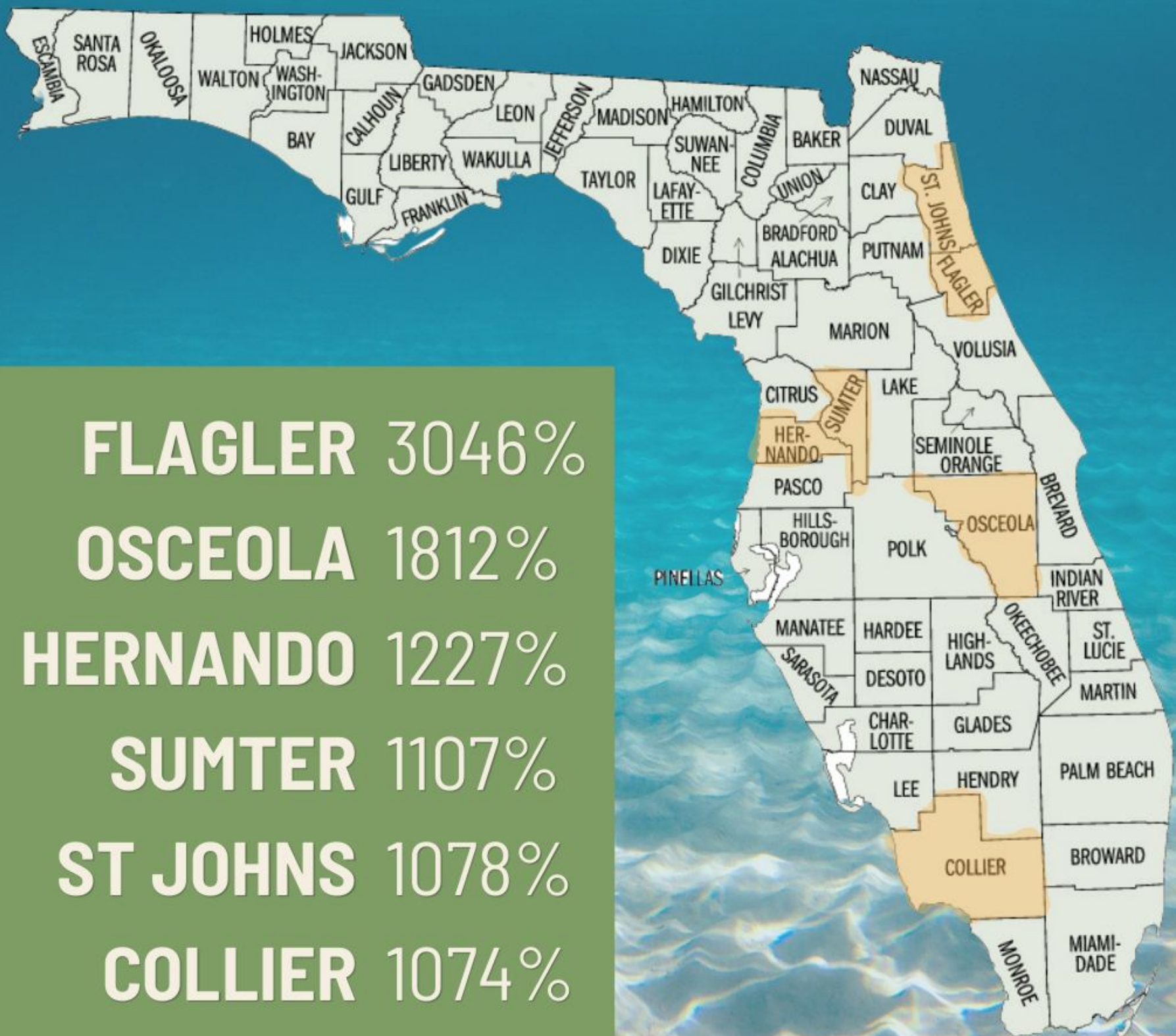
IN 1970, MOST PEOPLE IN FLORIDA LIVED IN 7 CITIES.



LARGEST CITIES IN	2026
MIAMI	JACKSONVILLE
MIAMI	MIAMI
MIAMI	TAMPA
FT LAUDERDALE	ORLANDO
PALM BEACH	ST PETERSBURG
TAMPA	PORT ST LUCIE
ORLANDO	HIALEAH
ST PETERSBURG	CAPE CORAL
JACKSONVILLE	TALLAHASSEE
	FT LAUDERDALE

SOURCE: FLORIDA DEPARTMENT OF HEALTH

6 FLORIDA COUNTIES HAVE GROWN OVER 1000% SINCE 1970.



SOURCE: FLORIDA DEPARTMENT OF HEALTH

HERE iN FLORiDA...

GROWTH MANAGEMENT is a *legal requirement* to *protect resources* & *provide infrastructure* efficiently.

Florida §163.2 Growth Policy; County & Municipal Planning; Land Development Regulation

Florida has **67 COUNTiES**
+ 411 MUNiCiPALiTiES

EACH MANAGES
GROWTH LOCALLY

governed by Florida State
requirements and/or a charter.

CiTIZEN iNVOlVEMENT iS ENCOURAGED.

COMMUNITY GROWTH IS SHAPED BY PUBLIC POLICY...

*...which is shaped by those
who participate in public processes.*



FLORIDA LAW MANDATES

counties and municipalities provide opportunities for "early and continuous"

PUBLIC PARTICIPATION.



PRO TIP:

EARLY PARTICIPATION IS
PREVENTATIVE & FREE!

**Legal Action
after-the-fact**



**Significant
Financial Risk**

IN 2019, GOV. DESANTIS SIGNED HB 7103.

IN 2023, he signed SB 540.

These laws mandate that the challenger pay the prevailing side's legal fees if they lose their case regarding a development order (HB 7103) or a comprehensive plan amendment (SB 540).

LET'S TALK LOCAL GOVERNMENT COUNTIES

State of Florida
67 Counties
411 Municipalities

Cities

Towns

Villages

**ARE ADMINISTRATIVE
SUBDIVISIONS OF
THE STATE**

with the same basic
structure that provide
the same basic services.

MUNICIPALITIES

*are an optional level of government, developed
as public corporations with charters by local
residents to provide & govern services.*

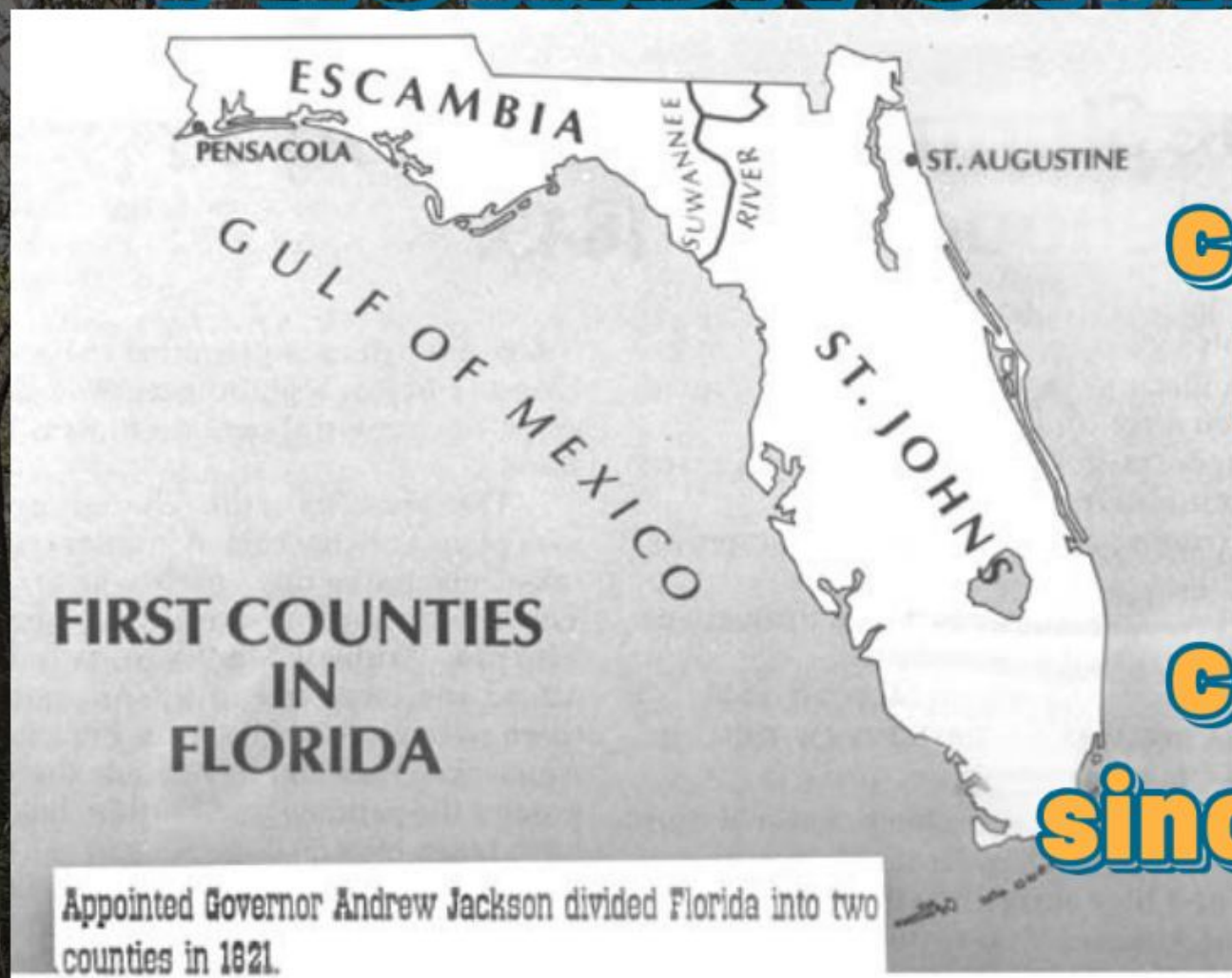
THEY CAN BE CITIES, TOWNS, OR VILLAGES.

LOCAL GOVERNMENTS PROVIDE PUBLIC SERVICES



FUNDED BY OUR TAXES.

FLORIDA STARTED



with 2
counties
but has
had 67
counties
since 1925.

Each county has a...

Sheriff,

Tax Collector,

Property Appraiser,

Supervisor of Elections &

Clerk of the Circuit Court.

+ a School District with an elected board



AS FLORIDA GROWS...

WHO PAYS FOR EXPANDING INFRASTRUCTURE?

FLORIDA'S CONCURRENCY LAWS SAY INFRASTRUCTURE
SHOULD BE IN PLACE BEFORE GROWTH OCCURS...

(that doesn't always happen)

*County and municipal governments make
agreements about who is providing which services.*

Local governments set IMPACT FEES
to cover the cost, otherwise
expansion is paid for by public funds.

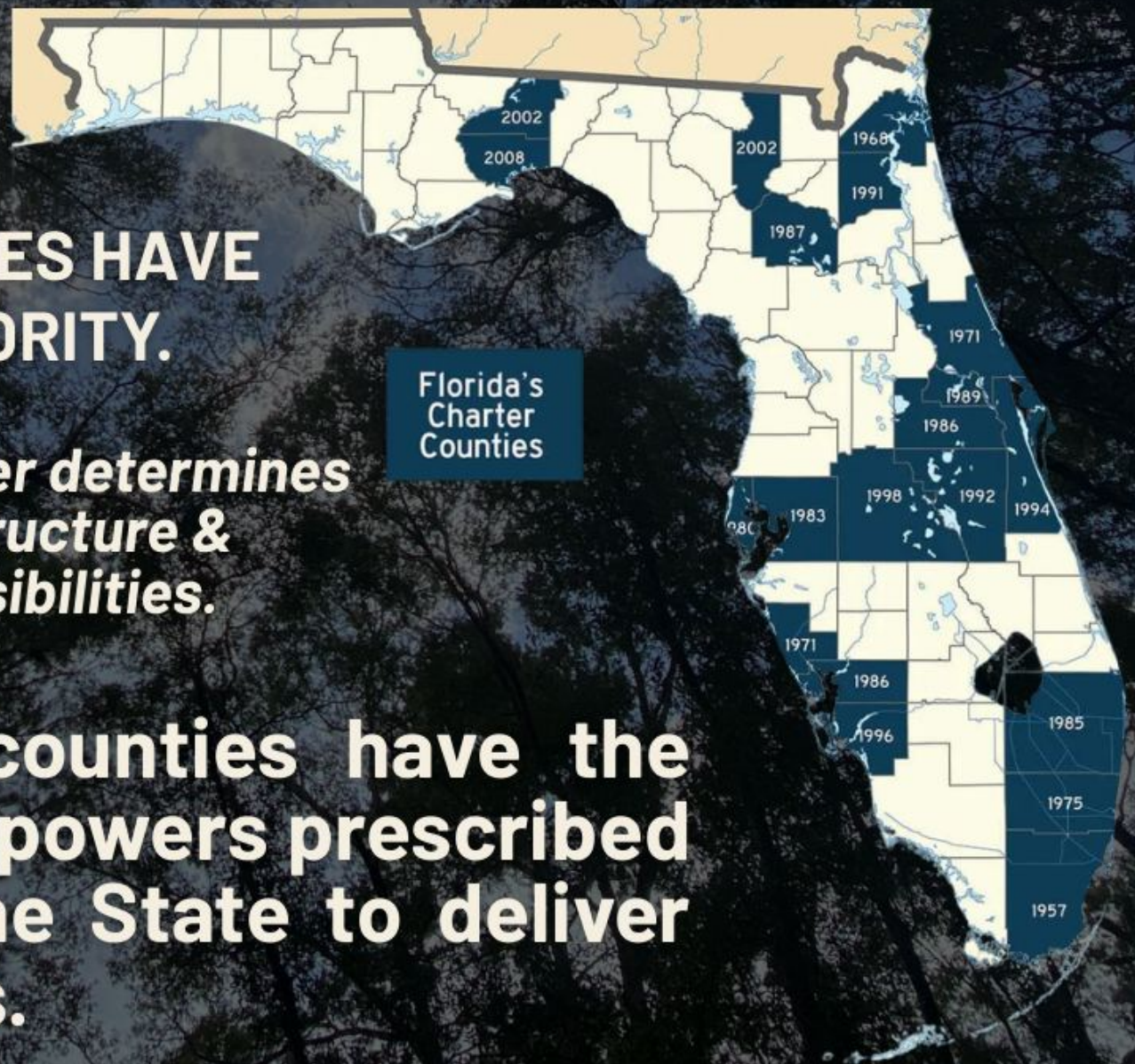
CHARTER VS. NON-CHARTER COUNTIES

20 COUNTIES HAVE CHARTERS.
47 DON'T.

CHARTER COUNTIES HAVE
EXPANDED AUTHORITY.

*Their charter determines
their structure &
responsibilities.*

Non-charter counties have the
structure and powers prescribed
to them by the State to deliver
State services.

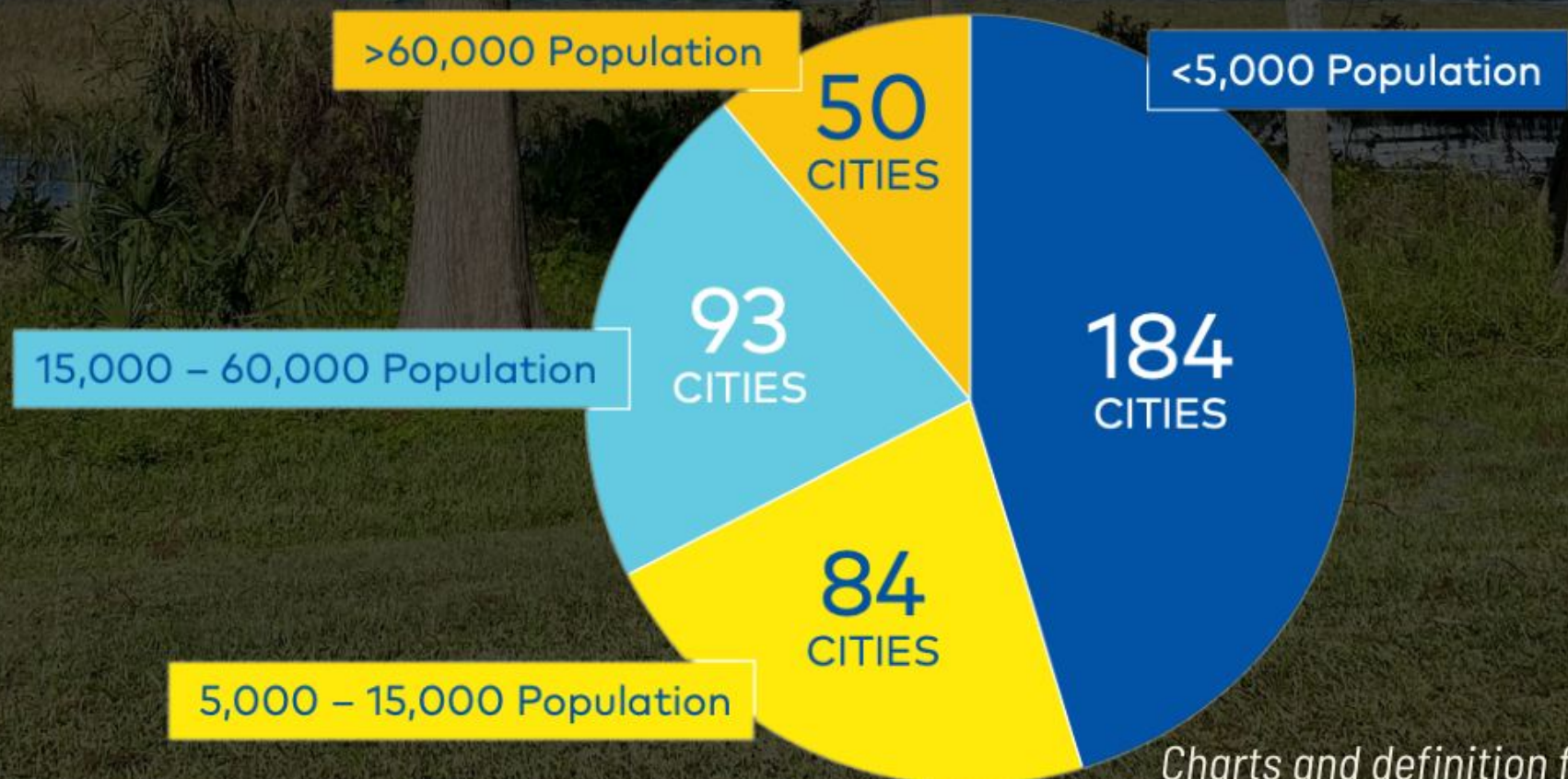


MUNICIPALITIES: CITIES, TOWNS, VILLAGES

**ALL HAVE A CHARTER DETAILING
ELECTIONS, ADMINISTRATIVE
STRUCTURE, & SCOPE OF SERVICES.**

**INTERLOCAL & JOINT PLANNING AGREEMENTS
DETERMINE WHICH SERVICES WILL BE PROVIDED BY
THE CITY OR COUNTY, HOW SERVICES WILL BE PAID
FOR, & WHERE SERVICES BOUNDARIES EXIST.**

FLORIDA CITY POPULATION



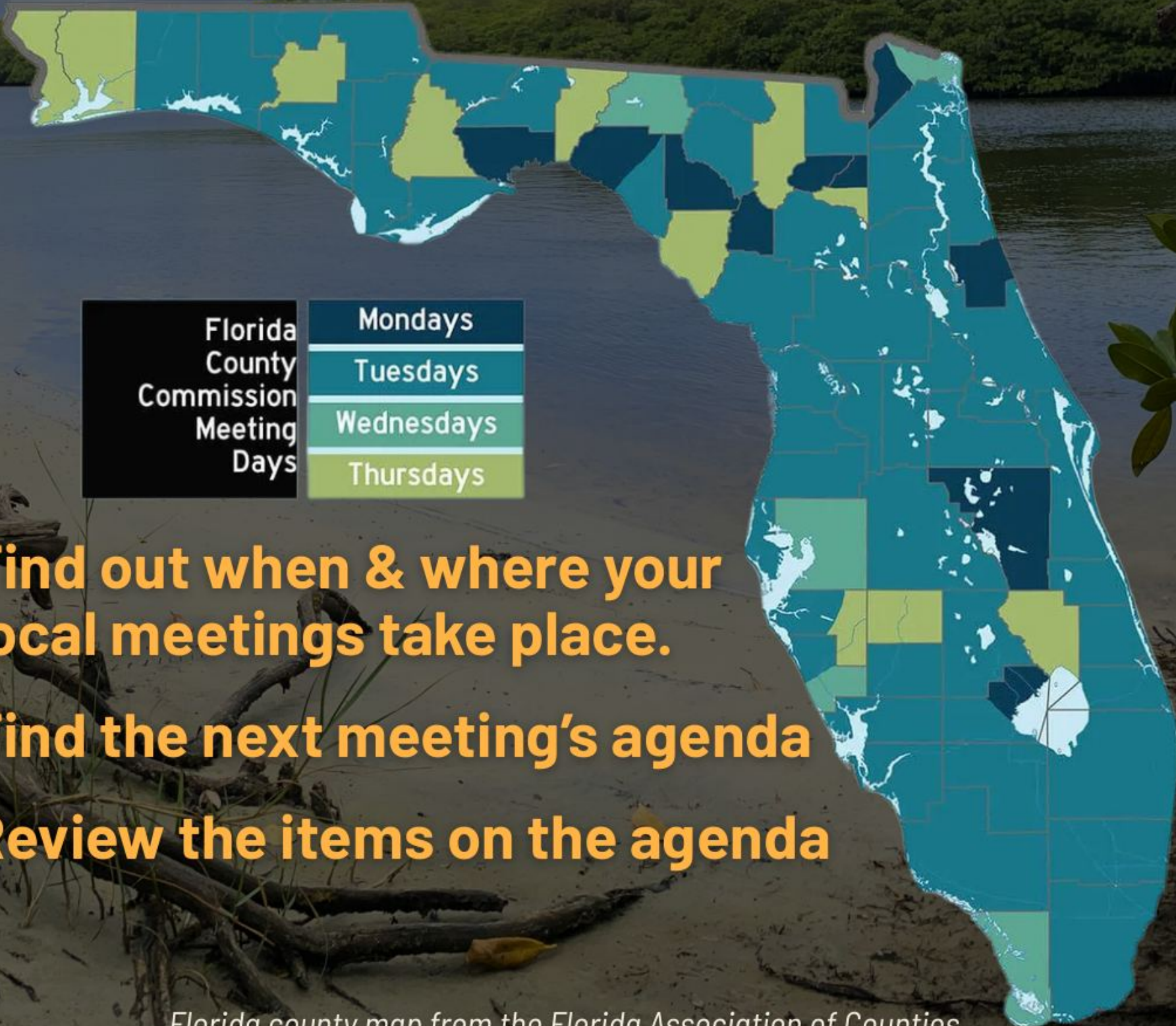
*Charts and definition from the
Florida League of Cities*



COMMUNITY PLANNING 101

ACTION ITEM:

1. Look up your local county & municipal government online



2. Find out when & where your local meetings take place.

3. Find the next meeting's agenda

4. Review the items on the agenda

Florida county map from the Florida Association of Counties

GLOSSARY:

MUNICIPALITY:
incorporated city,
town, or village;
Florida has 411

COUNTY: defined by the
State; often include
multiple municipalities;
Florida has 67

FL §/ Florida State Statute: # used to identify a law

Agenda: a document outlining the discussion topics
scheduled for a meeting; a list of everything the
county/municipality will discuss/vote on/ adopt/etc
during a public hearing

Managed Growth: Planning is intended to prevent
"sprawl"—low-density, scattered development that
is expensive to serve and consumes natural lands.

Home Rule: The legal authority of municipal and
county governments to self-govern as long as they
do not conflict with State and Federal law; granted
in 1968 and upheld this power in 1973.



COMMUNITY PLANNING 101

Follow for More!

Your community, your voice.

Our multi-part "Community Planning 101" series gives Floridians the know-how to step up, speak out, and shape how their communities grow.

Coming Soon:

What is a Comprehensive Plan?

Future Land Use Maps?

Land Development Regulations?

Development Orders? Zoning Changes?

HOW TO TAKE ACTION