

COMMUNITY PLANNING: OVERVIEW SUBJECT BRIEF



FLORIDA DEPARTMENT OF
TRANSPORTATION

The Community Planning subject brief series supports FDOT's efforts to integrate transportation and land use planning decisions and to collaborate with local governments and partners around the state.

What does Community Planning Mean to FDOT?

Community planning is the process of guiding or shaping the conditions of a community, based on the desires and needs of the residents and businesses. Land use planning and transportation planning are part of community planning, that when successfully integrated, ensure mobility and accessibility and support the quality and sustainability of our built and natural environment.



How does Community Planning Affect FDOT's Work?

Through community planning, local governments establish policies and processes that guide economic development, land use, and transportation. Land use policies and processes may include densities and intensities for new neighborhoods or businesses, zoning requirements, and development timeframes. Transportation policies may require access to transit, development patterns that support multimodal transportation, bicycle and walking facilities, and the need to address the impact of development on state and local transportation facilities.



Planning decisions are used by FDOT to determine context classifications, safety needs, traffic operations, and access management. Context classifications, land use, zoning, and types of transportation users influence decisions about modes, connectivity, speed management, parking, preservation of community character, freight routes and delivery, and the balance between destination versus through traffic. Community planning decisions also affect a local government's need for new transportation projects, improvements, or changes to existing facilities.

How can FDOT Strengthen the Alignment of Land Use and Transportation?

By working collaboratively with our partners to provide technical expertise and information on FDOT's programs and policies, we can address transportation-related challenges and opportunities throughout the planning process. This helps support local government visions; promotes good planning outcomes that benefit people, communities, and the environment; reduces impacts on state transportation facilities; and ensures safety and the mobility of people and goods on Florida's transportation system.

Establishing open lines of communication early and often with local entities, transit agencies, metropolitan planning organizations, and developers on community planning issues is critical to support FDOT's mission and vision and the Department's priorities.

Although each district has a community planning coordinator, the responsibility of partnering with local governments is shared by all areas of FDOT. The following examples demonstrate some of FDOT's collaborative efforts to implement community visions, promote multimodal transportation, preserve community character, promote tourism, and help restore water quality while benefitting traffic flow.

Community Visions	<ul style="list-style-type: none">• Implement local government visions to revitalize commercial districts by reducing lanes along state routes to slow speeds, encourage walkability, and promote retail and service-oriented uses.• Partner to develop corridor visions that provide the framework for multimodal transportation needs and complementary land use policies.
Multimodal Transportation	<ul style="list-style-type: none">• Work with partners to develop bicycle, pedestrian, and transit facilities that provide better access and mobility along roadway corridors.• Provide technical assistance on how land use changes can promote economic growth, improve safety and mobility, and enable multimodal transportation options near housing and jobs.
Community Character	<ul style="list-style-type: none">• Work with local governments on changes to local policy to promote mixed-use urban villages to transform suburban commercial development.• Collaborate to revitalize rural downtowns by maximizing parking potential, enhancing landscaping and pedestrian crosswalks, or reassessing access points.
Tourism	<ul style="list-style-type: none">• Leverage Shared-Use Non-motorized (SUN) Trail funding to create shared use paths, improve bicycle and pedestrian safety, close gaps in the state's trail system, and promote tourism.
Water Quality	<ul style="list-style-type: none">• Work on transportation projects that benefit traffic flow and safety while restoring water quality and protecting the environment.

Where Can I Learn More?

[Community Planning Coordinators](#)

[Community Planning Website](#)

[Complete Streets](#)

[Site Impact Analysis](#)

[Traffic Analysis](#)

[Florida Department of Economic Opportunity, Community Planning Resources](#)

[FDOT's Community Planning Brief Series](#)



Office of Policy Planning

✉ planning@dot.state.fl.us

☎ 850.414.4800