

COMMUNITY PLANNING

LOCAL GOVERNMENT COMPREHENSIVE PLANS

SUBJECT BRIEF

What is a Local Government Comprehensive Plan?

A comprehensive plan outlines a local government's vision for community development and ensures that as population grows, adequate services are available to meet demand. It is intended to balance the availability of infrastructure and resources with economic and community development, and reflects community commitments to implement the plan and its elements. The sections of the comprehensive plan containing goals, objectives, and policies, describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner (Section 163.3177, Florida Statutes (F.S.)).

Which Comprehensive Plan Elements Affect the Florida Department of Transportation (FDOT) and Impact Transportation?

The Future Land Use Element represents the local government's growth vision for the planning horizon, defining each future land use category and including standards for population densities and building and structure intensities.

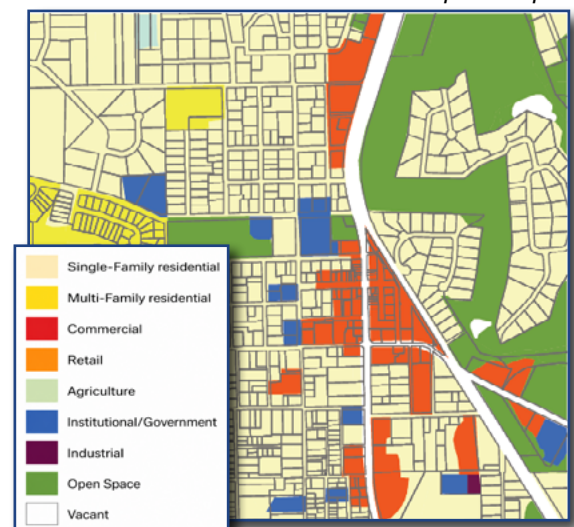
The Future Land Use Map Series depicts the proposed location, distribution, and extent of the land use categories, supplemented by the goals, measurable objectives, and policies of the Future Land Use Element.

The Transportation Element addresses transportation issues in relation to the size and character of the local government. It coordinates with the Future Land Use Map to support the plan and develop a safe, convenient, multimodal transportation system. Requirements vary depending on whether a local government is completely or partially within the boundaries of a Metropolitan Planning Organization (MPO), outside of the boundaries of an MPO, or has a population of 50,000 or less.

The Transportation Map Series shows the local government's general location of existing and proposed transportation system features and is coordinated with the Future Land Use Map Series. The maps may include the road system, public transit system, bicycle and pedestrian facilities, and modal facilities; number of proposed through lanes for each roadway; project peak hour level of service; designated local and regional facilities critical to evacuation, etc.

The Capital Improvements Element outlines construction, extension, or increase in capacity of public facilities, including transportation facilities, for a five-year period. It also includes a schedule of capital improvements of any publicly funded federal, state, or local project.

Future Land Use Map Example



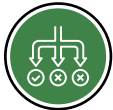
What is FDOT's Role in Local Government Comprehensive Planning?

FDOT's Community Planning Coordinators (CPC) collaborate with local governments during the comprehensive planning process, including review of comprehensive plans and plan amendments according to the regulations and timeframes established by Florida Statutes. Contact information for FDOT CPCs can be found on FDOT's Community Planning Website.

Through their participation, FDOT:



Proactively engages and establishes partnerships with local governments, developers, and other stakeholders on transportation and land use planning issues.



Aligns transportation decisions with land use resulting in quality places offering transportation choices.



Recommends land use strategies that support FDOT's priorities, including enhancing mobility and improving safety.



Provides technical assistance and information to local governments on programs and policies that support mutual transportation goals, such as planning and designing roads with context classification.



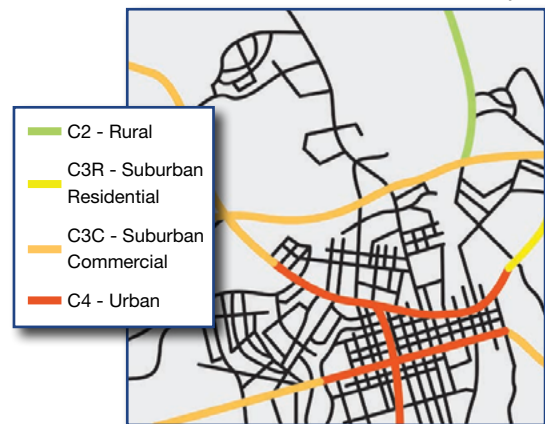
Identifies comprehensive plan amendments that may **impact important state transportation resources and facilities and offers solutions** to mitigate those impacts.

How do Comprehensive Plans Support Context-Based Design?

Land use patterns and local growth visions have a significant impact on context-based planning and design. FDOT needs to know not just what a local government wants, but how it plans to achieve it through its comprehensive plan. Conversely, FDOT helps local governments become familiar with the context classification system to help create a common language that FDOT and the local government can use to describe the streets, places, and intentions.

Working together allows FDOT and the local government to bring solutions to the table, using resources or knowledge that may not otherwise be available. Outcomes include roadway design that is compatible with planned or existing land uses that reflect a community's vision as well as the integration of context classification policies into local government comprehensive plans, land development regulations, and design standards. *See the FDOT Roadway Design Offices website for more information.*

Context Classification Example



KEY COMMUNITY PLANNING ACT STATUTES

[Section 163.3177, F.S.](#) — Required and optional elements of the comprehensive plan

[Section 163.3177\(6\)\(b\), F.S.](#) — Transportation Element and Transportation Map Series Requirements

[Section 163.3184, F.S.](#) — Process for review and adoption of comprehensive plan or plan amendment

[Section 163.3191, F.S.](#) — Evaluation and appraisal of the comprehensive plan

WHERE CAN I LEARN MORE?

[FDOT Community Planning](#) | [Community Planning Handbook](#)

[FDOT Roadway Design Office](#) | [FloridaCommerce](#)