LAND USE PLANNING LAW

URP 6131 SPRING 2025
Section 4880; Class Number 15383
Campus Section

INSTRUCTOR:	Laura Dedenbach, Ph.D., AICP
	Instructional Assistant Professor
	Director of Academic Programs
	Department of Urban and Regional Planning
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TEACHING ASSISTANT:	Mwansa Mwape, Ph.D. Student
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DR. D'S STUDENT HOURS:	Thursdays 1:00p to 4:00p or by appointment.

CLASS MEETING TIMES AND LOCATION:

Tuesdays	Period 4 – 5	(10:40a – 12:35p)
Thursdays	Period 5	(11:45a – 12:35p)
Rinker Hall 220		

COURSE DESCRIPTION: Introduction to regulatory and nonregulatory techniques of plan implementation. Relationship of law and politics to the planning process. Police power as the basis for regulation. Mandatory planning and status of adopted comprehensive plans.

REQUIRED TEXTS:

Mandelker, D. R., Brown, C. N., Merriam, D. H., Stroud, N. E., Sullivan, E. J., Freeman, L., Meck, S., & Salsich, P. W. (2020). *Planning and control of land development: Cases and materials* (10th ed.). Carolina Academic Press. (With 2023 Supplement – provided on Canvas)

All other required readings for the course are posted to the class Canvas site or available through the UF Libraries Course Reserves.

USE OF UF G SUITE & MICROSOFT TOOLS: Throughout the semester, we will use various G Suite and Microsoft products to complete your assignments. For the use of these tools, you will need to sign in to your UF account for access. To access tools, please visit

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https://cloud.it.ufl.edu/collaboration-tools/ . These tools are provided through UF at no additional cost to the student.

COURSE GOALS AND/OR OBJECTIVES: The following table describes the student learning outcomes (SLOs) for the Master of Urban and Regional Planning program and the specific course goals of URP6131. By the end of the course, students will be able to:

MURP SLOs	URP6131 Course SLOs	Assessment Methods
General Planning Knowledge: (Planning Law and Institutions) Understand behaviors and structures available to bring about sound planning outcomes; Evaluate the legal and institutional contexts within which planning occurs in the U.S. and/or internationally; and, Apply mechanisms and practices for ensuring equitable and inclusive decision-making.	• Describe the role of planning policy and planning law in the urbanization and suburbanization of the United States • Explain basic concepts of planning policy and planning law • Discuss the role of Comprehensive Plan and Land Development Codes in shaping our cities, counties, and regions • Situate the planning process within the larger development process framework • Defend the role of planning and public participation in citizenship and good governance	• Regulatory project • Current events/discussion co-lead • Case Review • Statutory Analysis • Class participation
Skills & Tools for Planning Practice: Apply knowledge to perform tasks required in the practice of planning; Evaluate methods of planning processes and community and stakeholder engagement; Analyze aspects of plan creation and implementation.	• Utilize basic planning techniques to analyze and evaluate city plans and their outcomes • Develop staff reports and planning testimony from submitted planning applications	• Class participation • Presentations • Planning Board meeting and staff report analysis • Case Review • Statutory analysis

MURP SLOs	URP6131 Course SLOs	Assessment Methods
Professional, Communication, and Leadership Skills: Ability to work in teams; professional leadership in the planning context; written, oral, and graphic communication.	• Communicate with peers and professionals using planning terminology	• Current events/discussion co-lead • Planning Board meeting and staff report analysis • Class participation, including activities and games.

TEACHING PHILOSOPHY: Through new knowledge and new experiences, we can develop new ways of seeing. Students and instructors are co-producers of knowledge and together we can create new understanding.

EXPECTATIONS: Students can expect from me: enthusiasm for the course and the field of planning, engaging lectures, application of knowledge through classroom activities and fieldwork, organized and neat course materials, and availability to meet outside of class. I expect students to approach the course with enthusiasm and an open mind. I also expect students to come to class prepared to actively participate in our class discussions and activities. The University standard is for students to expect to study at least 3 hours for each credit hour. For example, URP6131 is a 3-credit course. Therefore, you should expect to study 9 hours per week outside of class.

FIRST WEEK OF CLASSES: The first week of class during the drop/add period will consist of an introduction to the course. Please carefully read the syllabus and complete the Introductory Discussion Board Post.

A SAFE & WELCOMING CLASSROOM: It is important to me that you feel welcome and safe in this class; and that you are comfortable communicating with me and your classmates. If your preferred name is not what shows on the official UF roll, please let me know. I would like to acknowledge the name and pronouns that reflect your identity. You may also change your "Display Name" in Canvas. The Display Name is what you want people to see in the UF Directory, such as "Sam" instead of "Samantha." To update your display name, go to

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one.ufl.edu, log in, and click on the profile icon at the top right. Select "View & Update Profile Information" and click "Edit" for the Name option. Uncheck "Use my legal name" and update how you wish your name to be displayed as Chosen Name. Click "Submit" at the bottom. This change may take up to 24 hours to appear in Canvas. This does not change your legal name for official UF records.

STUDENT WORK: The Department of Urban and Regional Planning reserves the right to retain any student work completed in the curriculum for accreditation purposes.

INSTRUCTIONAL METHODS: This course is based on lectures, discussion of assigned readings, viewing of multi-media materials, activities during and outside of class, and student research and writing outside of class. Class format will combine discussions, lectures, multi-media activities, practice-based activities, electronic communications, guest speakers, and assignments. Students should take notes for lectures, guest speakers, and videos, as use of this material will be incorporated into class assignments. My lecture slides will be posted in the corresponding weekly modules on Canvas. ***Students are expected to take adequate class notes.*** Recording of lectures and lecture notes will not be provided.

If there are issues, ideas, or readings that you want to bring into the course, please share. You are encouraged to invest some of your time into finding relevant materials of interest and leading discussion on those new ideas.

COURSE COMMUNICATIONS:

Canvas: We will use Canvas, UF's e-learning system, as our online "homebase".   It is your responsibility to check Canvas regularly for announcements related to the course. Readings and changes to the syllabus will be posted on Canvas. You are also encouraged to download the Canvas App and allow notifications, so that you receive announcements and assignment due dates.

To login to Canvas you will need to provide your GatorLink User Name and Password. If you are new to Canvas or have any problems using Canvas, please contact the Help Desk at 392-HELP.

Email: I will answer your email as quickly as possible but please allow up to 24 hours for a reply during the week, and 48 hours for a reply on weekends.   Proper email etiquette is expected. Professional, courteous standards for all emails and discussions includes:
- o   Descriptive subject line
- o   Address the reader using proper title and name spelling (Dr. Dedenbach or Dr. D)
- o   Body of the email should be concise but have sufficient detail
- o   Give a respectful salutation (e.g., thank you, sincerely, respectfully)
- o   Minimize textspeak (e.g., OMG, WTH, IMO)

Netiquette: All members of the class are expected to follow rules of common courtesy in all email messages, threaded discussions and chats. Please read the [UF Netiquette Guide for Online Course](#).

COURSE POLICIES

PERSONAL CONDUCT POLICY: Students are expected to exhibit behaviors that reflect highly upon themselves and our University:

- Read and refer to the syllabus
- Be in your seat and prepared at the start of the class meeting time
- Be respectful and courteous to your instructor and classmates during class discussions and activities
- Reserve cell phones for class-related uses only
- Chat with peers before and after class rather than during presentations

ATTENDANCE POLICY: Attendance is mandatory and is part of your class grade. Attendance will be taken at the beginning of every class. After class, attendance will be entered into Canvas.

Absences: There are two types of absences – excused and unexcused. Absences for reasons of illnesses, religious holidays, serious family emergencies, special curricular requirements, military obligations, court-imposed legal obligations, or participation in official university activities, as described in the Graduate Catalog are excused. Please inform me of your absence as soon as possible and be prepared to provide appropriate documentation. Students are expected to follow UF's Attendance Policies and procedures published in the Academic Regulations of the Graduate Catalog. You are responsible for contacting a classmate to obtain notes on the materials covered. If you encounter an emergency or illness that may cause a prolonged absence, you should contact the Dean of Students Office (202 Peabody Hall, 392-1261) for assistance.

Tardiness: Consistent tardiness (or leaving early) will affect your attendance and class participation evaluation dramatically. When you arrive more than 10 minutes late without explanation or leave early without prior approval, I consider that a missed class.

ASSIGNMENT POLICY: Assignments will be posted on Canvas well in advance of their due dates. **ALL ASSIGNMENTS ARE DUE BY THE POSTED DUE DATES IN CANVAS.** Assignments must be submitted by posting on Canvas. *Late work will not be accepted*. **It is your responsibility to ensure that your assignments have been successfully uploaded to Canvas.** See the Note on Computer or Canvas Problems below.

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Notice: Certain activities require attendance at events that occur outside of our normal class meeting time. **Review the schedule carefully.** If you have valid reasons for being unable to attend these activities (e.g., work, another class), then it is your responsibility to inform me of the conflict at the beginning of the semester or as soon as you know of the conflict. Accommodations for alternate assignments may only be made in advance of an assignment.

MAKE-UP/ASSIGNMENT EXTENSION POLICY: Missed deadlines for unexcused reasons will result in a zero. Examples of unexcused reasons include, but are not limited to, forgetting to do an assignment, being too busy with other coursework, or going on a family vacation during regularly scheduled class days on the UF calendar. If you are sick or have an emergency that prevents you from submitting an assignment at the scheduled time, it is your responsibility to contact me as soon as possible. Documentation of the illness or emergency may be required. If you need to schedule an extension, please email me with a detailed explanation and attach documentation. Extensions will be given at my discretion. Scheduling extensions is the responsibility of the student.

All assignment deadlines are posted on the syllabus and in Canvas at the beginning of the semester. If you know that you will have excused absences (for example, religious holidays, field trips, professional conferences, participation in official university activities), it is your responsibility to communicate any deadline conflicts well in advance, per UF Attendance Policies.

If you have a serious emergency or life event, please contact the Dean of Students Office (www.dso.ufl.edu), and they will contact all of your instructors so that you do not have to provide documentation of the emergency/death in order to make-up coursework. We will work together to create a schedule for make-up coursework upon your return.

USABILITY AND DESIGN: I am committed to creating a course that is inclusive in its design. If you encounter barriers, please let me know immediately so that we can determine if there is a design adjustment that can be made. I am always happy to consider creative solutions if they do not compromise the intent of the assessment or learning activity. I welcome feedback that will assist me in improving the usability and experience for all students.

GROUP WORK POLICY: There are two types of assignments in this course – individual and group. Design professions have a long history of collaborative, group-based work (such as charrettes), and individual work completed in a group setting (such as studios). As planners, we often work in multidisciplinary groups. For group assignments, you are expected to: Be a good team member. Be on time, be respectful. Be responsive with group communication. In addition, everyone is expected to participate and contribute equally to complete the

assignment. If there are problems with group dynamics or participation/effort levels, please come and talk to me.

COMPUTER OR CANVAS PROBLEMS POLICY: If you have computer or Canvas problems that prevent you from submitting an assignment, you may receive an extension if you follow these steps:

- Immediately contact the Help Desk (392-HELP (4357) or helpdesk@ufl.edu) to report the problem and receive a ticket to document the problem. I can only extend the submittal deadline if you have contacted the Help Desk ahead of the assignment deadline and received a ticket. The Help Desk is available by phone and email 24 hours a day, 7 days a week.

- After contacting the HelpDesk and receiving a ticket, contact me, prior to the assignment due time, and let me know there is a problem.

- If you are having a computer problem (hardware, software), describe the problem to me and we'll work out a plan. Examples of an extension-worthy issue: "I dropped my computer in the parking lot and now it won't turn on." Examples of situations that are not extension-worthy: "I went away this weekend and left my computer behind." "I went to [insert your location here] and there was no internet connection." "My [insert relationship here] disconnected our wi-fi router." Plan ahead; practice time-management; be resilient by backing up your work frequently to a back-up drive, jump drive, or the cloud.

- If Canvas or the UF Network is experiencing an outage that prevents you from submitting an assignment on time, I will receive a notice from UF IT about the outage. The assignment deadline will be revised accordingly, if needed. Students will not be penalized for system or network outages.

UF POLICIES

UNIVERSITY POLICY ON ACCOMMODATING STUDENTS WITH DISABILITIES: Students with disabilities requesting accommodations should first register with the Disability Resource Center (352-392-8565, www.disability.ufl.edu) by providing appropriate documentation. Once registered, students will receive an accommodation letter, which must be presented to the instructor when requesting accommodation. Students with disabilities should follow this procedure as early as possible in the semester.

Students submitting an accommodation letter must also schedule a meeting with me to discuss and develop a plan to ensure that access needs are met.

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Students with disabilities have an equal right to use and benefit from resources at the George A. Smathers Libraries, including (but not limited to) Course Reserves materials. To ensure this right, students with disabilities:

• Have the responsibility to identify themselves as needing appropriate, reasonable accommodations for their disabilities

• Have the responsibility for making their needs known in a timely manner

• Have the same obligation as any library user to comply with library policies and procedures

The George A. Smathers Libraries Course Reserves Unit will work with patrons needing assistance or accommodations to access course reserves materials. Please contact the Course Reserves Unit at 352-273-2520, or email at eres@uflib.ufl.edu for information or assistance. We also encourage students to contact and register with the University of Florida Disability Resource Center at 352-392-8565 or at accessuf@dso.ufl.edu.

UNIVERSITY POLICY ON ACADEMIC MISCONDUCT: As a student at the University of Florida, you have committed yourself to uphold the Honor Code, which states: "*We, the members of the University of Florida community, pledge to hold ourselves and our peers to the highest standards of honesty and integrity by abiding by the Student Honor Code.* On all work submitted for credit at the University of Florida, the following pledge is either required or implied: *"On my honor, I have neither given nor received unauthorized aid in doing this assignment."* You are expected to exhibit behavior consistent with this commitment to the UF academic community.

You will complete all work independently unless given explicit permission to collaborate on course assignments. We will be using TurnItIn, a plagiarism detection program. Plagiarism is a serious offense and will result in an honor code violation and potential failure of the course. The Conduct Code specifies a number of behaviors that are in violation of this code and the possible sanctions. For more information, please read the Student Honor Code and Student Conduct Code. If you have any questions or concerns, please consult with the instructor or TA in this class.

    Important: For individual assignments, collaboration with other persons, through any medium, is expressly prohibited.

    Important: The use of ChatGPT, or any form of generative AI tool, to create assignments for this class is expressly prohibited.

    Important: Publishing course materials (recordings, lectures, assignments, exams, readings) without the instructor's permission is prohibited. UF defines "publish" as to share,

RECORDING POLICY: Students are allowed to record video or audio of class lectures. However, the purposes for which these recordings may be used are strictly controlled. The only allowable purposes are (1) for personal educational use, (2) in connection with a complaint to the university, or (3) as evidence in, or in preparation for, a criminal or civil proceeding. All other purposes are prohibited. Specifically, students may not publish recorded lectures without the written consent of the instructor. A class lecture does not include lab sessions, student presentations, clinical presentations such as patient history, academic exercises involving solely student participation, assessments (quizzes, tests, exams), field trips, private conversations between students in the class or between a student and the faculty or lecturer during a class session. Publication without permission of the instructor is prohibited. To "publish" means to share, transmit, circulate, distribute, or provide access to a recording, regardless of format or medium, to another person (or persons), including but not limited to another student within the same class section. A student who publishes a recording without written consent may be subject to a civil cause of action instituted by a person injured by the publication and/or discipline under UF Regulation 4.040 Student Honor Code and Student Conduct Code.

COURSE EVALUATIONS: Students are expected to provide professional and respectful feedback on the quality of instruction in this course by completing course evaluations online via GatorEvals. Guidance on how to give feedback in a professional and respectful manner is available at https://gatorevals.aa.ufl.edu/students/. Students will be notified when the evaluation period opens, and can complete evaluations through the email they receive from GatorEvals, in their Canvas course menu under GatorEvals, or via https://ufl.bluera.com/ufl/. Summaries of course evaluation results are available to students at https://gatorevals.aa.ufl.edu/public-results/."

MATERIALS AND SUPPLIES FEE: None

HEALTH & WELLNESS RESOURCES

Resources available on-campus for students include the following:

- *U Matter, We Care:* If you or someone you know is in distress, please contact umatter@ufl.edu, 352-392-1575, or visit umatter.ufl.edu/ to refer or report a concern and a team member will reach out to the student in distress.

- *Counseling and Wellness Center:* Visit counseling.ufl.edu/ or call 352-392-1575 for information on crisis services as well as non-crisis services.

- *Student Health Care Center:* Call 352-392-1161 for 24/7 information to help you find the care you need, or visit shcc.ufl.edu/.

- *University Police Department:* Visit police.ufl.edu/ or call 352-392-1111 (or 9-1-1 for emergencies).

- *UF Health Shands Emergency Room / Trauma Center:* For immediate medical care call 352-733-0111 or go to the emergency room at 1515 SW Archer Road, Gainesville, FL 32608; ufhealth.org/emergency-room-trauma-center.

A PERSONAL NOTE: If you are overwhelmed, don't be afraid to reach out. Please contact me or someone at UF's Counseling and Wellness Center. I genuinely care for your wellbeing, and there are many resources available on campus to assist you.

GRADING

Grades will be based on evidence that students have completed assigned reading, attended, and participated actively in all class discussions and activities, completed all assignments, and completed both in class and outside of class activities throughout the semester. All completed tasks will be evaluated based on content, critical thinking, and communication. Details of each assignment, including rubrics, are posted on the Canvas site. **Please note that "A" grades require performance beyond the minimum or average – e.g., quality, depth, synthesis of ideas, originality, or creativity.**

A minimum grade of C is required for Graduate credit.

Information on current UF grading policies may be found at:
https://gradcatalog.ufl.edu/graduate/regulations/

The following table outlines the point-accruing components of the course. The total points earned will be summed and divided by the total points in the course: 1,000

Assignments	Points	Approx. % of Total Grade
Class Participation	100	10%
Current Events/Discussion Co-Lead	150	15%
Regulatory Project	100	10%
Planning Board Meeting (Part 1: Attendance)	100	10%
Planning Board Meeting (Part 2: Analyze Staff Report)	150	15%
Case Review & Analysis with Presentation	100	10%
Statutory Analysis	100	10%
Final Paper	200	20%
Total	1,000	100%

Extra Credit: There may be opportunities for extra credit throughout the semester.

URP6131 GRADING SCALE: All grades will be posted directly into the Canvas gradebook. Any discrepancies with points displayed in the gradebook should be pointed out to me. There is no curve for this course and grades will not be rounded up.

Points	Grade
940 – 1000	A
900 – 939	A-
870 – 899	B+
840 – 869	B
800 – 839	B-
770 – 799	C+
740 – 769	C
700 – 739	C-
670 – 699	D+
640 – 669	D
600 - 639	D-
Below 600	E

STUDY AND SUCCESS TIPS:

- Read the material before you come to class. Take notes. Interact with your notes and materials early and often.

- Engage your classmates and study as actively as possible.

- Do not fall behind or procrastinate your studies. You cannot cram the night before and expect to do well.

- Check Canvas announcements/emails daily. I will post important and helpful information as announcements or emails.

- Have a positive attitude! Planning is an exciting and dynamic profession! You are learning knowledge and skills that will help you be a more engaged member of your planning community.

COURSE SCHEDULE:

FINAL PAPER: DUE APRIL 29TH

Date	Module	Readings & Assignments
Week of January 13	Course Introduction	**Readings:** The Syllabus Mandelker et.al. (2020). Chapter 1 **Assignment:** Read the syllabus and complete the Introductory Discussion Board post.
Week of January 20	Constitution and Land Use Controls	**Readings:** Mandelker et.al. (2020). Chapter 2A **1/20: MLK, Jr. Day**
Week of January 27	Constitution and Land Use Controls	**Readings:** Mandelker et.al. (2020). Chapter 2B-D
Week of February 3	Control of Land Use by Zoning	**Readings:** Mandelker et.al. (2020). Chapter 3A-C Stein et.al. (1995). Chapter 4.
Week of February 10	Control of Land Use by Zoning	**Readings:** Mandelker et.al. (2020). Chapter 3D-E
Week of February 17	Equity Issues in Land Use	**Readings:** Mandelker et.al. (2020). Chapter 4A

Date	Module	Readings & Assignments
Week of February 24	Equity Issues in Land Use	**Readings:** Mandelker et.al. (2020). Chapter 4B-C
Week of March 3	The Zoning Process	**Readings**: Mandelker et.al. (2020). Chapter 5A-B **Case Review Presentations**
Week of March 10	The Zoning Process	**Readings:** Mandelker et.al. (2020). Chapter 5C-F
Week of March 17		**No classes: Spring Break!!!**
Week of March 24	The Zoning Process	**Readings:** Mandelker et.al. (2020). Chapter 5G-H Jepson & Weitz. (2021). Chapter 10.
Week of March 31	The Zoning Process	**Readings:** Mandelker et.al. (2020). Chapter 5I-J
Week of April 7	Subdivision Controls and PUDs	**Readings:** Mandelker et.al. (2020). Chapter 6
Week of April 14	Aesthetics	**Readings:** Mandelker et.al. (2020). Chapter 7
Week of April 21	**Last Week**	Mandelker et.al. (2020). Chapter 8 **UF Reading Days: 4/24 and 4/25**

Disclaimer: This syllabus represents my current plans and objectives. As we go through the semester, those plans may need to change to enhance the class learning opportunity. Such changes, communicated clearly, are not unusual and should be expected. Please refer to the course Canvas site for updated course plans.