DEVELOPMENT REVIEW

URP 6603 ~ 3 CREDITS ~ SUMMER 2025

INSTRUCTOR: Laura Dedenbach, Ph.D., AICP
Instructional Assistant Professor
Director of Academic Programs
Department of Urban and Regional Planning
Office: Antevy Hall 466
Email*:* laurajd@ufl.edu

OFFICE HOURS: Mondays 5:00p to 7:00p (ET) or by appointment
By phone or Zoom (information will be posted on Canvas HomePage)

CLASS MEETING TIMES AND LOCATION: Online Delivery

COURSE DESCRIPTION: Seminar on practice of local government planning with emphasis on development review and land development regulation.

PURPOSE OF COURSE: Asking and answering questions about the world around us is at the core of planning as an applied social science. Research is a tool that planners use, and the goal of this course is to equip students with the tools necessary to conduct and analyze research as part of their academic and professional practice. The course focuses on defining planning problems and suitable research questions, the development of simple conceptual models, understanding the types of study designs and data collection methodologies available to understand problems, and the overall strategies for the design and conduct of research.

REQUIRED TEXTS: No required texts. All course materials will be provided through Course Reserves and Canvas.

HOW THIS COURSE RELATES TO THE STUDENT LEARNING OUTCOMES IN THE URBAN PLANNING PROGRAM

As an elective course in the URP graduate program, Development Review allows students to learn and apply knowledge and skills that are central to planning practice. As such, the course relates to three important department student learning outcomes:

- To use and apply of knowledge to perform specific tasks required by the planning profession to bring about sound planning outcomes. *(PAB Standard B1.b)*

- To prepare clear, accurate, and compelling text, graphics, and maps for use in documents and presentations (*PAB Standard B2.c*).

- To use of planning tools and processes for sound plan formulation, adoption, implementation, and enforcement. *(PAB Standard B2.a)*

COURSE GOALS: By the end of this course, students should be able to:

- Analyze existing community conditions and utilize planning methods to identify issues and evaluate opportunities in planning for the future.
- Develop a comprehensive understanding of the planning processes related to development review.
- Create a policy and regulatory framework to address a community planning problem.
- Evaluate a development proposal for consistency with planning policies and regulations.
- Communicate clearly in writing and by speaking.

COURSE COMMUNICATIONS: 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 with appropriate notice.

If you are new to Canvas or have any problems using Canvas, please contact the Help Desk at 392-HELP.

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.

COURSE POLICIES:

ATTENDANCE POLICY: This class is virtual and asynchronous. I will host regular check-in meetings and student hours via Zoom. Attendance at these sessions is not required but is appreciated.

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. ***A points reduction of 10% per day will be assessed for late work***. **It is your responsibility to ensure that your assignments have been successfully uploaded to Canvas.** See the Note on Canvas Problems below.

MAKE-UP/ASSIGNMENT EXTENSION POLICY: Requirements for class attendance and make-up exams, assignments, and other work in the course are consistent with university policies. See UF Graduate Academic Regulations (Attendance) for more information regarding the University Attendance Policies.

COURSE TECHNOLOGY: Students are required to have access to a computer and consistently reliable internet access for the duration of the course. The types of software used for the course include, but are not limited to, Microsoft Word, Microsoft PowerPoint, VPN access, and bibliographic management software, such as Zotero (available for free from the UF Libraries). Many software applications are available to UF students at UF Apps: https://appsufl.edu/. For assistance with UF Apps, contact the UF Computing Help Desk at http://helpdesk.ufl.edu or (352) 392-HELP - select option 2.

CANVAS PROBLEMS POLICY: If you have 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 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. Students will not be penalized for system or network outages.

UF POLICIES:

UNIVERSITY POLICY ON ACCOMMODATING STUDENTS WITH DISABILITIES: Students with disabilities who experience learning barriers and would like to request academic accommodations should connect with the Disability Resource Center. See the "Get Started With the DRC" webpage on the Disability Resource Center site. It is important for students to share their accommodation letter with their instructor and discuss their access needs, 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.

UNIVERSITY POLICY ON ACADEMIC MISCONDUCT: UF students are bound by The Honor Pledge which states "We, the members of the University of Florida community, pledge to hold ourselves and our peers to the highest standards of honor and integrity by abiding by the Honor Code. On all work submitted for credit by students at the University of Florida, the following

May 5, 2025

pledge is either required or implied: "On my honor, I have neither given nor received unauthorized aid in doing this assignment." The Conduct Code specifies behaviors that are in violation of this code and the possible sanctions. See the UF Conduct Code website for more information. If you have any questions or concerns, please consult with me.

NETIQUETTE: COMMUNICATION COURTESY: 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 posted to Canvas.

COURSE EVALUATIONS:

Students are expected to provide professional and respectful feedback on the quality of instruction in this course by completing course evaluations online. Students can complete evaluations in three ways:

1. The email they receive from GatorEvals,

2. Their Canvas course menu under GatorEvals, or

3. The central portal at https://my-ufl.bluera.com

Guidance on how to provide constructive feedback is available at https://gatorevals.aa.ufl.edu/students/ . Students will be notified when the evaluation period opens. Summaries of course evaluation results are available to students at https://gatorevals.aa.ufl.edu/public-results/ .

MATERIALS AND SUPPLIES FEE: None

OTHER RESOURCES:

Resources available for online students include the following:

- *Counseling and Wellness Center*
- *Disability Resource Center*
- *Dean of Students Office*
- *Online Library Help Desk*

Please find more information about Getting Help at https://distance.ufl.edu/getting-help/

GRADING POLICIES:

Grades will be based on evidence that students have completed assigned reading, watched recorded lectures, completed all assignments, and completed 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.

> An **"A" grade** requires following the instructions completely, demonstrating a solid understanding of the course topics, effort for using data and analysis to make comprehensive planning decisions, organized and sufficient writing and presentation, and a timely submittal.

> A **"B" grade** is basically sound, but the submission has a deficiency in one of the above areas.

> A **"C" grade** or lower has significant deficiencies in one or more of the above areas. Letter grades of C- or below are not considered passing at the graduate level.

A reminder that *a points reduction of 10% per day will be assessed for late work*. The first 10% is assessed starting at 12:00am the day after an assignment is due.

Information on current UF Graduate grading policies may be found at: UF Graduate Academic Regulations (Grades).

The following table outlines the course assignments. The total points earned will be summed and divided by the total points in the course: 1,000

Assignments	Points	Approx. % of Total Grade
Introduce Yourself & Survey	50	6%
Comprehensive Land Use Plans	100	12.5%
Site Analysis & Land Use Planning	100	12.5%
Environmental Impact Assessment	100	12.5%
Midterm Reflection	25	3%
Transportation Planning and Traffic Impact Assessment	100	12.5%
Public Participation and Community Engagement	100	12.5%
Economic and Social Impact Assessment	100	12.5%
Semester Reflection	25	3%
Total	800	100%

May 5, 2025

URP 6203 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 and listen to lectures. 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 community.

COURSE SCHEDULE:

Week of	Module	What You Will Learn
May 12	Introduction to Urban Planning & Development Review	Course introduction and overview Historical context of urban planning Key concepts in urban planning and development The importance of development review in urban planning
May 18	Regulatory Framework and Planning Policies	Overview of zoning laws and land use regulations Understanding comprehensive plans and master plans The role of state and federal regulations in urban planning **Case studies of local planning policies**
May 26	Legal Aspects of Development Review	Legal principles in urban planning and development Understanding land use law and property rights Navigating the legal challenges in development review **Case studies of legal issues in urban planning**
June 2	The Development Review Process	Steps in the development review process Types of development applications (e.g., rezoning, site plan approval, subdivision) Roles and responsibilities of planning departments and agencies Key documents and reports in the review process
June 8	Site Analysis and Land Use Planning	Principles of site analysis Assessing site suitability and constraints Land use planning techniques and tools **Case studies of successful site planning**
June 16	Environmental Impact Assessment	Introduction to environmental impact assessment (EIA) Components of an EIA report Mitigation measures and best practices **Assessing environmental impacts of development projects**
June 23	Summer Break	**Summer Break**
June 30	Transportation Planning and Traffic Impact Analysis	Principles of transportation planning **Conducting traffic impact analyses** Integrating transportation planning with land use planning Case studies of transportation planning in urban development
July 7	Infrastructure and Utility Planning	Planning for utilities and infrastructure (water, sewer, electricity, etc.) Assessing infrastructure capacity and needs

May 5, 2025

Week of	Module	What You Will Learn
		Integrating infrastructure planning with development projects
		Best practices in infrastructure planning
July 14	Public Participation and Community Engagement	Importance of public participation in the development review process
		Techniques for effective community engagement
		Managing public meetings and hearings
		Case studies of successful community engagement
July 21	Sustainable Development Practices	Principles of sustainable urban development
		Green building practices and LEED certification
		Integrating sustainability into development projects
		Case studies of sustainable urban developments
July 28	Economic and Social Impact Assessment	Assessing the economic impacts of development projects
		Understanding social impact assessment
		Methods for evaluating economic and social impacts
		Case studies of impact assessments
August 4	Last Week	**Course Wrap-up**

Summer C Holidays:

- Memorial Day – May 26

- Summer Break – June 23 through 27

- Juneteenth – June 19th

- Independence Day – July 4

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.