

SLIDE 1 – Planning, Zoning, and Environmental Hazards (Cover Page)

SLIDE 2

Topics

In this section we will cover the following topics:

- I. Planning and Zoning
- II. Local planning agency
- III. Florida's comprehensive plan
- IV. Zoning, land use restrictions and building codes
- V. Appeals and Exceptions
- VI. Flood zones
- VII. Indoor and outdoor environmental hazards
- VIII. CERCLA

SLIDE 3

Learning Objectives

Upon completion of this lesson, you should be able to:

- Describe the composition and authority of the local planning agency
- Explain the purpose of land-use controls and the role of zoning ordinances
- Identify the provisions of Florida's comprehensive plan and the Growth Management Act
- Distinguish among the five general zoning classifications
- Distinguish among zoning ordinances, building codes and health ordinances
- Explain the purpose of a variance, special exception and a nonconforming use

SLIDE 4

- Calculate the number of lots available for development, given the total number of acres contained in a parcel, the percentage of land reserved for streets and other facilities and the minimum number of square feet per lot.
- Describe the characteristics of a planned unit development
- Understand the basic provisions of the national flood insurance program
- Describe the impact Comprehensive Environmental Response Compensation and Liability Act (CERCLA)
- Explain the various environmental hazards associated with real estate

SLIDE 5

Key Terms

Here are some key terms we'll encounter in this lesson:

- **asbestos** – a fire-resistant mineral used for insulation and home products that has been found to pose a health hazard.
- **buffer zone** – a parcel of land that separates two or more properties
- **building code** – a comprehensive set of laws that controls the construction or remodeling of a home or other structure
- **building inspection** – verification by visual confirmation that building construction meets codes and ensures the work is performed correctly

SLIDE 6

- **certificate of occupancy** – document which states that a home or other building has met all building codes and is suitable for habitation
- **concurrency** – a provision in Florida's growth management act that mandates that the infrastructure such as roads and water and waste treatment facilities need to support additional population be in place before new development is allowed
- **environmental impact statement** – a government-mandated evaluation of all aspects and effects a development will have on the environment of a proposed site

SLIDE 7

- **health ordinance** – local codes that regulate maintenance and sanitation of public spaces
- **nonconforming use** – continuing land use that is not in compliance with zoning ordinances
- **planned unit development** – a residential project with mixed land uses and high residential density
- **special exception** – an individual ruling in which a property owner is granted the right to a use otherwise contrary to law
- **special flood hazard area** – The land area covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on NFIP maps

SLIDE 8

- **variance** – allows a property owner to use land in a way not normally allowed by zoning
- **zoning ordinances** – classification of real property for various purposes/ government power to control and supervise the utilization of privately owned real property

SLIDE 9 - Planning and Zoning (Cover Page)

SLIDE 10

City planning

Laissez-faire is a policy of minimum governmental interference in the economic affairs of individuals and society.

Planning and architecture went through a paradigm shift at the turn of the 20th century.

The *laissez-faire* of the Victorian period fell away as the industrial age ushered in new concepts of urban planning that would balance the needs between business and residence.

SLIDE 11

As urban planners began to see the importance of having protected areas of development for factory and office workers to live, zoning regulations were developed that had specific separations between businesses, manufacturing and residences.

SLIDE 12

Early city planners had specific goals which included:

- Savings of tax money
- Adequate provision of services
- Providing for road right-of-ways and set backs
- Protection against costly drainage, flooding or environmental issues
- Reduction in political and equity problems in siting landfills, prisons, etc.