

Planning Basics

American Beach Community Meeting
September 28, 2019



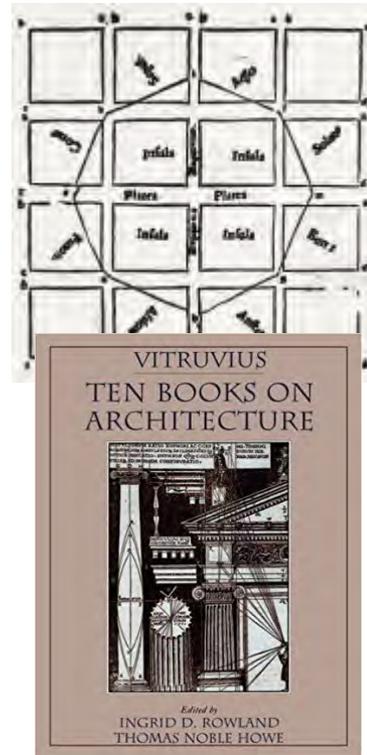
NASSAU COUNTY
DEPARTMENT OF PLANNING
AND ECONOMIC OPPORTUNITY
FLORIDA



Origins of Urban Planning



- Mesopotamia and Indus Valley and Epic of Gilgamesh
- Greek: Hippodamus – 5th century BC - considered first town planner and inventor of urban grid layout
- Roman: Ten Books of Architecture by Vitruvius – earliest planning text
- Spanish: Laws of the Indies – Vitruvian system modified for colonies in 16th century



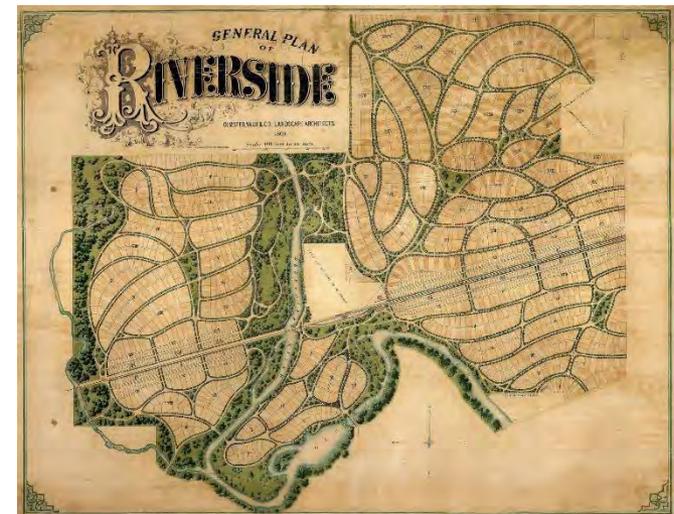
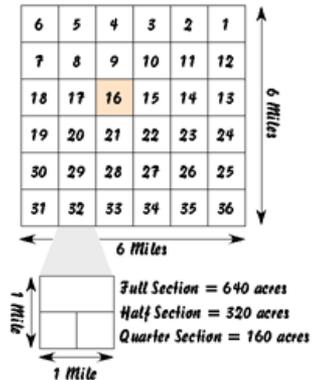
Planning in the United States



- 1573 – Law of the Indies for Spanish settlements (including Old Town in Fernandina!)
- 1785 – Northwest Ordinance – established grid, sections and townships
- 19th century
 - Railroad town sites
 - Homestead Act
 - 1857 - Central Park
 - 1868 – Riverside, IL – first suburb (designed by Olmsted)
 - 1893 – World Columbian Exposition in Chicago
- Early 20th century
 - 1909 – Chicago Plan; first national planning conference
 - 1916 – First zoning ordinance: NYC
 - 1925 – First comprehensive plan: Cincinnati
 - Planning emphasis on public health, poverty, beauty
- Mid 20th century
 - Focus on zoning and subdivision regulations
 - Rise of the highway and automobile
 - Planning emphasis on function, efficiency
- Later 20th century
 - Environmental laws
 - New and innovative zoning methods
 - Planning emphasis on sense of place, character, environment



The Township System



Why Plan?



- To serve the public interest by creating communities that are...
 - Safe
 - Convenient
 - Equitable
 - Healthy
 - Efficient
 - Attractive
- To provide consistency and predictability in land use
- To prepare a community for future growth, resilience or changes
- Planning is a valid function of a government's "police power" aka protection of the public's health, safety and welfare
- Planning can happen at national, regional and state levels, but most typically accomplished at the local government level
- Planning as:
 - **Design activity** – maps, site planning
 - **Decision-making process** – selection from alternatives

Planning in Florida

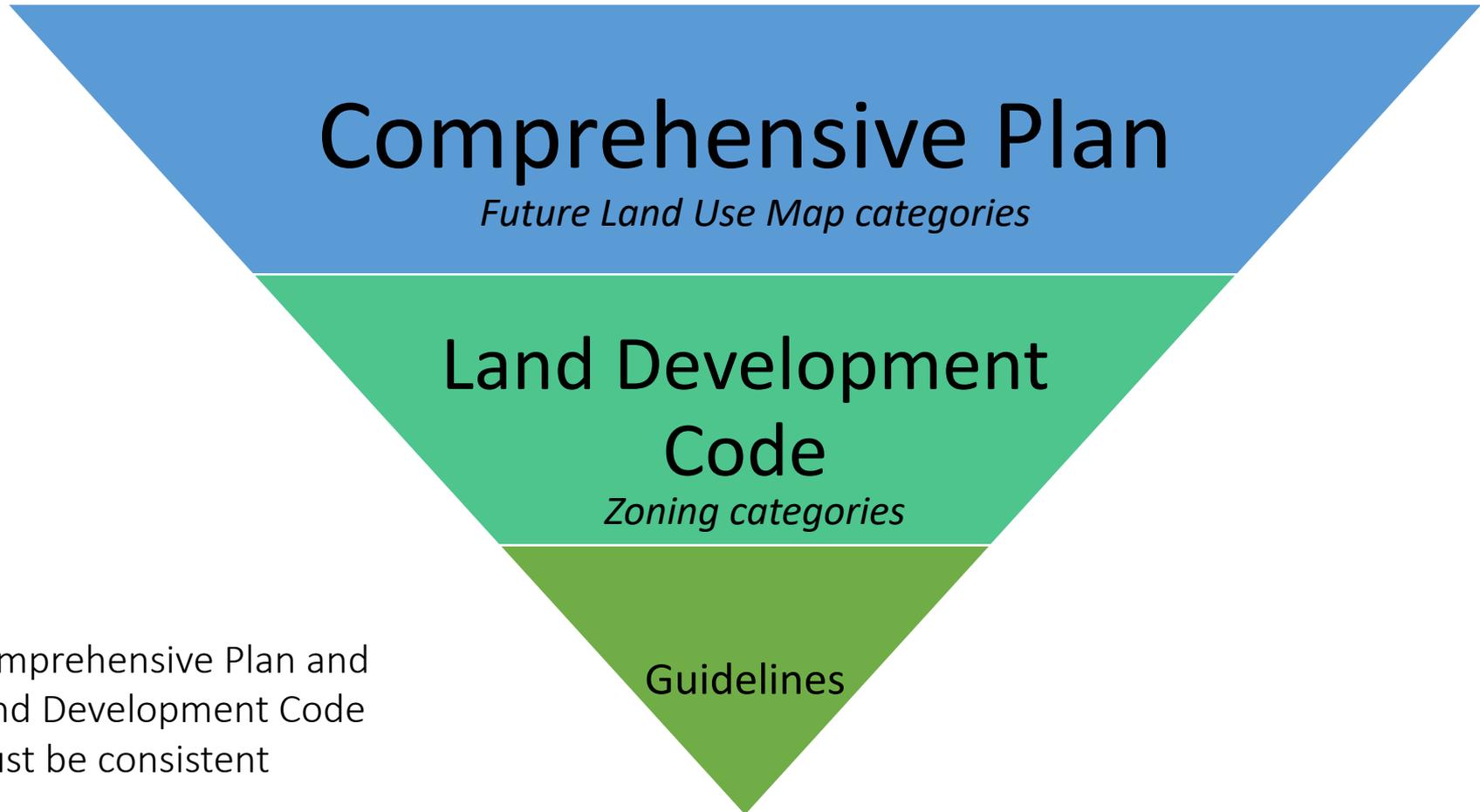


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- **1928 – Zoning Enabling Act**
 - First land use planning legislation in Florida
 - Allowed local governments to adopt zoning regulations (prior to home rule)
- **1972-73 – State and Regional Comprehensive Planning Acts**
 - Created Regional Planning Councils
 - Created Developments of Regional Impact (DRIs) and Areas of Critical State Concern
- **1975 – Local Government Comprehensive Planning Act**
 - Required all local governments to have comprehensive plans
 - But plans didn't have to be adopted or give state any authority to review or approve – so no legal status. And development didn't have to be consistent with plans.
- **1984 – State Comprehensive Plan adopted**
- **1985 – Growth Management Act**
 - Required comprehensive plans to be adopted by ordinance and included state-level review process. Created legal status of comp plans.
 - Established right of citizens and local govts to have legal standing to challenge plans, required plans be financially feasible, required concurrency management system, required Future Land Use Maps and implementing land development regulations
- **2011 – Community Planning Act (legislative shakeup)**
 - Renamed FL planning program, abolished Department of Community Affairs, significantly reduced state and regional oversight of local government planning (limited now only to comments on important state resources and facilities), removed twice per year limitation on comp plan amendments and repealed 9J-5, FAC, which had established minimum criteria and rules for comp plans

Florida is a **home rule** state. This means local governments have flexibility to adopt their own regulations unless it is expressly prohibited by or in conflict with state law. Started in 1968 in FL.

This is in contrast to a **Dillon's rule** state. That means local governments can only adopt regulations if they have been given permission by the state to do so.



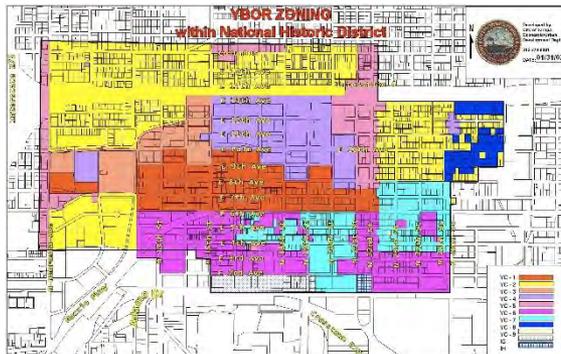
Comprehensive Plan and
Land Development Code
must be consistent

Types of Zoning



Euclidean

- Based on Supreme Court case: Village of Euclid (OH) v. Ambler Realty Co. (1926)
- Zoning that separates land by uses
- Most common in US



Form-Based

- Focus on design and form, not use
- Transects instead of zones (still zoning)
- Includes street/public space requirements
- New Urbanism
- William Burgess Overlay and Amelia Park are local examples



American Beach Future Land Use



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Existing Land Use Categories in American Beach

- High Density Residential
- Recreation
- Commercial

Comprehensive Plan available at www.nassaucountyfl.com/compplan



Map available at: www.nassauflpa.com → Map Search → Map Layers → Unincorporated Nassau County Future Land Use

American Beach Zoning



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Existing Zoning Categories in American Beach

- Residential General 1 – AB
- Residential Single Family 2 – AB
- Commercial General – AB
- Commercial Neighborhood – AB
- PUD
- Commercial Neighborhood



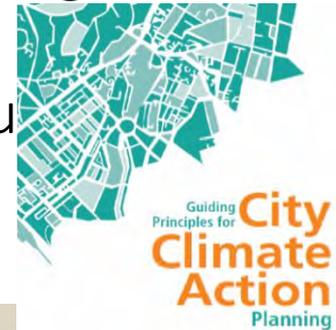
Land Development Code available at https://library.municode.com/fl/nassau_county/codes/code_of_ordinances

Map available at: www.nassauflpa.com → Map Search → Map Layers → Unincorporated Nassau County Zoning

Trends in Planning



- Diversity and equity – including voices (both professional and citizen) that are more reflective of our communities
- More communities moving away from Euclidean zoning
- Focus on environment, sustainability, resilience
- Smart/connected cities – emphasis on IT infrastructure
- Climate change
- Housing affordability



UN HABITAT
FOR A BETTER URBAN FUTURE



AFFORDABLE HOUSING

