

Redevelopment

Focus Area Meeting ▪ October 16, 2014

Introduction

- **Process Value:** What value added should the process provide?
- **Goals, Objectives, & Policies:** Should the 500 goals, objectives, & policies be streamlined?
- **Climate Change:** Impact of climate change?
- **Population Growth:** How should population growth be managed?
- **Mixed-Use Categories**
 - Are mixed-use categories effective?
 - Should there be more incentives to promote mixed-uses?

Climate Change

- Plan for more than 30 years into the future.
- Allow smaller parcel sizes.
- Provide live-work zoning categories.
- Allow on-site infrastructure.
- Built resilient communities and allocate funding for appropriate infrastructure.
- Fort Lauderdale Innovation Zone should allow two (2) units per acre.
- Zoning should provide infrastructure impact allowances for land uses that provide on-site infrastructure.
- Climate change needs a regional approach and large-scale capital projects should be examined.
- Consider renewable energy criteria when reviewing land use plan amendments.
- Community redevelopment agencies are not represented at the focus area meeting.
- Climate change should be considered in Community Redevelopment Plans due to its potential to have a blighting influence.

Sea Level Rise

- Water level rise in Miami-Dade County can be proven in court.
- Examine planning processes in other states post information on the Broward Next website.
- Build houses that can adapt as sea levels rise. For example, consider floating houses.
- Sea level rise cannot be reversed in the foreseeable future.

Post Disaster

- Examine post-disaster redevelopment needs.
- Identify appropriate areas to replace damaged infrastructure.

Redevelopment Plans

- Review redevelopment plan to ensure they match market trends.
- Examine the vacant land still available and provide incentives through “land use” for redevelopment.
- Consider slivers of surplus land that is available.
- Aging shopping centers are appropriate for redevelopment with mixed-uses and transit oriented designs.
- Contemplate the impacts of gentrification upon the economy and neighborhood character when preparing redevelopment plans.
- Determine residential densities based upon the efficient use of resources and quality of life factors.
- Leverage of funding should be considered for the implementation of all comprehensive plan elements, such as the replacement of aging infrastructure, creation of affordable housing, and mitigation of sea level rise.
- Redevelopment is a local issue. County should look at intensity of development regionally.
- Look at redevelopment along the FEC Corridor and explore a Transit Oriented TIF (tax increment financing).
- Streamline land uses and have one mixed use designation.
- Leverage Land Use Plan for adaptive reuse.
- Use innovation zones for more flexibility.
- Redevelopment plans should include post-disaster development scenarios. Whether or not to replace damaged infrastructure should be examined in areas subject to repeated damages.
- Assignment of flexibility should be analyzed in terms of market potential.
- The Florida East Coast rail corridor should be seriously analyzed in terms of its redevelopment potential, including the consideration of a transit corridor tax increment financing district.
- Health impacts assessments, place-making, and food systems planning should be incorporated into the planning process.
- Aging shopping centers are well-situated for transit-oriented redevelopment. Mixed-use redevelopment incentives should be offered.
- Redevelopment plans should consider gentrification and generational displacement.
- Plan should provide direction for the establishment of funding mechanisms are needed to replace aging infrastructure and address climate change.
- Incentives are needed to preserve historic structures.
- Densities and intensities allowed by adopted mixed-use categories may not align with changing economic conditions. A stream-lined land use plan amendment process should be developed for these circumstances.
- Impacts associated with redevelopment projects are generally local issues. Broward County’s focus should be on regional issues and developments with regional impacts.
- Financial institutions and developers need to collaborate to alleviate financing restrictions on mixed-use redevelopment projects.
- Leadership in Energy and Environmental Design (LEED) principles should be applied on a site-specific basis.

Community Redevelopment Areas (CRA)

- Community redevelopment agency staff and leaders are not present at the focus area meeting.
- Mixed use categories aid the implementation of community redevelopment area plans.
- Lenders restrict the financing of mixed-use projects by requiring a certain percentage for each use.
- Redefine CRAs to make more meaningful.
- Limit tax increment financing to 20 years and decrease the percentage of tax increment financing.
- Offer programs to rehabilitate vacant houses.
- Community redevelopment agencies focus on economic development, but need to focus on affordable housing.
- Collapse mixed-use future land use categories into a single category.

Addressing Current and Future Issues

- Provide incentives for historic preservation.
- Promote LEED for neighborhood design.
- How to we include health as part of the conversation.
- Consider renewable energy.
- Need for a regional approach:
 - Grants.
 - Large capital projects.
 - Develop criteria.
 - Developer-friendly.

Outreach

- Housing authorities.
- Health institutions.
- Broward Regional Health Planning Council.
- Broward Workshop.
- United States Navy.
- United States Coast Guard.
- Special meeting for community redevelopment agencies.

Intergovernmental Coordination

Focus Area Meeting • October 16, 2014

Development Review Process

- Eliminate the Planning Council meeting that is held between the two Broward County Board of County Commissioners meetings.
- The development review process should be more predictable, as the outcome of project approval can hinge on who attends the meetings.
- Planning Council is neutral territory for the municipalities.
- Need a mechanism to deal with large projects located near borders with other jurisdictions.
- Forum for coordination.
- Only land use plan amendments (LUPA) that border other jurisdictions should go before the Broward County Board of County Commissioners.
- Large projects, based on a specified threshold, should go before the Broward County Board of County Commissioners.

Addressing Current and Future Issues

- While it is important to streamline the development review process, some issues are bigger than our communities.
- Important to think outside of political boundaries.
- Address issues we are facing today but also those we will likely face in the future.
- Caution of looking too far into the future, as new technologies will emerge to address issues in new ways.
- Outreach to our legislative delegation to support/advocate for legislative changes (state, local)

Municipality and County Plans

- Make the county plans more user-friendly.
- Make the land use designation consistent between municipality and the Broward County Land Use Plan, as some have the land use designation travel to the center of the right-of-way (ROW) while others do not enter into the ROW.
- Reduce the number of future land use categories, emphasizing mixed use designations and a combining of residential designations.
- Make mixed use future land use categories more flexible.
- Make the Broward County Land Use Plan more conceptual in nature and have the municipality land use plans be specific.
- County level plans should be regionally focused (transportation, land use, form based code) and be used to generate incentives.
- Top-down approach -> need to look at the big picture
- Address home rule issue with municipalities and provide municipalities the flexibility to determine development densities/intensities.
- Administrative recertification.
- Example of a simple land use plan provided- Miami Gardens.

Development and Redevelopment

- The purpose of flexibility units is good but the mechanism is the issue.
- Rethink the flexibility unit rules.
- There is a need to update flexibility zone boundaries.
- Flexibility zones are not relevant and should be eliminated.
- Provide municipalities the flexibility to allocated flexibility units how they see fit.
- Use thresholds to allow smaller scale projects to go through the municipality approval process but not the County's.
- Create a range of development density/intensity limits to allow for development activities to respond to market conditions.
- Higher development densities/intensities should be permitted where infrastructure capacity is demonstrated, shifting from a parcel-by-parcel approach.
- Shift to a form-based code and coordinate between the County development review processes and what the municipalities would use in a form-based approach.
- Move the urban infill line to the western edge of the developed area of Broward County.
- Allow staff to approve minor project changes and plat notes so all these types of changes do not need to go through the formal approval process.
- Transfer of development rights (TDR) should be considered at the countywide level.
- Develop a framework to incentivize LEED development, affordable housing, etc.
- Coordinate this framework with the municipalities.
- Use tools to provide incentives to promote sustainable development.

Transportation

- In eastern municipalities there needs to be a shift from the automobile to multimodal forms of transportation.
- Add an airport/seaport compatibility zone to address impacts from these uses and address security concerns.
- Airport staff indicated support for this.

Platting

- Review platting requirements and eliminate some requirements on commercial uses.
- Eliminate plat notes
- Platting is a more powerful tool in other areas of the County, such as Texas, New Mexico and Nevada based on experience working in those states.
- In Florida platting is more of a mapping tool.
- Streamline the platting process and consider doing it during the site plan process (but keep site plan process at the municipal level, not County).

Natural, Recreational & Historic Resources

Focus Area Meeting ▪ October 22, 2014

Game Savers and Changers

- Water management, specifically proper discharge and drainage related to flooding and sea level rise, needs to be addressed.
- The Comprehensive Everglades Restoration Project (CERP)/Everglades Protection Area may impact/regulate some aspects of water management.
- Step up historic resources protection, this includes natural areas, structures, etc., offer incentives to maintain and rehabilitate these resources.
- Don't forget fundamentals; keep what works with the plans.
- Focus on preserving open space/natural areas in locations anticipated to experience higher densities and population growth.
- Include chapter related to food systems planning in the plans.
- Need to identify historic resources; preserving and rehabilitating these resources is a sustainable practice.
- Incorporate "dark skies"/"clean skies" policies into plans.
- Utilize Transfer of Development Rights (TDRs) as an incentive/funding source for historic preservation.
- The plans need to be user friendly and offer seamless government/connectivity.
- Mitigation strategies – i.e. more solar energy.
- Climate change is a bigger issue and should be analyzed as a separate component of the plans.
- Broward County should evaluate the Florida Department of Environmental Protection regarding plastic bags.
- Link climate resiliency into Capital Improvements, Local Mitigation Strategy and Adaptation Action Areas plans.
- Prioritization of policies/planning horizons.
- Consider a new measure for park concurrency standards (LOS), think outside of the box.
- Archeological and historic sites could be used as parks/natural areas to promote preservation.
- Consider County led green business promotion.
- Incentivize tree preservation.
- Consider undergrounding utilities and modernizing/hardening infrastructure.
- Public access to beaches should be recognized, especially in neighborhoods where access is usually denied.
- Outreach suggestions: Municipal Boards, Social Networking, Broward Trust, General Population, Indian Tribes, Radio, Schools, Higher Education and Broward Coalition.

Disaster Planning

Focus Area Meeting ▪ October 22, 2014

Game Savers and Changers

- Impacts of Climate Change on Public Health.
- More focus on Climate Change mitigation.
- Reduce the need for disaster housing by building appropriately.
- Address new construction on barrier islands.
- Disaster preparedness for Wi Fi/communications.
- Think about uses/location in disaster preparedness planning.
- Consider options for manufactured housing that cant withstand storms.
- Engage architects, builders and real estate professionals in the discussion.
- Engage community groups in planning climate change responses.
- Develop Resiliency Plans—FEMA plans on steroids—long term planning.
- Plan for Climate Change impacts on access to foods and other community needs/responses.
- Plan to protect archeological resources during storms and from debris staging areas.
- Begin migrating shoreline vegetation further inland anticipating sea level rise.
- Upgrade standards for manufactured housing.
- Analyze if evacuation routes are located in sea-level-rise areas.
- Broward County Emergency Management Department focused on all phases of planning.
- Need to integrate emergency management plans with capital improvements plan and identify resiliency projects.
- Evacuation planning should include potential disaster at Turkey Point Nuclear Facility.
- Disaster planning also needs to include disease management/technology failures/etc.
- Long term recovery plan should be included in this effort.
- Neighborhood strategies for post disaster.
- Maintain integrity of ecosystem to control diseases; sustainable cities are safer cities.
- Looming disasters: heat, food supply, water and air quality and quantity.
- Use Nextdoor.com as social media site during emergency.
- Coastal habitats need to also be re-created inland so they aren't lost to sea level rise.
- Research modern manufactured housing, as there are products that meet current building codes.
- Consider the percentage of evacuation routes susceptible to sea level rise.
- Integrate emergency management education into other areas – new residents who have never been through planning for a disaster.
- Need strengthened evacuation plans for all types of disasters.
- Use of non-traditional shelters – i.e. churches/what can qualify as a shelter?
- Prevention planning – education, CERT program, etc.
- Eliminate mobile homes – they don't meet building codes and are dangerous in a disaster.
- Real estate industry should educate buyers if home is located in flood area, sea level rise area, etc.

Public Facilities (Non-Transportation)

Focus Area Meeting ▪ October 22, 2014

Game Savers and Changers

- Collocation of community facility uses, such as community center acting as disaster operation center in time of need.
- Decentralizing public facilities and infrastructure; example is gasification.
- Government promotes alternative methods of facilities and practices, also need private sector to be engaged – consider public-private partnerships to promote.
- There are several existing plans that address this information. Need to identify and synthesize information and overlap.
- Public Private Partnerships.
- Broward County should consider a bulk pricing program/power purchase agreements for residents.
- Energy conservation should be a focus.
- Renewable energy portfolio should be required for new development. Public projects should focus on renewable energy to reduce public infrastructure footprint.
- Consider sharing resources/micro/collocation of resources/infrastructure – i.e. a large chiller could be shared by multiple users/businesses.
- Consider encouraging eco districts.
- Flooding issues and water management need to be addressed at a regional level and require a longer planning horizon/range than currently under consideration.
- Utilize Transfer of Development Rights to assist in preservation/promote mitigation of natural resources
- Consider developing a regional procurement program to assist cities in realizing green construction, renewable energy, etc.
- Safety and security for public facilities needs to be incorporated into planning process.
- School district is considering repurposing of some school facilities, as well as continued collation as appropriate; also need to consider including charter schools within Public Education Facilities Element.
- Strategies to protect historic resources/facilities from flooding and sea level rise.
- Water catchment areas within Broward County should be identified; potentially school sites.
- School board needs to consider developing rules to regulate charter schools.
- Waste water management: need to have detailed green construction information and purple pipes information and offer better connection to same.
- Water conservation and ocean outfall – need to evaluate facilities that can be used for water storage, reuse/recharge, take a look at recharge regulations.
- Flooding: below ground or pump, people do not want water in their yards. Plans need to consider and address what happens when existing homes are not at proper level.
- Proper soil holds ten times the amount of water, by creating natural native systems we allow nature to aid in the solution.
- County should consider identifying where growth should occur and create a tiered development approach to promote building and redevelopment in the “right” areas to preserve resources.
- Use natural infrastructure to tie into grey infrastructure.
- Adaptation Action Areas (AAA) could be used to identify some redevelopment areas.
- There are several existing plans, can these plans be reviewed and a matrix developed?
- Outreach to our legislative delegation to support/advocate for legislative changes (state, local).
- Harvesting Alternative Energy Sources like micro-grids, wastewater treatment plants.
- Promote other small energy production systems like gasification.

Public Facilities (Non-Transportation)

2

Focus Area Meeting ▪ October 22, 2014

- Business community engagement in the process/planning.
- Incentives for renewable energy use in public facilities and share the energy with other users.
- Consolidate services for public and private users, example fleet facilities.
- Keep Broward County contracts in the County, 100%
- Reduce public infrastructure foot print; share with other communities.
- Potable water: save and collect (rain barrels).
- Regional approach to addressing flooding issue/mitigation and infrastructure.
- Regional procurement of energy services/providers for renewable energy.
- Expand public schools element/policies to regulate Charter Schools (look at Palm Beach County examples).
- Share school fields & parks with the community.
- Energy commodities/aggregate purchasing/power purchase agreements for regional energy installations.
- Miami Dade County sea-level-rise estimate is 1.23 ft. by 2040.
- County tasing overlay for wastewater management that covers several providers.
- Relook at regulations for opportunities for aquifer recharge.
- Put together emergency plans to address flooding, also long term solutions.
- Recreate natural "soil sponges" for storm water retention.
- Green infrastructure requirements in site plans, building and public works.
- Revisit entitlements in places where we want to encourage density.
- C-51 Reservoir.
- Embrace our urban county status.
- Share school facilities with other community-serving services (ex. clinics).
- Look at larger areas to plan rather than allowing piece-meal changes.
- How will we know that we are making good on the plans we are making? Meaningful outcomes!

Housing

Focus Area Meeting ▪ October 29, 2014

Game Savers and Changers

- Pool to build housing in other areas.
- Look at uses around airport and transit facilities.
- Fair housing policies/standards.
- Keep dashed-line areas.
- Move urban infill line west.
- Manufactured housing
 - Define clearly
 - Savings
- How to look at affordable housing (parcels/regional).
- Transfer of Development Rights to preserve historic structures.
- Is 50 units/acre appropriate?
- Find better solutions than manufactured housing.
- Establish revolving funds with Transfer of Development Rights
- Clearly define and encourage mixed-use.
- Create additional incentives for affordable housing.
 - CRA for affordable housing
- Look at Brownfield sites for housing.
- Affordable temporary housing.
- Disaster management housing.
- Discuss housing costs (cost burden)
- Define very low, low and moderate income housing.
- Be flexible (density & affordable housing)
 - Ignore the #'s focus on specific areas
- Get rid of flex units and allow municipalities to control the number of units
- Co-location of affordable housing with employment centers
 - Waive
 - Public transportation
- Include all "cost" when defining affordable housing (transportation, etc.).
- Linkage fee – down payment assistance.
- Granny flats – not counting towards affordable housing

Outreach

- Hospitals
- Housing Authorities (Ft. Lauderdale)
- Broward Alliance for Neighborhood Development (BAND).
- HUD
- Farm
- Salvation Army
- Developers (residential)

Transportation

Focus Area Meeting ▪ October 29, 2014

Game Savers and Changers

- Grade crossing engineering issues.
 - FEC example.
- Complex land use map -> difficult to plan a transportation system.
 - Develop a vision map (policy map), include mobility hubs.
- Trafficways Plan – large right-of-way requirement impacts.
- Development should consider connectivity with schools.
 - Shade, crossings, etc.
 - TOUCH (Transforming Our Community's Health).
- Traffic operations -> hinder pedestrian environment.
 - Prioritize bike/pedestrian movements, particularly in urban areas.
- Relook at the Community Design Guidebook.
 - Design is key to quality of life.
 - Walkability audits.
 - Qualitative based.
- Consolidate airport policies.
 - Airport Master Plan is being updated.
- Greener transportation within the Transportation Element.
- Is there public awareness of the mass transit emphasis?
- End of trip facilities:
 - Showers, lockers, bicycle storage.
 - Symphony Tower example -> high bicycle demand, racks were added and well used.
- Regional travel demand models not usable for transit.
- Adaptation Action Plan.
 - Concern that facility not being elevated enough.
- Need more room for bikes on buses (two fit today).
- Do not have matching funds (i.e. Portland, OR.).
 - Need to consider options.
- Land use category/exemption for specific corridors if you meet specified goals.
- Suggestion that County does not get involved with land use approval process until the site plan stage.
- Are TOD design guidelines in the works or just designated facilities?
 - Yes there are guidelines in place but enforcement is up to the municipalities.
- Balance housing/redevelopment and transportation.
- Scale – transit in core with cars in outer radius.
- Address hurricane evacuations.
- Tie transportation to land use.
 - Trafficways Plan can be prohibitive.
- Complete Streets may increase traffic on adjacent roads.
- Grade crossing/fly-overs bring traffic into residential neighborhoods.
- Moving goods/commercial traffic – hours of the day.
- Models to use other than TRIPS?
- Compatibility of uses with airport and sea port.
 - Address existing uses in these areas.

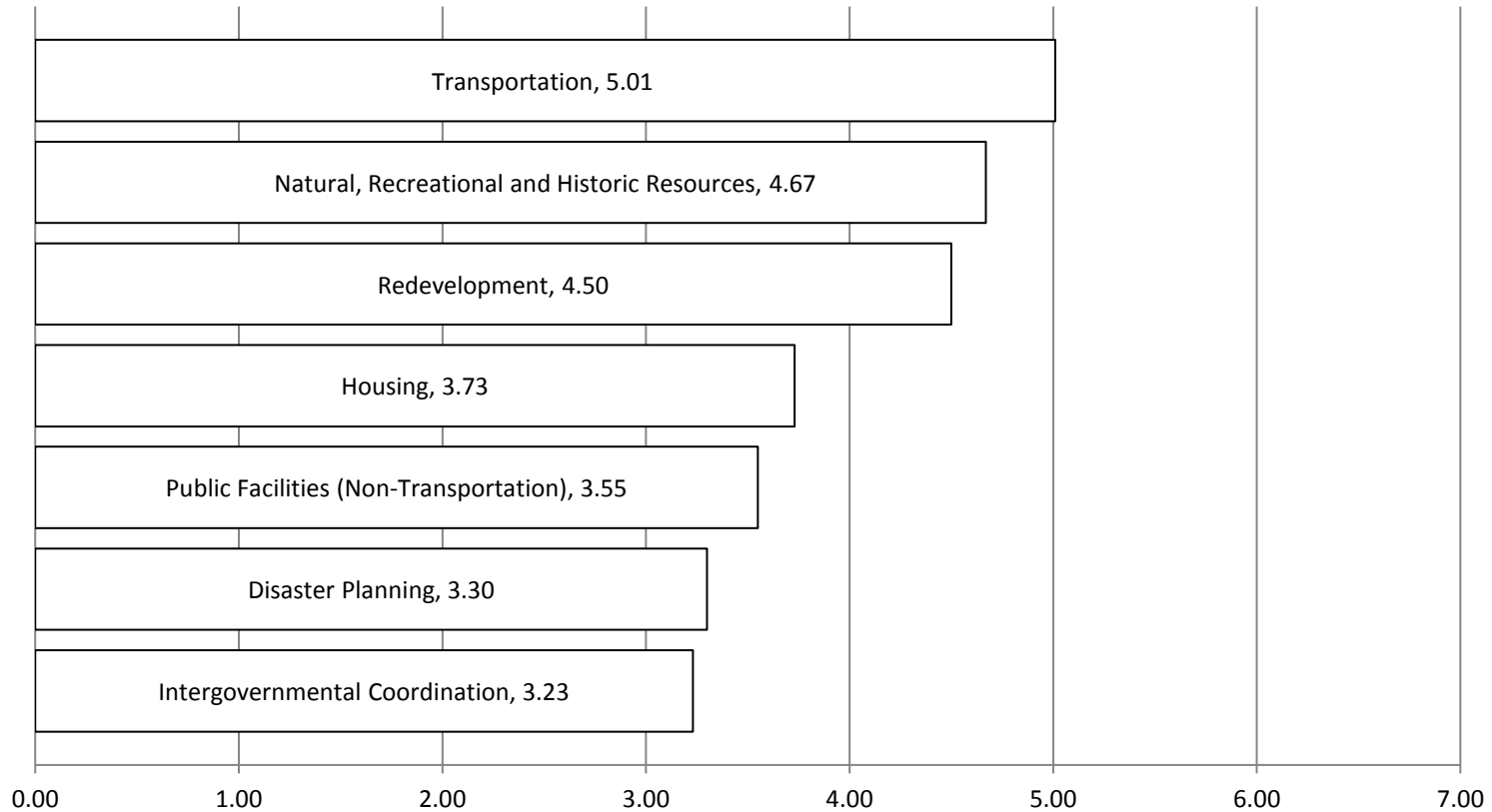
- Trips analysis – credit for vacant land should not be permitted.
- Level of service and how it is determined.
- Transit – BCT 10-year transit needs (TDP).
- Marine industry, tourism west of bridge.
- Needs regional transportation plan.
- Need more bicycle racks on buses.
- Efficiency and effectiveness of transportation facilities.
- Impact fees – 18 month demolition requirement should be extended.
- Complete Streets does not mean lane closures/eliminations.
- Focus on ground conditions of roads/right-of-way.
 - Sidewalks, lighting, etc.

January 2015 BrowardNext Summary Survey Results for Focus Area Priorities

Ranking of Focus Area Priorities for the Broward County Land Use Plan

The graphic below illustrates the survey results for Focus Area Priorities. Results are ranked in numerical order based on the score of the response to the provided option, with the highest possible score being 7 for this category.

Ranking of Focus Area Importance



Focus Area: Natural, Recreational and Historic Resources within Broward County

Results presented in the table below are ranked in numerical order based on the score of the response to the provided option, with the highest possible score being 7 for this category.

Rank	Score	Option
1	5.15	Utilize “Transfer of Development Rights” to preserve the environment and open space
2	4.88	Prioritize, identify, and implement countywide water management/flood protection strategy
3	4.81	Prioritize and address the anticipated effects on natural and historical resources resulting from climate change
4	3.54	Promote urban agriculture
5	3.52	Address food systems planning within the County Land Use Plan
6	3.13	Strengthen provisions to identify and protect historic and archaeological resources
7	2.98	Revisit current county and local parks and open space standard of 3 acres per 1,000 population

Focus Area: Public Facilities (Non-Transportation) within Broward County

Results presented in the table below are ranked in numerical order based on the score of the response to the provided option, with the highest possible score being 5 for this category.

Rank	Score	Option
1	3.68	Prioritize, identify, and implement countywide water management/flood protection strategy
2	3.13	Fully integrate energy efficiency and conservation into public infrastructure
3	3.12	Strengthen water reuse policy and programs
4	2.76	Prioritize and address the anticipated effects on public infrastructure resulting from climate change, including sea level rise
5	2.32	Incorporate safety and security into the public infrastructure planning process

Focus Area: Redevelopment within Broward County

Results presented in the table below are ranked in numerical order based on the score of the response to the provided option, with the highest possible score being 8 for this category.

Rank	Score	Option
1	5.80	Target and incentivize new development toward urban downtowns and major transit/rail corridors/stations
2	5.63	Re-evaluate and strengthen mixed-use policy and classifications
3	4.93	Fully utilize the “Adaptation Action Area” designation to address the effects of climate change on areas of countywide significance
4	4.90	Prioritize and develop a financially feasible plan to address the anticipated effects on redevelopment resulting from climate change, including sea level rise
5	4.79	Target and incentivize new development toward identified Community Redevelopment Areas (CRA’s)
6	3.55	Revisit existing general limit of 50 units per acre on residential density
7	3.31	Incorporate health impact assessments into the planning process
8	3.09	Develop policy and criteria to implement “Transfer of Development Rights”

Focus Area: Disaster Planning within Broward County

Results presented in the table below are ranked in numerical order based on the score of the response to the provided option, with the highest possible score being 5 for this category.

Rank	Score	Option
1	4.15	Fully incorporate and address the anticipated effects from Climate Change, including Sea Level Rise, into disaster-prevention and post-disaster planning
2	3.26	Consider options for affordable modern manufactured/modular housing that can withstand major storms
3	2.74	Consider the effect on food systems as part of disaster-prevention and post-disaster planning
4	2.67	Include policy and identify programs to address repetitive loss properties
5	2.18	Identify programs and develop policy to phase out existing mobile homes

Focus Area: Intergovernmental Coordination within Broward County

Results presented in the table below are ranked in numerical order based on the score of the response to the provided option, with the highest possible score being 8 for this category. Please note that two responses have the same score.

Rank	Score	Option
1	6.52	Streamline County Land Use Plan amendment process
2	5.37	Develop thresholds to require County Land Use Plan amendment process for only proposed development that is regional in scope or significantly impacts adjacent municipalities
3	4.70	Develop new mechanism to replace existing "Flexibility" provisions, while retaining current purpose
3	4.70	Make County Land Use Plan more user friendly
4	4.36	Streamline County platting requirements and approval process
5	3.94	Consider administrative approval options for Planning Council recertifications
6	3.80	Consolidate and simplify current land use plan classifications
7	2.59	Develop policy and criteria to implement "Transfer of Development Rights"

Focus Area: Transportation within Broward County

Results presented in the table below are ranked in numerical order based on the score of the response to the provided option, with the highest possible score being 6 for this category.

Rank	Score	Option
1	4.15	Promote and incentivize redevelopment along major transportation corridors and at major transit stations
2	4.01	Develop and implement a multi-modal level of service/impact analysis for land use plan amendment review
3	3.63	Prioritize and strengthen "Complete Streets" policy, standards, and programs at the countywide level
4	3.61	Support a permanent funding source for countywide transit needs
5	3.53	Integrate and incentivize the transportation/housing connection into planning and development policy
6	2.08	Strengthen Airport and Port land use plan policies

Focus Area: Housing within Broward County

Results presented in the table below are ranked in numerical order based on the score of the response to the provided option, with the highest possible score being 6 for this category.

Rank	Score	Option
1	5.13	Integrate and incentivize the transportation/housing connection into planning and development policy
2	4.38	Prioritize, incentivize, and establish a comprehensive countywide affordable housing strategy addressing all categories – very low, low, moderate and workforce
3	3.14	Revisit and improve the existing County Land Use plan affordable housing density bonus program
4	2.97	Support options for affordable modern manufactured/modular housing
5	2.76	Revisit existing general limit of 50 units per acre on residential density
6	2.63	Support a countywide non-residential affordable housing “linkage fee”

OUTLINE - BROWARD COUNTY LAND USE PLAN: 2016
JUNE 2015
FOR DISCUSSION PURPOSES ONLY

Executive Summary

Section 1: Highlighted Regional Issues and Strategies

(Two (2) to Four (4) Pages for Each Issue Describing County Strategy)

- **Multi-Modal Transportation**
 - Complete Streets*
 - Transportation and Housing Connection*
 - Funding for Countywide Transit*
 - Multi-Modal Level of Service*
- **Attainable Housing**
 - Attainable Housing Strategy*
 - *Countywide Data and Measures*
 - *Linkage Program*
 - *Attainable Housing Bonus Density*
 - *Manufactured/Modular Housing*
 - *Municipalities*
- **Climate Resiliency**
 - Water Quality, Management, and Reuse*
 - Adaptation Action Areas*
 - Priority Planning Areas*
 - Transfer of Development Rights*
 - Energy Alternatives and Efficiency*
- **World Class Natural Resource Protection and Enhancement**
 - Flood Protection*
 - Beaches and Rivers*
 - Food Systems Planning*
 - Historical and Archaeological Protection*
 - Parks and Open Space*
- **Targeted Redevelopment**
 - Smart Growth Framework*
 - Downtowns and Transit Corridors/Hubs*
 - Mixed Use*
 - Incentives for CRA's*
 - Transfer of Development Rights*
 - Attainable Housing*
- **Disaster Prevention and Post-Disaster Planning**
 - Countywide Pre- and Post-Disaster Planning*
 - Repetitive Loss Properties*
 - Manufactured/Modular Housing*
- **Renewed Intergovernmental Partnership**
 - County Land Use Plan Map and Amendments*
 - Municipal Land Use Plans*
 - Countywide Development Review Program*
 - Administrative Rules and Reviews*

FOR DISCUSSION PURPOSES ONLY

Section 2: Policies, Implementation, Programs, and Incentives

- Section Overview
- General Countywide Land Use Policy
 - Residential*
 - Commercial*
 - Industrial*
 - Conservation Areas*
 - Public Schools*
 - Urban Agriculture*
 - Port*
 - Airport*
 - Mining*
 - Compatibility*
 - Public Facilities and Services*
 - . Potable Water*
 - . Sanitary Sewer*
 - . Solid Waste*
 - . Transportation Rights-of-way*
 - . Electrical Generation Facilities*
 - . Communication Facilities*
- Countywide Land Use Programs
 - Platting and Land Development Code*
 - . Transportation Concurrency and Impact Fees*
 - . Public School Concurrency*
 - . Attainable Housing Linkage Fees*
 - . Parks and Recreation Fees*
 - . Safe and Adequate Access*
 - Trafficways Plan*
 - Wetlands*
 - Water Resources Management*
 - Air Quality*
 - Tree Preservation*
 - Wellfields*
 - Beaches and Rivers*
 - Environmentally Sensitive Lands*
 - Greenways*
 - Historic and Archeological Resources*
 - Sea Turtle Lighting*
- Implementation Provisions and Definitions
 - Transportation Multi-Modal Levels of Service*
 - Environmentally Sensitive Lands*
 - Adaptation Action Areas and Priority Planning Areas*
 - Special Residential Facilities*
 - County Land Use Plan Amendment Thresholds*
 - Accommodating Local Level Land Use Planning*
 - Planning Council (Re)certification Requirements*
 - Repetitive Loss Properties*

FOR DISCUSSION PURPOSES ONLY

- Incentive Programs
 - Transfer of Development Rights*
 - Community Redevelopment Areas Program*
 - Attainable Housing Bonus Density*
- Statutory/Legal/State Requirements
 - Intergovernmental Coordination*
 - Interpretations*
 - Monitoring and Enforcement*
 - Legal Actions*
 - State Requirements*
 - . *Dredge Spoil Sites*
 - . *Other*
- Land Use Plan Map Series

Section 3: Recommended Practices (Non-Regulated)

- Section Overview
- Smart Growth
- Food Systems and Urban Agriculture
- Heath Impacts
- Climate Resiliency
- Attainable Housing
- Disaster Planning
- Redevelopment and Economic Development Tools
- Multi-Modal Mobility