

1.	2.	3.
<p>Discuss the constitutional statutory basis for local government land use regulatory authority. Explain the concept of police power.</p>	<p>Describe and provide examples of the ethical challenges that a planning professional may face dealing with urban development planning responsibilities.</p>	<p>Describe the issues, problems, and concerns and the method by which the Fort Lauderdale DDA manages their programs and projects. Discuss Examples.</p>
<p>It was the 10<sup>th</sup> amendment it gives the states the Right to do something</p>	<p>What are our responsibilities</p>	<p>Issues: Connectivity, the DDA is trying to fill the whole</p>
<p>The 13 colonies told the gov't what it Could govern over the state</p>	<p>What happens when I as a planner knows that The plan should be denied but the constituents Want it built.</p>	<p>Problems: is the lack of participation like BC And FAU</p>
<p>Police power regulatory authority.</p>	<p>As in if we deny it – then we could lose our jobs</p>	<p>Concerns: it Prevents the downtown life. Downtown mobility</p>
<p>The states kept their reserve power and then Delegated it to the local – because it is a local Decision</p>	<p>Who do you go to: What do you suggest</p>	
<p>Standard city planning act</p>	<p>Like when the RFQ is written so that only one Vendor (specifically) can qualify.</p>	
<p>Standard zoning planning act</p>	<p>When the envelope is laid on the desk and they Say it is yours if the answer is yes.</p>	<p>It is the DDA's responsibility (note the DDA and CRA does not have the regulatory authority only the cities have that)</p>
<p>It is in the first chapter of the "Planning in a Nutshell" Book</p>	<p>Google land use Ethics</p>	<p>How the DDA manages its Areas Public Art</p>
		<p>The wrap, the designs on the fence, the planted</p>
		<p>Trees (landscaping) to add active street level uses</p>

4.	5.	6.
Describe the issues, problems, and concerns and the method by which the city of Miramar manages the programs and projects in their town center development. Discuss examples.	Describe the issues, problems, and concerns and the method by which the Lauderdale lakes community redevelopment agency (CRA) manages their redevelopment area programs and projects. Discuss Examples.	Describe the issues, problems, and concerns and the method by which the Hollywood CRA manages their beach and downtown redevelopment areas. Discuss Examples.
Issues: they had no downtown. They were starting From scratch, how do you do this, how does it Happen	Remember Lauderdale lakes CRA in which the tax Funds go to the CRA from a tax increment	Issues: They are separated by a thin strip of land That is not connected
Solution: the bought the land, they created the Guidelines, and they had public involvement	(Dania beach has to petition into the state fund of Redevelopment)	The city has the land that was purchased at the Height of the market
We are going to build all this stuff with retail, and Infrastructure. But they wanted the control	They got the tax increment for building once a Project was built the tax base went to the CRA It is a rebate of the tax increment.	The park in the middle of the young circle, they Did the fund grants for bldg. improvements, they Fixed the roads,
They added the library, and the BC on the location They added the City Hall, the Planning Dept. and The Engineering Dept. The parking	We can review their web page. But what he is Saying is that his city is slum and blighted His goal is to get the developers to come in.	Hollywood Beach the boardwalk that was run down They paved it all and they gave it a nice appearance That helped out as an incentive for the private to Build
Streetscape is everywhere – it makes the place More esthetic	He got the library built with the CRA’s offices on The second floor.	The Margarita vile project that will be built on city Project to give the city another theme hotel.
The concer is that the city center is the one place for a city to make its first impressions when the Developer sees the buildings as it enters the city	It is an urban center / not a town center because The city hall is not there  They are CPTED compliant	The issue here is new development, economic dev. Quality of life, feet on the street. Slum and blight Fixes,
	They are providing the land and the patches of Land for the gardens which relates to the Quality of light and alleviates blight	The above is for all the #'s 3 - 7
	This serves a solution to the quality of food	Subsidized tenant improvements development incentives

7.	8.	9.
Describe the issues, problems, and concerns and the method by which the Dania Beach CRA manages the redevelopment area programs and projects. Give examples.	Explain the concept of Public private partnership (PPP) and discuss three examples.	Explain the guiding principles of urbanism as described in “ <u>Getting Real About Urbanism.</u> ”
The CRA focuses on the slum and blighted area	The PPP is a partnership: Examples:	Found on Pages 10, 11, 21, 123
They are providing the land and the patches of Land for the gardens which relates to the Quality of light and alleviates blight	The Wave – the partnership is for the public to Supply the land and the private builds it, but the Private gets incentives like profit	Something other than urban sprawl – it relates to The efficient use of land in a compact environment
Issues public safety, slum and blight,	MTC – The developer was provided the land at a Reduced price. The public provided the amenities Like the performing arts center	Diversities of uses and neighborhoods it is also about Separation, like neighborhoods, like activity Centers ( a place to go)
Problems – revenue was a problem to come up With A plan, to pay for the implementation of the Redevelopment plan The perception of the city it was old	UN – Could not afford the renovation so the Developer was provided guaranteed rents The Developer also received the land.	Range of housing in diversity by demographics Non-segregated in the same community to Understand the community
It was then marketed to the first city of broward It got the significance of the first city	Dania Beach – they wanted the town center and a City hall with mixed use development. So the Private got the land for free.	The walkable neighborhoods and a variety of Transportation options, shade trees, sidewalks
Why would you want to go to Dania Beach? The Fixed the roads, the hid the ugly buildings, they Created a theme of marine industry.	Ft. Lauderdale – Got the garage built by promising The private the rental space. The city built the Garage but the private had to rent space in it.	Sufficient infrastructure , sewer, potable water, Schools, safe, police, fire, safety. Distinctive city’s With a strong sense of place. The genus loci.
It had a vision!	The gov’t wants it done and the private sector	Ecosystems, farmland, how do you protect the Quality of life, the enhancement
They got the money for the garage because the County would know that with the redevelopment The city would get a greater tax revenue	Wants a profit (which is the motivation of the Private sector)	The fair predictable – to be hot honest open Transportation for regulatory to be fair and to Have the built community to be involved as in Design workshops the charrete
To create the park – it will be part of the plan	The motivation for the gov’t is that they have the Motivation to implement the plan	
		Then you go back to page 10 and mix that with Page 123 to extract the principles.