

Where are we now/what are current problems/challenges?

- What are barriers to ratings systems such as; ENERGY STAR, LEED, Florida Green Building Certification and Florida Water Star, being utilized/embraced by builders/public?
- What about techniques/programs (which don't require a fee to participate) such as; The Florida Friendly Landscaping, LID?
- With regards to ratings systems how can we incentivize them?
- How can we foster good development of old/infill industrial sites, such as Cabot/Koppers or old Energizer plant?
- What are the ways we respond to health impacts in development policies? Should we consider the health impacts of walkability/access to transit when changing land development regulations?
- What is current state of pedestrian/bicycle/multi-modal mobility with regards to Alachua County's Comprehensive Plan/current development?
- Are there ways we can streamline the development process, in terms of permitting without compromising our environmental and sustainability goals?
- If when the Chamber goes out to communities to sell Gainesville, one of the major selling points is quality of life (which includes the environment and natural resources of Gainesville and the surrounding area) and given the fact that EPAC believes sustainability must include providing for the economic prosperity of the county's citizens, how can we protect/enhance the environment while still encouraging economic development?
- Given examples such as;
 - Alachua County has been recognized by the state as being at the forefront in terms of comprehensive planning (for things like Strategic Ecosystems protection) and incorporation of multimodal transportation
 - The Comprehensive Plan goes beyond state regulations in restricting any development in wetlands
 - In terms of wetland protection, buffer areas are actually more restrictive than those allowed by Water Management District
- Are there parts of the Comprehensive Plan you believe should be changed to be more or less in line with state regulations?
 - Given the work that has been done to change the Comprehensive Plan to allow for TODs (Transit Oriented Development) and TND (traditional neighborhood design), which would have previously required a special exemption but can now be done by rights, what are similar areas that might still need to be changed?
 - Would you agree that generally speaking compact development (ie: urban clustering) is more fiscally responsible (for county/municipalities) than alternative sprawl? Are there ways state/local agencies are part of the problem/contributing to sprawl?
- We have spent most of our time talking about new development, given we have a ton of existing housing/building stock what are some ways we can increase the energy/water efficiency and save people money?

What do we need to change/Where do we need to go/ to address these problems?

- Should county staff consider water usage/consumption as part of the Development Review permitting process?
- Do we need to change how we charge impact fees to take into account water use and size of lot. Currently impact fees are calculated based on square footage of the structure.
- A proposal has been floated in past to establish a stormwater fee (to help pay for infrastructure upgrades and permitting/review by county staff) - and has been suggested by multiple panelists at our previous conversation events. Would you be for or against and why?
- With growing attention to issues of water (quality/quantity) and looking to recent examples such as the Sweetwater Branch Paynes Prairie Sheetflow Restoration Project or the new swales along Main Street, what are some of the other opportunities for green infrastructure?
- If we incentivized “fast tracking” or density bonuses would it be effective and would you use?
- How can the county/municipalities rethink transportation planning? Could a truly multi-modal, pedestrian/bicycle friendly system improve not just travel-times but connectivity?
- Can you explain functional density to our audience and how can we ensure that development is not automobile centric?
- Health impact assessments (like environmental assessments) - are used in other states and counties but in FL/Alachua County, should they be? How could Alachua County incorporate issues of public health into the Comprehensive Plan?
- Many people are disturbed by the impact of the development process: such as how we use construction equipment on job sites, rating systems like LEED address some of these concerns. What are some of the ways we can minimize these impacts and should we?

Closing Statement:

Are there questions you wish I had asked panelists that I didn't?