

DRAGON WELL

Volume 2 Issue 6 ♦ November 2011

The Dragon Well — Chinese folklore — Where the water of life is guarded by the fire of truth.



FORMER DCA SECRETARY CRITICAL OF FARMTON

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In September Tom Pelham, the former Secretary of DCA, delivered testimony as an “expert witness” in the administrative hearings being conducted on the Farmton amendment. The amendment to Brevard’s and Volusia’s comprehensive plans was approved in 2010, was found “not in compliance” by the Department of Community Affairs, then, after some tweaking of the amendments by the applicant, was found in compliance by the Department. Next, the Sierra Club and a local no growth group called ECARD challenged that finding. In a bizarre twist



of roles, a landowner is trying to preserve in perpetuity 45,000 acres of key environmental lands with the plan amendment and the Sierra Club is trying to stop it. That’s right, the Sierra Club is trying to prevent approval of a plan amendment that would preserve 45,000 acres of land in perpetuity... land that they acknowledge provides key habitat.

In his testimony, Pelham referred to Farmton as a “travesty” of planning.

Interestingly, Pelham had never visited the property and had never offered a single suggestion during the nearly two years that the project was under his review. Aside from preserving 45,000 of 60,000 acres and committing to the highest standards of green development, Farmton was approved before the Brevard County LPA (twice), the Brevard County Commission (twice), the Volusia County PLDRC (twice), and the Volusia County Council. Another State agency, the Florida Game and Freshwater Fish Commission, referred to Farmton as one of the best projects they had ever reviewed and believed it to be a model for the future. The Farmton amendment was also supported by Florida Audubon. In Volusia County, it had to go the extra step and win approval from the Volusia Growth Management Commission. Since its approval, Farmton has won an “Innovations in Planning Award” from the Florida Planning and Zoning Association and a “Sustainable Partnership Award” from the Collins Center for Urban Studies which states, “In recognition of your outstanding achievements and excellence in helping to create a sustainable economic, environmental, and social future for Florida.” Travesty indeed.



Currently, Florida has over 107 endangered species, giving it a ranking of fourth nationally behind Hawaii (378), California (303), and Alabama (108)

And the Nominees Are... 374 plant and animal species have been nominated for inclusion on the Federal Endangered and Threatened Species List. Florida nominees include the Florida Sandhill Crane, several crayfish unique to a particular spring, and several varieties of caddisfly to include the ever popular Three-tooth Triaenodes Caddisfly.

Triaenodes



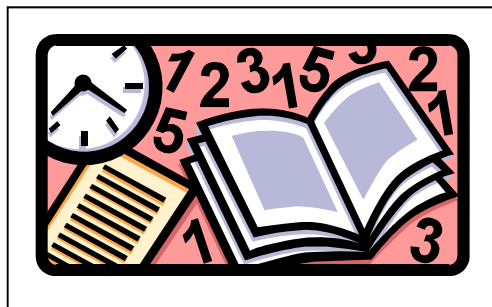
**Florida DEO
Community
Planning and
Development**

www.floridajobs.org/community-planning-and-development.html

EVALUATION AND APPRAISAL

As of June 2011, local governments have more discretion in deciding whether an update to their comprehensive plan is needed. The new provisions are:

- At least every seven years, determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated.
- Notify the state land planning agency by letter of this determination.
- If the local government believes that amendments to the comprehensive plan are necessary, the local government shall prepare and transmit the amendments to the state land planning agency within one year.
- Any local government failing to timely submit a notification letter or proposed amendments within one year of notification may not amend its comprehensive plan until it complies with the requirements.
- The evaluation and appraisal should address changes in state requirements since the last update of the comprehensive plan, and update the plan based on changes to local conditions.



ECONOMIC DEVELOPMENT

At an Economic Development Summit held in Kissimmee, Florida's Secretary of State, Gray Swope, made the following comments:

- Governor Scot is focused on jobs- almost exclusively. We are facing a 10.6% unemployment rate so something must change.
- Florida's competition is not international, or even national, but rather the growth leaders of the southeast U.S. to include Georgia, Alabama, the Carolinas, Tennessee and Texas. All of these states have "nimble and focused" economic development efforts.
- From the start of the current Administration, the first task has been how to organize and focus our economic development team and answer the question, "What is the core mission?"
- Florida's current economic system is confusing with the roles between agencies such as the Office of Tourism and Economic Development (OTED), Enterprise Florida, and Space Florida sometime overlapping and confusing. If a potential employer is interested in Florida, who is the contact person/agency.
- The focus needs to shift to "the customer" vs. the State process/bureaucracy. What does



the customer need from Florida and how will we deliver it.

- Need to recognize that there needs to be a seamless partnership between the State and a local government. State can address incentives, but if local government is not interested or opposed, then all effort is wasted.
- Among competitors, Florida is known as the State where you have to get, "...all these crazy approvals."



- Trends are strong- international business and job growth are trending in the right direction.

Other details/comments that came out of the summit included:

- The real estate industry will not lead the recovery- it is not a driver. The national economy must make a recovery and real estate will follow.
- U.S. population will double over the next 30 years, so there will be demand.
- Light rail has provided a huge stimulus for real estate values in other metropolitan markets.

SJWMD

www.sjrwmd.com/

St. Johns Water Management District Selects a New Leader

The St. Johns River Water Management District selected Hans G. Tanzler III as Executive Director. Tanzler has been the District’s general counsel since July. Prior to that, he served on the District’s Governing Board. .



AUTUMN LEAVES

As noted above, the St. Johns River Water Management District has selected an Executive Director. Leaving the SJRWMD will be Kirby Green. Mr. Green cared about the St. Johns basin and committed a large part of his professional life to its protection.

Also leaving is Phil Laurian, the Executive Director of the East Central Florida Regional Planning Council. He announced his resignation in July and attended his last RPC meeting in August.

The RPC is probably not going to hire a replacement until the intent of the Legislature

and Governor regarding regional planning, growth management and State spending priorities is clear. The Governor vetoed State funding of RPC’s earlier this year (see June 2011 issue of Dragon Well).



INCOME AND DISPARITIES

The wealthiest city in Florida, based on per capita income is Fisher Island, with a per capita income of \$236,238. The poorest is Belle Glade Camp (#887) at \$4,995.

The wealthiest city in East Central Florida is #28 — Heathrow (which is not incorporated), followed by Windermere at #36.

While Florida ranks fourth in the number of endangered species, it ranks 18th in per capita income (this is a mean vs. a median number). At first glance, the number seems low, but remember this is “per capita: vs. “household” income.

Six of Florida’s counties are among the 100 richest in the Country to include:

- Collier County
- Martin County
- Palm Beach County
- St. Johns County

- Sarasota County
- Indian River County

The East Central Florida Region ranked as follows:

- Seminole County: #8
- Brevard County: #17
- Orange County: #20
- Lake County: #23
- Volusia County: #25
- Osceola County: #40



The poorest County, based on per capita income is Hamilton County.



THE BIG PICTURE

UCF hosted a presentation by Bernard Amadei, the founder of Engineers

Without Borders. Dr. Amadei presented many facts encouraging students to find solutions for global issues to include:

- 90% of engineering “works” benefits 10% of the world’s population.
- 5 billion people make less than \$10 per day.
- 1.2 billion people lack clean water.
- 2.4 billion people lack adequate sanitation.
- 2.4 billion people are at

risk for infection and death by malaria.

- 650 million people have life threatening disabilities of which 200 million are children.

He noted that the U.S. currently spends \$32,000 per second on the military. Engineers Without Borders has 12,000 members in 45 countries with 225 chapters. The student chapter of Engineers Without Borders at UCF has sent student teams to Haiti both before and after the earthquake. Students have focused on providing a reliable source of drinking water by the introduction of sand filters. UCF students were recently interviewed on NPR.

**Engineers
Without Borders,
USA**

<http://www.ewb-usa.org/about-ewb-usa>

FLORIDA’S NEW DEPARTMENT OF ECONOMIC OPPORTUNITY

The Department of Economic Opportunity (DEO) formally commenced operations on October 3, 2011. The DEO includes the Division of Community Planning from the former Department of Community Affairs. The new division is named the Division of Community Development. The new division, like its predecessor, will be responsible for the State’s role in the administration of Developments of Regional Impact, local government comprehensive plan review, areas of critical state concern, and Hazard Mitigation Planning.

The role of Community Development, according to the DCA website is to:

“..manage the state’s land planning and community

development responsibilities, ensuring that new growth fosters economic development while protecting resources of state significance and providing low-income Floridians with the skills and programs they need to better themselves and their communities.”

Appointed to lead the Division of Community Development is Tom Beck, AICP, who started with the Department of Community Affairs around 1980, was with the private sector during the Crist/Pelham administration, and returned after the election of Governor Scott.

**Florida Department
of Economic
Opportunity:**

[Www.floridajobs.org/](http://www.floridajobs.org/)

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THE LEGEND OF THE DRAGON WELL

In China, there is a legend that the well with the sweetest water was guarded by a fierce dragon. To draw water from the well, a person had to share a truth with the dragon. One day, a bandit couldn't think of a truth, so he made up a story to share with the dragon. Knowing it was false, the dragon belched fire and incinerated the ban-

dit. His ashes enriched the mountainous soils and, together with the well's water ensured the good fortune of the region.



THE IVEY PLANNING GROUP TEAM

Ivey Planning Group, LLC was founded to provide high quality professional services in the fields of community planning, land planning, and GIS Mapping. Founder and President, Joel Ivey, and his skilled team of planners utilize their experience and expertise in the Florida marketplace by undertaking challenging assignments and finding creative solutions in cooperation with

local governments and the community. The staff of IPG prides itself on maintaining an excellent relationship with both the public and private sector.

Please contact us to see if there is anything we could do for you. Consult our website for more information about our services and experience.

We're on the Web!
www.iveyppg.com