

# Stop Seven50

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DESTROYING COMMUNITIES ONE NEIGHBORHOOD AT A TIME

# Topics

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1. **What is Seven50?** - Including the background, relationships, & key players
2. **Seven50 Misrepresentations** – Important because this is largely the perspective you folks are given from the Plan’s administrators who present their perspective as the “experts.”
3. **What is New Urbanism?** – Important because it is the ideology of Seven50 and is also the dominant ideology of the American Planning Association and Planning Departments across nation
4. **Why St. Lucie County?**



# What is the Seven50 Plan?



# A federal grant

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\$4.25 mil HUD Grant in 2010 to enhance regional planning

Issued by HUD's office of sustainable communities

Partnership with US Departments of HUD, EPA and DOT



# Nature of the grant

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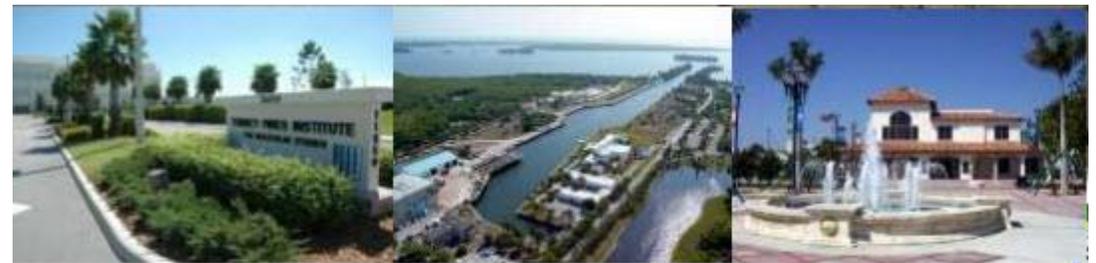
## Stated purpose

- improve access to affordable housing
- create more transportation options
- lower transportation costs while protecting the environment

## 50 year duration

Covers Monroe, Miami-Dade, Broward, Palm Beach, Martin, St Lucie and Indian River counties

- Indian River county and the City of Vero Beach have now opted out of the plan



# Federal requirements

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Deliver to HUD a housing and social equity assessment

- an assessment of demographic and social factors by neighborhood across 33 factors grouped into categories of demographic, economic, education, neighborhood, and transportation

Base the plan on HUD's 6 Livability principles



# HUD's Livability Principles

More transportation choices

Affordable housing

Economic competitiveness

Support existing communities

Coordinate policies and leverage investment

Value communities and neighborhoods



# Grant history – Began in 2010

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South Florida and Treasure Coast Regional planning Councils partnered

- formed Southeast Florida Regional Partnership
- requested SLC participation and support for the grant

Stated purpose: place region in best position possible to capture federal funds for critical infrastructure projects designed to improve the region's sustainability – as outlined by the federal partnership

US Congress provided \$150 mil to replicate similar regional planning efforts across the nation

The two lead consultants on Seven50 are Andres Duany and Victor Dover and their firms



# Federal expectations

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- Integrate housing and transportation decisions
- Incorporate livability, sustainability and social equity principles into land use and zoning
- Serve as framework for future federal grants
- Support individual jurisdiction plans that match the regional vision and plan
- Secure agreements to support the goals of the Sustainable Communities Program



# St Lucie commitment

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## Signed Memorandum Of Understanding (MOU) April 13,2010

- county understands and agrees that urban redevelopment and the promotion of infill development in SE Florida represents environmental, transportation, social, and economic and community development strategies for restoration of the Everglades ecosystem
- advance the goals of the federal Sustainable Communities Initiative program.
- committed to following HUD's 6 Livability Principles relating to the sustainable development and redevelopment of SE Florida.

BOARD OF  
COUNTY  
COMMISSIONERS



Attachment 1

CHARLES GRANDE  
COMMISSIONER

April 13, 2010

The Honorable Samuel Ferreri, Chair  
Treasure Coast Regional Planning Council  
421 SW Camden Avenue  
Stuart, Florida 34994

The Honorable Joseph Scutto, Chair  
South Florida Regional Planning Council  
3440 Hollywood Boulevard, Suite 140  
Hollywood, Florida 33021

Subject: Federal Sustainable Communities Initiative

Dear Chairman Ferreri and Chairman Scutto:

We wish to express our participation in, and support for, a joint, regional application to the U.S. HUD Sustainable Communities Planning Grants Program that will be submitted by the South Florida and Treasure Coast Regional Planning Councils (Councils) on the behalf of the many public, private, non-profit, and other regional stakeholders from the seven-county region of Monroe, Miami-Dade, Broward, Palm Beach, Martin, St. Lucie, and Indian River Counties.

# Misrepresentations - from Seven50 Proponents

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# Seven50 is Voluntary [?]

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It was voluntary for the Commissions to opt in. It is also voluntary for the Commissions to opt out.

It was not voluntary for me to be opted in to the plan - or most of you.

But, the “It’s voluntary” statement is misleading.

- It is stated in the same sense, as taxes are voluntary.
- You can either pay them or be punished.



# Pay them or be punished

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Scripps picked up on this notion in January

They wrote an opinion declaring that they hope Indian River County will not be *punished* by the withholding of federal funds for a potential Indian River Lagoon project because they did not participate in Seven50

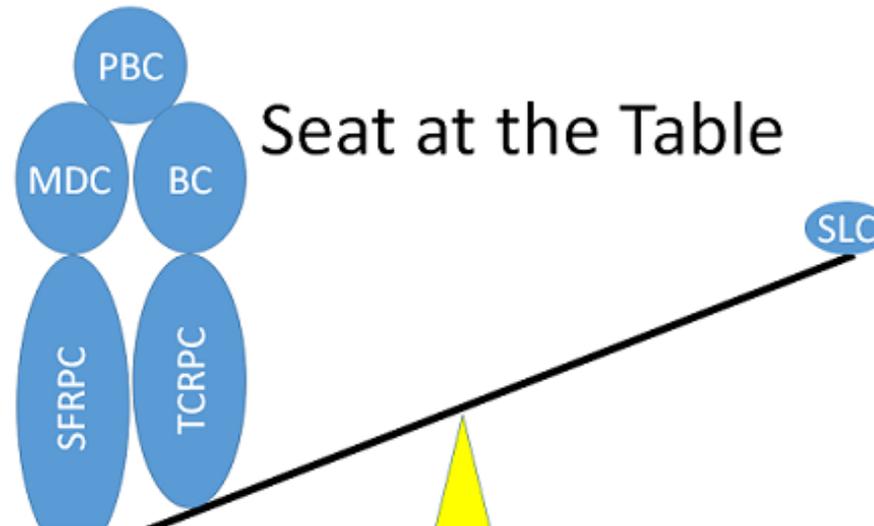
Other federal funds (our tax dollars), such as CDBG, beach renourishment, etc may be withheld for non participation in, or non conformance with, Seven50



# Seven50 is a local effort [?]

Labor to date has been from the Regional Planning Councils

- little involvement from SLC people
- largely conducted by the 3 most populated south counties: Miami-Dade, Broward, Palm Beach



# Housing and Social Equity Assessment is the only federal requirement [?]

the Six Livability Principles are a federal  
requirement



# Seven50 downplays Andres Duany's involvement [?]

Duany is the gentlemen that presented the Seven50 update to the TCRPC in May

He stated:

- “Fascism is efficient”,
- he indicated: Orlando doesn't have anything going for it except maybe Good Government
- [in SE Florida] “We have a bunch of squabbling little towns all the way down”
- “But, we can tie them together like nothing.”

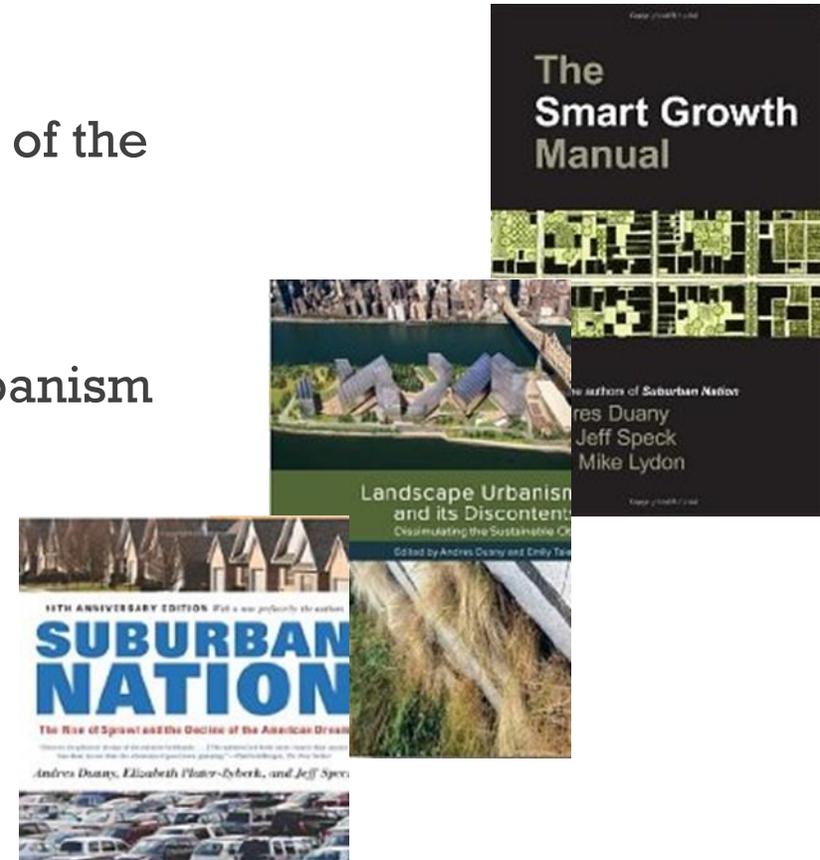


# Seven50 downplays Duany

Only paid \$95k or 2% involvement

He is not leading any efforts or writing any sections of the Seven50 report

More on this in a moment when discussing New Urbanism



# The Plan is public driven [?]

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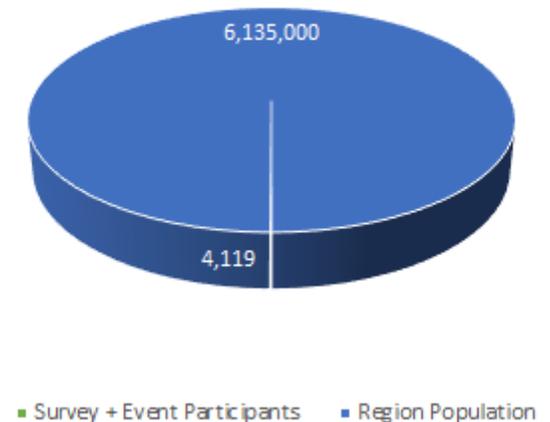
At their workshops and summits.

- One workshop featured about 90% government employees, planners, and plan stakeholders.
- The 10% that did not have skin in the game were against the direction of the plan.

Ask people you communicate with if they know what Seven50 is, or if they have even heard of it. Little knowledge exists in the public.

By the plans own numbers, less than one-tenth of 1% of the region's population has been involved.

Population Engaged with Seven50



# Plan opposition is partisan driven [?]

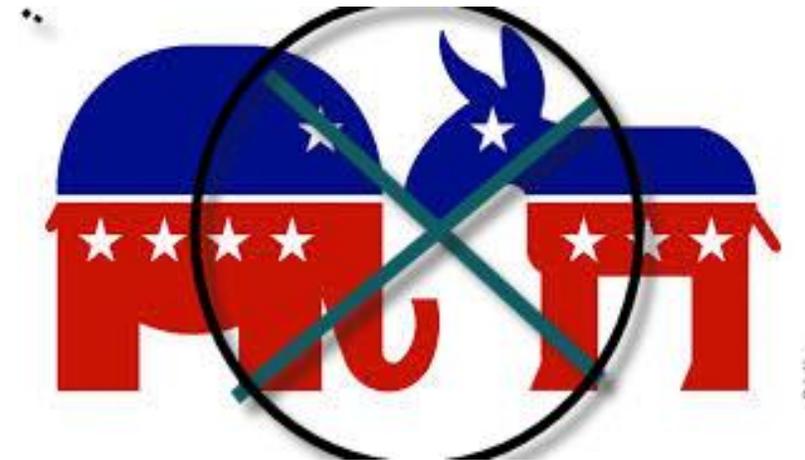
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This statement is absolutely false.

**Property ownership**, retaining local control and consumer choice are valued by both major political parties.

This partisan statement is a strategic move to undermine the plan's opposition

When ideas have little to no support, like Seven50, claiming partisanship helps garner support. We all know if one party stakes a position, the other party naturally takes the position of opposition.



# Opponents mischaracterize the Plan [?]

Seven50 proponents claim opponents mischaracterize the plan by calling it “forced relocation”

- Forced relocation has been portrayed as Seven50 will come to your home, force you onto a train and send you to some high rise.
- The means may not be accurate, but the ends most likely will be.
- Rather, this will be attempted thru a gradual approach
- as Victor Dover’s firm states: “the Seven50 change is about steering where the people will live.”



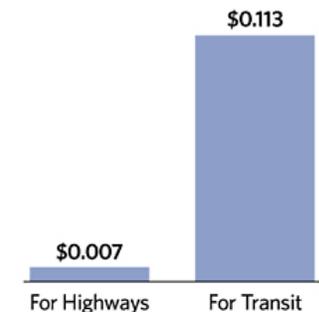
# “Steering where people will live”

- ❖ Stricter land use restrictions may decrease some property values that end up in foreclosure for lack of equity.
- ❖ Zoning changes may increase some property values encouraging or “steering” people to sell and move.
- ❖ Auto subsidies & additional taxes, such as Vehicle Miles Traveled, increase cost of auto ownership
- ❖ Mass transit provided at expense of tax dollars creates an illusion of low cost transportation
- ❖ These combinations encourage or “steer” people to believe one means is more desirable than the other
- ❖ Water, open space, and energy consumption restrictions can encourage unsuspecting people to move to smaller efficiencies
- ❖ This is only manipulation of the marketplace by force and coercion but can achieve the same relocation of people

CHART 1

## Federal Highway User Fee Expenditures, 2010

PER PASSENGER MILE

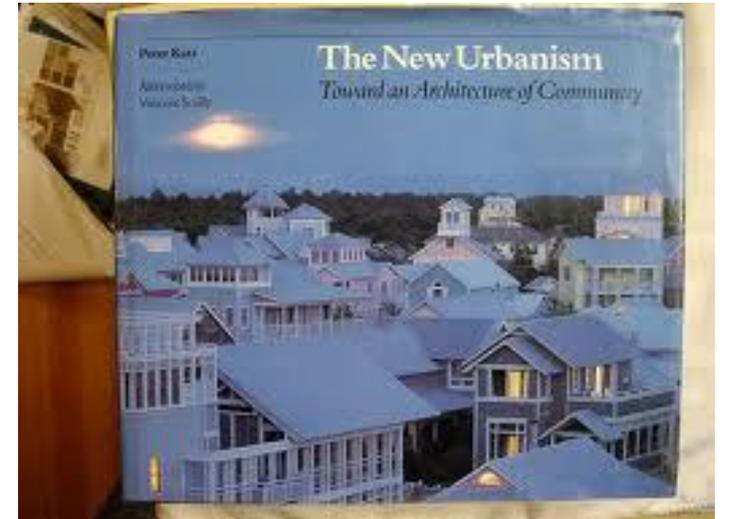


**Sources:** Author's calculations based on data from Federal Transit Administration, National Transit 2010 Database, [http://www.ntdprogram.gov/ntdprogram/database/2010\\_database/NTDdatabase.htm](http://www.ntdprogram.gov/ntdprogram/database/2010_database/NTDdatabase.htm) (accessed December 19, 2012); U.S. Department of Transportation, Federal Highway Administration, Highway Statistics 2010, <http://www.fhwa.dot.gov/policyinformation/statistics/2010/> (accessed December 19, 2012). Calculations include a vehicle-occupancy assumption from U.S. Department of Transportation, National Household Travel Survey, 2009, <http://nhts.ornl.gov/> (accessed December 19, 2012).

B 2763 heritage.org

# WHAT IS NEW URBANISM?

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# Background for New Urbanism

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Prior to affordable autos, cities developed as mixed-use, and thus more walkable

With mass-produced autos, cities developed more around the needs of the car

As people climbed the income mobility ladder, they became wealthier.

People desired a higher quality of life, with larger living quarters and larger real property.

They sought residence in neighborhoods that were socially inclusive of their desires, from culture, density, religion, etc.

A large portion of US citizens now live in suburban communities ***by choice***.

This was a result of the market process where consumers and producers engaged in ***voluntary exchange*** that each perceived as creating more wealth to suit their desired needs.

# New Urbanism is a reaction

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New Urbanists labeled suburban life “urban sprawl” and argue it:

- damages the environment
- sacrifices natural areas
- creates traffic congestion
- and in other ways, lowers the quality of life

New Urbanism offers two main goals to reverse the effects of urban sprawl:

- 1) create higher-density living areas
- 2) reduce the amount of automobile travel by relying more on mass transit and other alternative means of transportation.

# New Urbanism vision and theoretical models

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Emerged in the 70's and 80's as: reconstruct the European city

1991: non-profit group called Local Government Commission invited 7 architects including Duany and his wife, Elizabeth Plater-Zyberk, to develop a set of community principles of land use planning

1993: Duany, Plater-Zyberk and 4 of the other 5 founded the Chicago-based Congress for the New Urbanism, (CNU) which is the organizing body for the New Urbanism movement

# CNU's relationship to HUD

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From CNU website:

- ❖ “Throughout the 1990’s, CNU established a close working relationship with the US Housing and Urban Development Department (HUD) and its then-Secretary Henry Cisneros.”
  
- ❖ “CNU’s founding Charter was a source for the Sustainable Communities partnership between the HUD, the Environmental Protection Agency (EPA), and Department of Transportation (DOT). The partnership seeks to improve access to affordable housing and provide for multi-modal, low-cost transportation options that protect and respect the needs of the surrounding environment.”

# New Urbanism influencing how and where metropolitan regions choose to grow

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Miami, Florida, adopted the most ambitious New Urbanist-based zoning code

Seaside, Florida, home of the Truman Show,

In the mid-1990s, the U.S. Dept. of Housing and Urban Development (HUD) adopted the principles of the New Urbanism in its multi-billion dollar program to rebuild public housing projects nationwide.

New Urbanists have planned and developed hundreds of projects in infill locations.

# New Urbanism at the Treasure Coast RPC

Anthea Giannotes,

- urban planner at Treasure Coast Regional Planning Council
- current Chair of the CNU Florida Chapter
- made the following statement after receiving the Ken Groves Award from the Congress of New Urbanism at their CNU21 national conference:
- **“The final thought was simply that our organization is able to receive this honor because of the leadership of Dan Cary initially and now by Michael Busha [Executive Director, TCRPC], who are both passionate about city building and have had the benefit of working alongside the brightest minds in New Urbanism for the past 25 years.”**



# Michael Busha reminiscing

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Giannotes goes on:

- “Mike was reminiscing about how in 1986, he and Dan cold-called Andres Duany after reading an article in the Miami herald’s Tropic magazine about this up and coming architecture firm with new ideas about designing and building neighborhoods again. Charged with reviewing large scale development, the RPC’s focus at the time was mainly on protecting and preserving natural systems yet despite their best efforts, the outcomes were never quite the great places they hoped for . . .”
- “it was this initial contact with Liz (Plater-Zyberk) and Andres (Duany) that began a collaboration on ***planning, design, and coding of the human habitat in Florida...***”



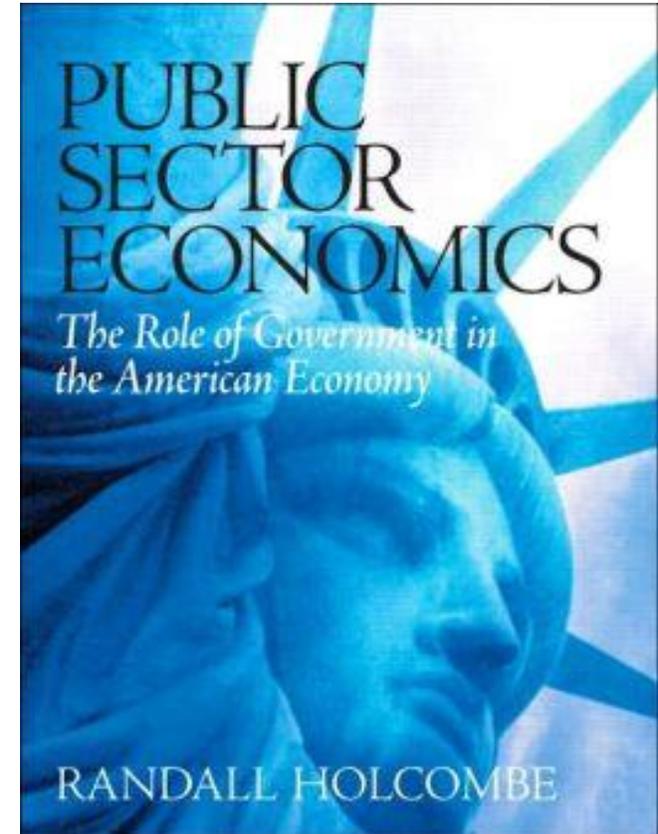
# Dangers of New Urbanism

“New Urbanism versus the market process” by Randall Holcombe, economics professor at FSU, over a decade ago

Exposes the flaws of the movement from the arguments of Open Space, Environmental Amenities, Farmland, Pollution, Traffic Congestion, Smart Growth, and Population Densities

Mr. Holcombe concludes

- 1) the concerns of New Urbanists are over blown,
- 2) market forces work against the New Urbanist goals,
- 3) if New Urbanist goals were met, it would lower people’s standards of living, not raise them,
- 4) the New Urbanist movement plans excessively to try to control the decisions of private landowners while planning insufficiently for the development of its own resources.



# New Urbanism

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Is not rooted in any economic law or voluntary human action.

To succeed it needs the force of government to

- restrict consumer choice and voluntary exchange,
- favor certain industries and production processes over others
- and limit consumption.



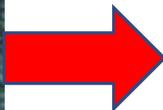
# Why St. Lucie County?

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Several of the southern counties (Miami/Broward) are built out and believe they need our resources.

They feel they need to level the playing field.

With a regional plan drafted by the southern counties to benefit the needs/desires of the southern counties, federal fund resources are consumed for their benefit.



# Losing wealth

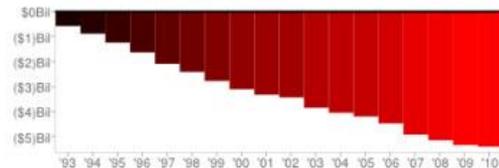
The wealth migration of adjusted gross income from 1992-2010 shows:

- ❖ Miami Dade lost \$5.65B, including \$4.7B to Broward and \$737M to Palm Beach
- ❖ Broward gained \$2.6B thanks to Miami's \$4.7B, but had losses including \$2.6B to Palm Beach and \$421M to St. Lucie
- ❖ Palm Beach lost \$513M to St. Lucie, \$493M to Martin, and \$184M to Indian River

## Miami-Dade County (FL)

Wealth Migration 1992-2010  
**Lost \$5.65 billion in annual AGI\***

\$89 of adjusted gross income lost in the last 9 seconds.



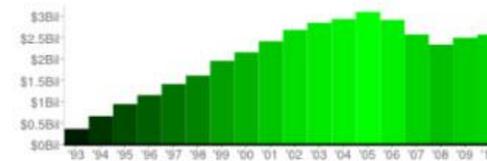
### Lost Wealth To:

- \$4.79 billion Broward County, FL
- \$737.65 million Palm Beach County, FL
- \$252.34 million Lee County, FL
- \$219.76 million Orange County, FL
- \$175.28 million Collier County, FL

## Broward County (FL)

Wealth Migration 1992-2010  
**Gained \$2.68 billion in annual AGI\***

\$76 of adjusted gross income gained in the last 16 seconds.



### Lost Wealth To:

- \$2.63 billion Palm Beach County, FL
- \$421.30 million St. Lucie County, FL
- \$219.33 million Brevard County, FL
- \$218.02 million Marion County, FL
- \$197.19 million Orange County, FL

# Migration Conclusions

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Miami-Dade / Broward - losing wealth due to voluntary migration of their citizens.

As the density gets thicker and the governments become more restrictive and more of a financial burden, the people are moving out of the area.

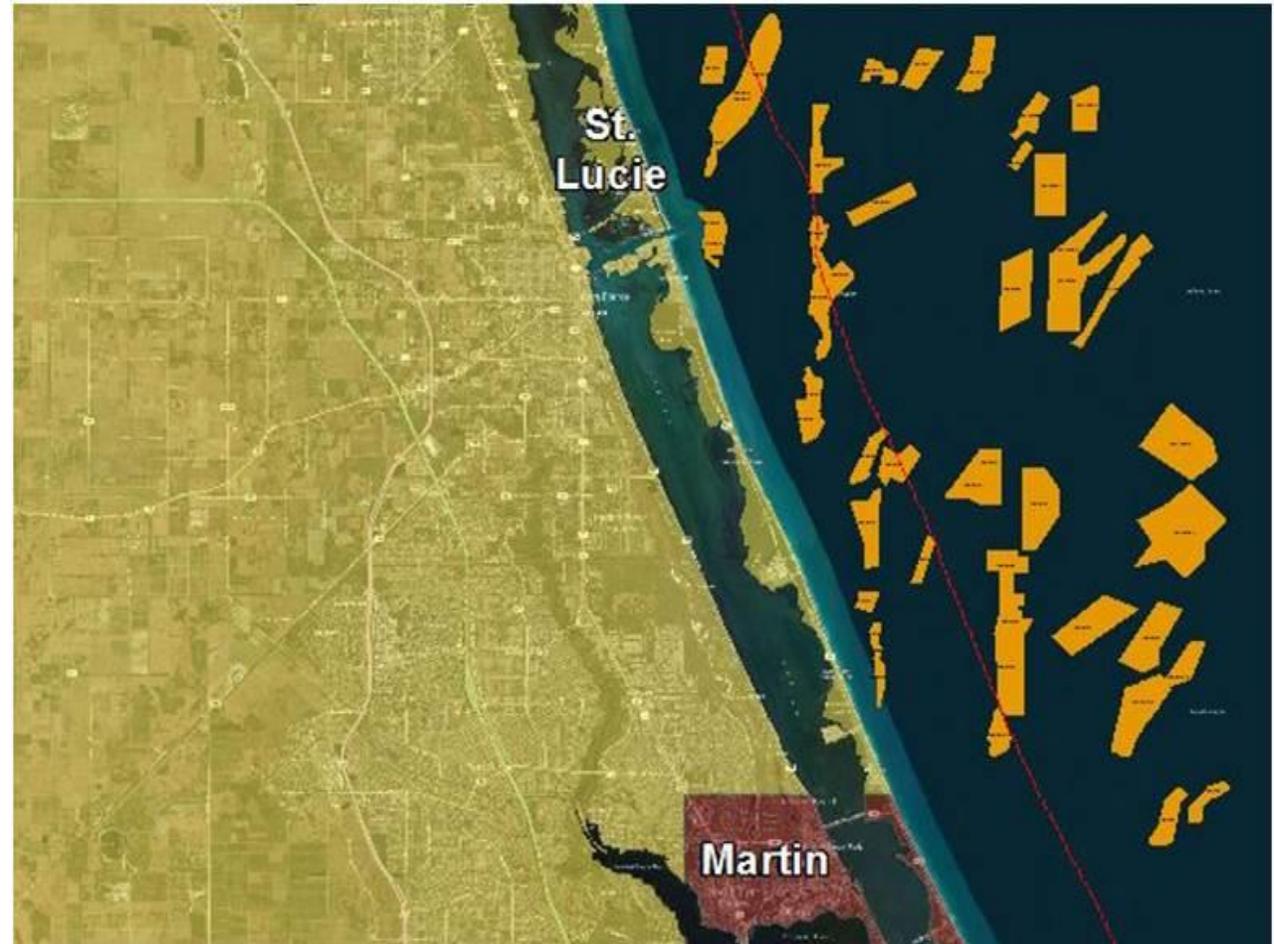
And, the Seven50 New Urbanist seeks to create higher densities, more restrictions and thus becomes more expensive.



Source: How Money Walks, by Travis H Brown  
[www.howmoneywalks.com](http://www.howmoneywalks.com)

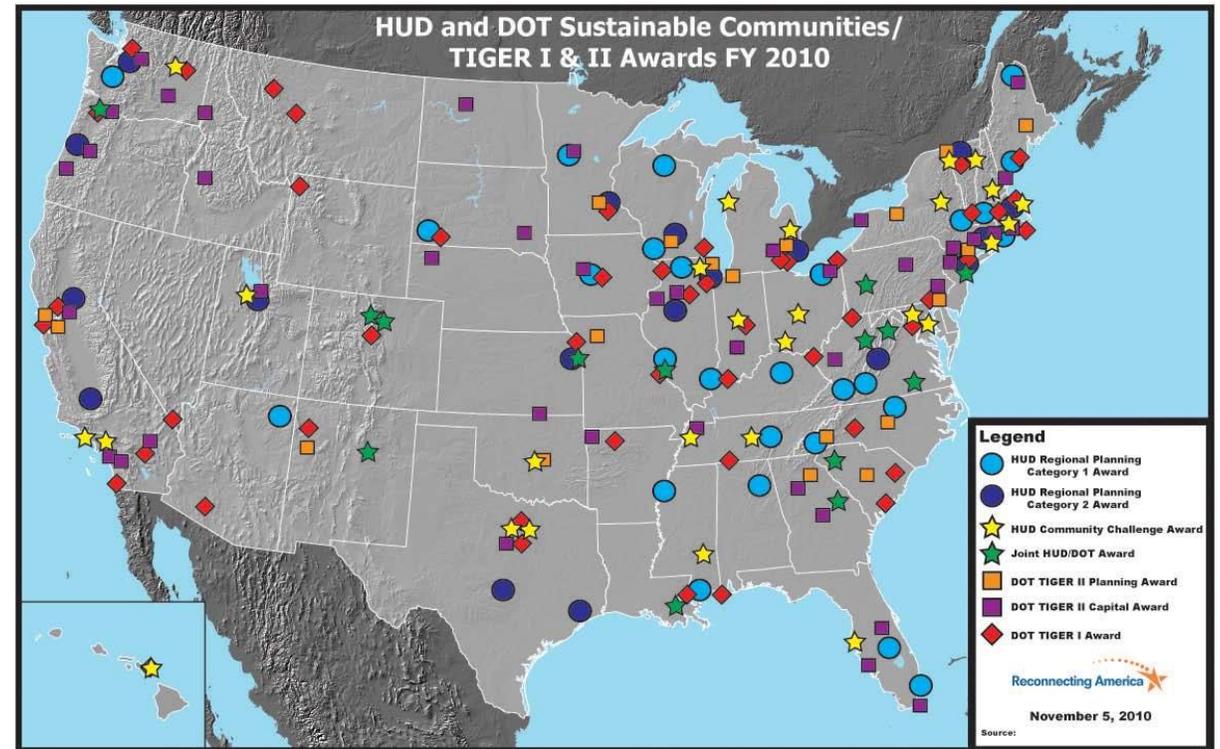
# Sands project

Army Corp's SANDS project is already attempting to allocate SLC sands for the benefit of Miami-Dade and their \$1.1B "seat at the table".



# It's no coincidence

The solutions being offered in all of the regional planning grants from HUD's Sustainable Communities Initiative throughout the country are offering New Urbanism goals as the solution.



# Summation

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1. Planning agencies across the nation are dominated by the New Urbanism ideology
2. Sustainable Communities Initiative used New Urbanism as the foundation for the partnership that has funded Seven50
3. Seven50 consultant Andres Duany wrote the play-book of this New Urbanism ideology thus writing Seven50 indirectly, regardless of the so-called 2% involvement illusion
4. Planning can be effective when it reviews large scale development's impact on a community
5. This is conducted in a reactionary role when plans are derived by market opportunity



# Summation (continued)

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6. Seven50 is a proactive role that limits barriers to market opportunities and voluntary human action. This restricts the ability for people to increase their quality of life based on their needs and desires.
7. While the seven50 New Urbanist ideas may be well intended, they have undesirable consequences for people of this county. I'd venture to guess that they have not offered this perspective to you.
8. This plan will be used to direct federal funds in the area – punish those that don't comply with plan.
9. We should oppose this plan's implementation now before we experience the restrictions on, and altering of, our community.



# Concerns

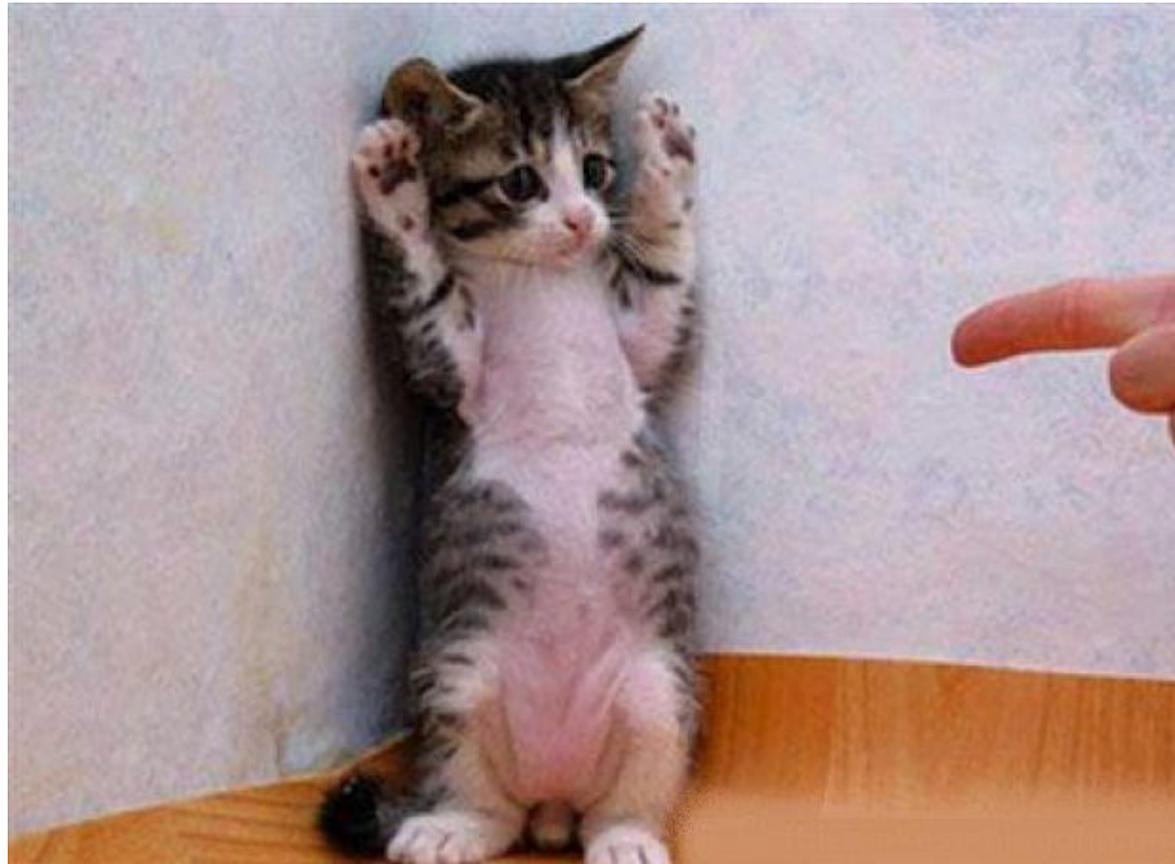
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1. Differences in how the plan is presented versus what it is in reality
2. Role of climate change or global warming and why this is a major concern
3. The economic claims for prosperity and why those are merely sales tools and unrealistic
4. How the energy section is flawed



# Please don't shoot the messenger

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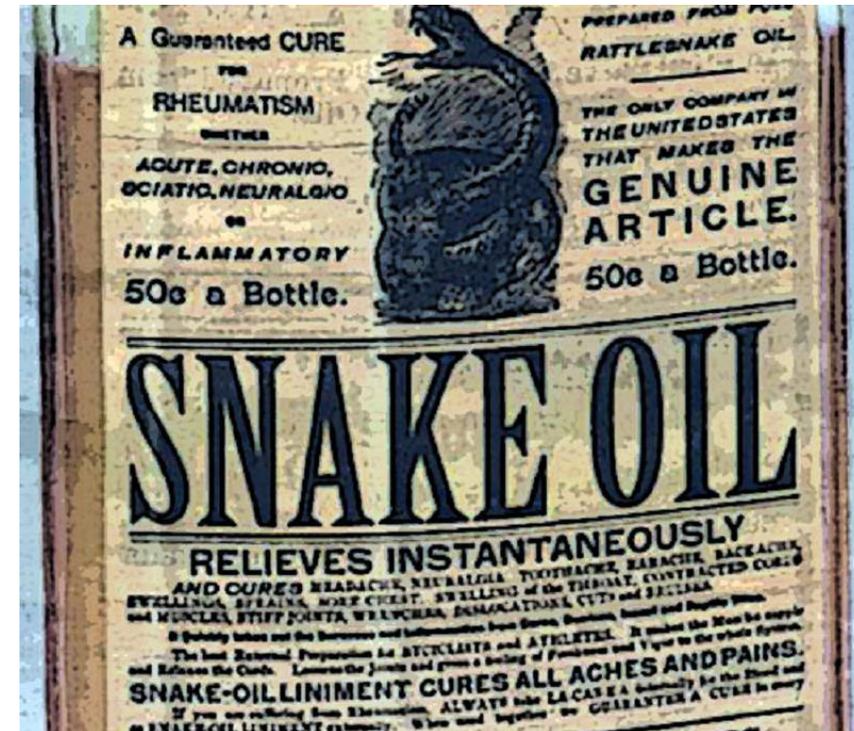
# Southeast Florida Prosperity Plan

Beauty is only skin deep

Prosperity? How so?

The tool boxes of  
wordsmiths and copy  
writers

- Prosperity
- Economic Development as  
Arts and Culture
- Rail and bus transit
- Climate Change



# (working) (draft) Prosperity Plan

- Prosperity means “economic well-being” and it is referred to as a Desired Outcome, and an Effect of amorphous concepts such as Planning, and Talking of Potential, there is little in the way of “How this really happens, or what makes Prosperity.”
- The Plan just talks about Prosperity, not the realistic path to it.
- The Plan generates more questions than answers.



# Arts and Culture

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“Based on results from a recent economic study, Southeast Florida’s nonprofit arts industry, over the seven county region has a \$1.65B annual impact and provides more than 47,000 full time jobs.”

- from Page 97 of Draft 1 10-11-13 Prosperity Plan
- Source: Unknown

Let’s cultivate and create jobs by investing in the creative industries.

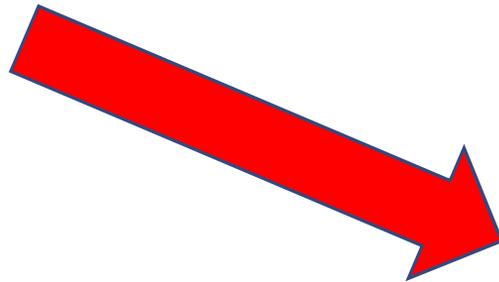
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Strengthen Southeast Florida’s role as a global hub for trade, visitors, talent & investment



# Artists' Income

Reported Artists' Average Salary is just 11.2% above the poverty level. How does one make the leap from poverty to "prosperity" this way?



## The Economic Impact of Nonprofit Arts and Culture Organizations and Their Audiences in Palm Beach County, FL (Fiscal Year 2010)

Direct Economic Activity	Arts and Culture Organizations
Total Industry Expenditures	\$138,895,426

### Spending by Arts and Culture Organizations and Their Audiences

Total Economic Impact of Expenditures (Direct & Indirect Impacts Combined)	Economic Impact of Organizations
Full-Time Equivalent (FTE) Jobs Supported	3,364
Household Income Paid to Residents	\$89,229,000
Average Income per Job	\$26,525 / year

# Rail and Bus Transit

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Neither economical or ecological

There are solutions for falling gas taxes

Rail service is all going to south counties: Dade, Broward, Palm Beach

All SLC gets:

- extra train traffic
- more taxes

Tri-Rail still heavily subsidized with tax dollars



# At the P & Z Meeting

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- Marcela Cambolor and Michael Busha from Seven50
- Presented “What is Seven50?”
- Gave us some answers
- But failed to share what it’s all about
- And in answers to questions

it’s all the Trends and all the Research  
and That’s All I can Tell Ya

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April 13, 2010

The Honorable Samuel Ferreri, Chair  
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421 SW Camden Avenue  
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The Honorable Joseph Scutto, Chair  
South Florida Regional Planning Council  
3440 Hollywood Boulevard, Suite 140  
Hollywood, Florida 33021

**Subject: Federal Sustainable Communities Initiative**

Dear Chairman Ferreri and Chairman Scutto:

We wish to express our participation in, and support for, a joint, regional application to the U.S. HUD Sustainable Communities Planning Grants Program that will be submitted by the South Florida and

A key component of the Sustainable Communities Initiative is the development of a "Regional Plan for Sustainable Development" that will serve as the framework for the creation of a more sustainable region. We recognize the need for, and support the development of this multijurisdictional, regional plan and cohesive, integrated "vision" across issue areas and political boundaries in Southeast Florida.

We support your efforts and look forward to continuing to work in partnership with the Councils and other regional stakeholders in this important effort.

Sincerely yours,

Charles Grande, Chairman

**Entire Letter Available on SLC website  
See Agenda April 13, 2010**

**Federal Sustainable Communities Initiative****RESOLUTION #10-125**

A RESOLUTION OF THE St. Lucie County Board of County Commissioners SUPPORTING THE REGIONAL PLANNING COUNCILS OF SOUTHEAST FLORIDA IN PREPARING A COMPREHENSIVE JOINT APPLICATION UNDER THE FEDERAL SUSTAINABLE COMMUNITIES INITIATIVE AND ESTABLISHING A WORKING PARTNERSHIP AGREEMENT WITH APPROPRIATE WATER RESOURCE, HOUSING, ENVIRONMENTAL AND TRANSPORTATION AGENCIES, LOCAL GOVERNMENTS, NONPROFITS, ACADEMIA, AND PRIVATE SECTOR ORGANIZATIONS

WHEREAS, on June 16, 2009, the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Transportation (DOT), and the U.S. Environmental Protection Agency (EPA) announced a new partnership to regionally coordinate federal housing, environmental protection, and transportation planning and investment; and

**Resolution #10-125****Federal Sustainable Communities Initiative (SCI)**

Slide 1 of 3

**WHEREAS**, this new partnership is looking to multidisciplinary regional councils of government to identify and coordinate regional strategies that:

- Provide a regional vision or plan for sustainable growth
- Integrate housing, water infrastructure, transportation, land use planning and investment
- Address energy efficiency
- Address the impacts of climate change through the development of mitigation and adaptation strategies
- Foster compatibility of sustainable built systems with restoration of the Florida Everglades
- Promote the creation of equitable, sustainable communities
- Promote environmental protection and restoration
- Redevelop underutilized sites
- Leverage federal investment in existing communities
- Promote equitable affordable housing
- Increase economic competitiveness
- Invest in healthy, safe and walkable neighborhoods – rural, urban or suburban

**WHEREAS**, there is a clear understanding that the Sustainable Communities Initiative program is designed to establish a comprehensive regional plan or vision identifying critical projects and infrastructure to improve the Region's sustainability and to be used as a guide by federal funding agencies to prioritize and focus future federal investment; and

## **Resolution #10-125**

# **Federal Sustainable Communities Initiative (SCI)**

**Slide 2 of 3**

**WHEREAS**, any application for funding under the Sustainable Communities Initiative should be prepared in consultation with the appropriate water resource, housing, environmental, and transportation agencies, local governments, nonprofits, academia, and private sector organizations; and should include a formalized agreement among these entities to work cooperatively on the application and funded project; and

**WHEREAS**, the regional planning councils of Southeast Florida should commit the resources necessary within the limits of its budget and work program to prepare and submit a successful joint application under the Sustainable Communities Initiative;

**NOW, THEREFORE, BE IT RESOLVED** that the St. Lucie County, Florida Board of County Commissioners strongly supports the South Florida and Treasure Coast Regional Planning Council in preparing a comprehensive joint application for the Sustainable Communities Initiative funding; and the establishment of a working partnership agreement with appropriate water resource, housing, environmental and transportation agencies, local governments, nonprofits, academia, and private sector organizations to collaborate on the application and the funded project.

**DULY ADOPTED** by the St. Lucie County, Florida Board of County Commissioners\_ this 13th day of April, 2010.

**Resolution #10-125**

**Federal Sustainable Communities Initiative (SCI)**

**Slide 3 of 3**

# SLC Resolution 10-125 says...

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- Identify and Coordinate strategies that:
- Provide a Regional Vision or Plan for Sustainable Growth
- Integrate Housing, Water Infrastructure, Transportation, Land Use Planning and Investment
- Address Energy Efficiency
- Address the Impacts of Climate Change through Development of Mitigation and Adaptation strategies
- Forster compatibility of sustainable built systems with restoration of the Florida Everglades
- Promote the creation of equitable, sustainable Communities

# SLC Resolution 10-125 cont.

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- Promote environmental protection and restoration
- Redevelop underutilized sites
- Leverage federal investment in existing communities
- Promote equitable affordable Housing
- Increase economic competitiveness
- Invest in healthy, safe, and walkable neighborhoods, rural, urban or suburban

# Further...

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There is a clear understanding that the Sustainable Communities Initiative SCI should be prepared in consultation with the appropriate:

- Water Resource
- Housing
- Environmental, and
- Transportation Agencies

**NONE** of that was mentioned at P & Z Board Meeting!

Just Trends and Research and “That’s All I can Tell Ya.”

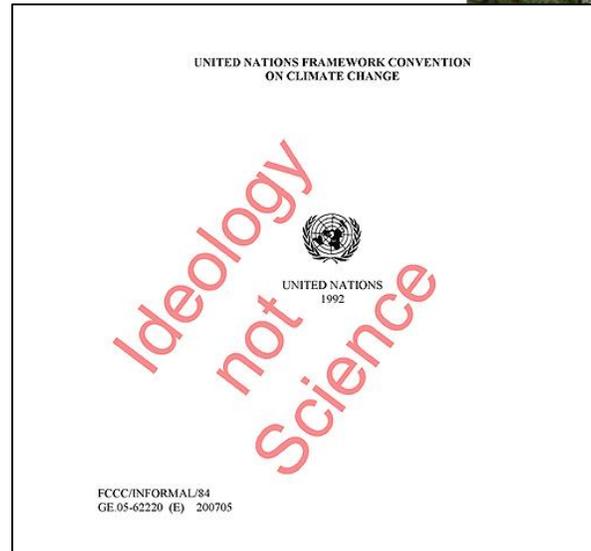


EMERGING MEGA-REGIONS

# Sustainable Initiative

Seven50's Livability Principles are eerily similar to HUD's Livability Principles

Plus 1 added per EPA, and that's Climate Change



*...m and Pack 'em — Vertical Projects*

# Enabling City Living

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Even tho..

- Science shows more pollution comes from cities
- and only 8% of us want to live in them
- That's where the federal government is steering us
- Zoning codes may need to be changed, and HUD knows that



# Seven50 Prosperity Plan

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- Copy of HUD Livability Principles
- Climate Change Dictum from EPA
- Readily obtainable research, e.g. Census data
- Expensive workshops
- All for \$4.25 Million

**That's \$14,214 for EACH page of the 298 page Prosperity Plan**

**What a Bargain!**

# Sustainable is good, right?

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Sounds good

Sounds like something nurtured and well take care of

**BUT Sustainable or Smart Growth is how Somebody Else wants it to be**

Once that truth got out, folks across the country started pushing back.

And in the words of an advisor to the President's Council on Sustainable Development, Lawrence J. Gary,

**"In the case of the U.S., our local authorities are engaged in planning processes consistent with Local Agenda 21, but there is little interest in using the Local Agenda 21 brand. Participating in a UN advocated planning process would very likely bring out many of the conspiracy-fixated groups and individuals in our society such as the National Rifle Association, citizen militias and some members of Congress. This segment of our society who fear 'one-world government' and a U.N. invasion of the United States through which our individual freedom would be stripped away would actively work to defeat any elected official who joined "the conspiracy" by undertaking Local Agenda 21. So we call our processes something else, such as comprehensive planning, growth management or smart growth."**

*-J. Gary Lawrence, Advisor to President Clinton's Council on Sustainable Development*

# Climate Change

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# IPCC

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IPCC is the Intergovernmental Panel on Climate Change

Starts with hypothesis that dangerous global warming from human-related greenhouse gas emissions.

The high regard that the IPCC claims for itself is undeserved. Numerous writers have documented the strong bias of its founders and principals, its determination to find a human role in climate change almost without regard to what the data show, and the corrupting role that politics has played in the organization's history.\*\*

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\*\* [Rupert Darwall](#), *The Age of Global Warming: A History* (Quartet Books Ltd, 2013); [Donna Laframbois](#), *The Delinquent Teenager Who Was Mistaken for the World's Top Climate Expert*, [CreateSpace Independent Publishing Platform](#), 2011);

# IPCC Assumes

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In contradiction of the scientific method, the IPCC assumes its implicit hypothesis is correct and that its only duty is to collect evidence and make plausible arguments in the hypothesis's favor. One probable reason for this behavior is that the United Nations protocol under which the IPCC operates defines climate change as “a change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and which is in addition to natural climate variability observed over comparable time periods.”\*

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\* United Nations. 1994. Framework convention on climate change, Article 1.2. <http://unfccc.int/resource/docs/convkp/conveng.pdf>

# IPCC – is not Science

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UNITED NATIONS FRAMEWORK CONVENTION  
ON CLIMATE CHANGE



FCCC/INFORMAL/84  
GE.05-62220 (E) 200705

# Abolish the IPCC [?]

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In 2013, discussion about abolishing the IPCC was widespread. The organization has done more to politicize and corrupt climate science than to advance it.<sup>\*\*\*</sup> Its views on climate were never as independent or authoritative as it claimed, and should never have become the basis for global policy.

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<sup>\*\*\*</sup>Ross McKittrick, "What is Wrong with the IPCC? Proposals for a Radical Reform," Global Warming Policy Foundation, 2011, <http://tinyurl.com/cf6lxyy>, [http://www.thegwpf.org/images/stories/gwpcf-reports/mckitrick-ipcc\\_reforms.pdf](http://www.thegwpf.org/images/stories/gwpcf-reports/mckitrick-ipcc_reforms.pdf)

# False Science – Impact on SLC

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If adopted, could result in

- Lose of property values
- Prevent owners from obtaining Flood Insurance
- Keep owners from borrowing on their property
- Lost Ad Valorem tax revenues

Unfair to all

Tax base lost on the barrier islands, for instance, will need to be made up by the taxpayers remaining.

# Climate Change



## IPCC

*The organization has done more to politicize and corrupt science than to advance it.*

# Economics of the Plan

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# Economics of the Plan

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No economic rationale

Business Plan: it isn't clear there is one. Certainly not one for a free market society

“Let's create jobs by investing in the creative industries”

Customers demand something – *that* creates jobs

The idea that you can take other people's money, decide you can create jobs because it sounds good, is pure folly. Can you spell: S-O-L-Y-N-D-R-A?



# Cutting through red tape

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Region may play a coordinating role, but best served in southern counties

Rather than interest businesses in the “Scenario” approach, what stimulates business the most:

- Reduced taxes
- Reduced red tape – for *everyone*, not just the businesses you like
- Learn to like successful businesses – not just the ones you like for some reason

# Seven50 on Energy

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One of our AC4PR members: Dr Kenneth Olen, PhD

- Worked in energy sector over 45 years, including FP&L

“I’ve been involved in the energy field for over 45 years. Spent 12 years in the advanced technology/engineering departments at FPL, and have a hands on knowledge of electricity generation and environmental issues. My PhD is in metalurgy, and my careers have been heavily loaded in the realms of thermal chemistry.. FYI, here’s how the electrical system operates. The nuclear units provide base load power

Except for refueling or maintenance, the reactors are fully on all the time. Variations in power demand are met by firing the fossil units. One can store fuel to meet the load. Electricity cannot be stored in bulk to meet this requirement.”

# Dr. Olen (continued)

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“Florida crystal burns sugar cane plant waste (bagasse) to generate electricity and process heat – not bio-ethanol, also most all farm equipment will not run on biodiesel, and ethanol can only be used as an expensive substitute for gasoline up to 10%, because of corrosion concerns.

Onsite energy production was written by somebody who is completely unfamiliar with the subject

From a professionally objective vantage point, ***this report is a complete sham. It appears to be written, with fancy illustrations, to please the sponsor, HUD, and not to convey accurate information to treasure coast elected officials.***”

It has been disappointing to have received these comments, but these are not isolated.

# Conclusion about the Seven50 Plan

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Not isolated comments

We have discussed as a group what we thought we could accept.

Unfortunately, nothing we feel is worth the risk of exposing the county to this plan

# So . . .

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SLC has little or nothing in common with the densely developed counties south of us.

SLC has much in common with our sister counties to the north and south of us

All three of us desire:

- ❖ low housing densities
- ❖ to live in single family homes
- ❖ to do less damage in so living
- ❖ to help, in some small way, pollution levels in the Indian River

# Solution

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***We believe the best plan for us is to begin the “real” Treasure Coast Regional Planning Council and let Palm Beach join Broward and Dade.***

This would help our people get jobs, and encourage business.

We could actually cut through red tape, and make this county again the center of commerce it once was.

# Southeast Florida Regional Partnership – Sustainable Communities Grant Application

Areas Affected  
by the Grant  
Application

Indian River County  
Fellsmere  
Indian River Shores  
Ornid  
Sebastian  
Vero Beach

St. Lucie County  
Fort Pierce  
Port St. Lucie  
St. Lucie Village

Martin County  
Jupiter Island  
Ocean Breeze Park  
Sewell's Point  
Stuart

Palm Beach County  
Atlantis  
Belle Glade  
Boca Raton  
Boynton Beach  
Briny Breezes  
Cloud Lake  
Delray Beach  
Glen Ridge  
Golf  
Greenacres  
Gulf Stream  
Haverhill  
Highland Beach  
Hypoluxo  
Juno Beach  
Jupiter  
Jupiter Inlet Colony  
Lake Clark Shores  
Lake Park  
Lake Worth  
Lantana  
Magnolia Park  
Manalapan  
North Palm Beach  
Ocean Ridge  
Pahokee  
Palm Beach  
Palm Beach  
Gardens  
Palm Beach Shores  
Palm Springs  
Riviera Beach  
Royal Palm Beach  
South Bay  
South Palm Beach  
Tequesta  
Wellington  
West Palm Beach

Broward County  
Coconut Creek  
Cooper City  
Coral Springs  
Dania Beach  
Davie  
Deerfield Beach  
Fort Lauderdale  
Hallandale Beach  
Hillsboro Beach  
Hollywood  
Lauderdale-by-the-Sea  
Lauderdale Lakes  
Lauderhill  
Loxley Lake  
Lighthouse Point  
Margate  
Miramar  
North Lauderdale  
Oakland Park  
Parkland  
Pembroke Park  
Plantation  
Pompano Beach  
Sea Ranch Lakes  
Southwest Ranches  
Sunrise  
Tamarac  
Weston  
West Park  
Wilton Manors

Miami-Dade County  
Aventura  
Bal Harbour  
Bay Harbor Islands  
Biscayne Park  
Coral Gables  
Cutter Bay  
Doral  
El Portal  
Florida City  
Golden Beach  
Hialeah  
Hialeah Gardens  
Homestead  
Indian Creek  
Islandia  
Key Biscayne  
Medley  
Miami  
Miami Beach  
Miami Gardens  
Miami Lakes  
Miami Shores  
Miami Springs  
North Bay Village  
North Miami  
North Miami Beach  
Opa-Locka  
Palmetto Bay  
Pinecrest  
South Miami  
Sunny Isles Beach  
Surfside  
Sweetwater  
Virginia Gardens  
West Miami

Monroe County  
Islamorada  
Key Colony Beach  
Key West  
Layton  
Marathon

Why  
We  
Should  
Consider  
a  
True  
Treasure  
Coast  
Regional  
Council