



TREASURE COAST WILDLIFE CENTER

wildlife recovery – human discovery

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6 July 2006

Dear Honorable Commissioners;

Treasure Coast Wildlife Hospital

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Regarding the Adams Ranch Land Stewardship program

First, please note that the following remarks are those of the undersigned as a private individual; both of the organizations for whom I work are prohibited by their charters from endorsing or influencing legislative actions. However, this letterhead may serve to establish my professional credentials in environmental matters.

I accept and endorse the sustainability model, which emphasizes the inextricable and complex relationships between the Natural Environment, the Built Environment, the Social Structures, and the Economic Systems that are the basis of our community. Briefly, while we all desire to protect our Natural heritage, we cannot ignore the repercussions this will have upon the other systems. While the debate frequently revolves around Social and Economic concerns (an incentive to build) causing a negative impact upon the Natural environment, the opposite is equally true. It is unrealistic to expect government to ‘protect’ all undeveloped land by either fiat or outright purchase. Instead it is necessary to provide financial and social incentives to property owners that will also serve to benefit the natural environment.

Both clustering of planned development and transfer of development rights are useful tools in such an effort. By allowing rural property owners to realize some of the economic benefits of development, while directing such development into specific areas, a host of benefits accrue. These include but are not limited to the following:

- ◆ government does not bear the financial burden of outright purchase or ongoing maintenance of ‘preserved’ properties
- ◆ government is not forced into a ‘taking’ either of properties in total or of the value that a landowner may realize for a property
- ◆ ‘preserved’ properties remain in the tax base instead of being removed from it
- ◆ historic agriculture may continue on certain properties, maintaining economic diversity as well as open ‘greenspace’



- ◆ funding will be freed for preservation by purchase of truly significant wild habitats
- ◆ purchase price of such selected properties will be reduced if their development rights are transferred elsewhere
- ◆ pressure for development of pristine wild areas will be reduced
- ◆ public services can be concentrated in planned development areas rather than spread across a 'suburbanized' landscape

The Adams Ranch Land Stewardship Program seems a model of such a system. Development will occur, but will be focused into specific areas where the implications for the natural environment can be limited. At the same time, thousands of acres will be preserved as agricultural land, greenspace, and pristine wild habitats. And all virtually without cost to government.

I urge you to support this and other novel approaches to land use planning.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Dan Martinelli', is written over the typed name.

Dan Martinelli

Executive Director, Treasure Coast Wildlife Center