



Lake Pickett North: A Citizen Advocacy Success Story

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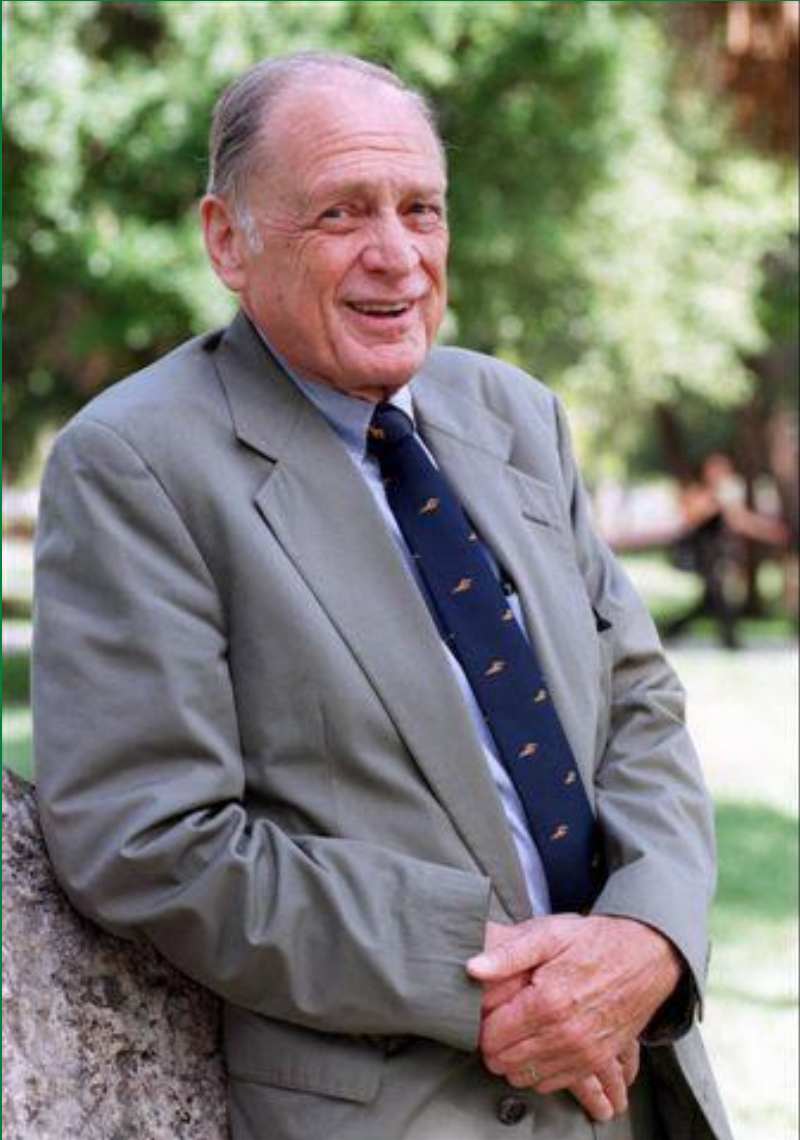
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- Founded in 1986, 1000 Friends of Florida is a 501(c)(3) nonprofit membership organization.
- We work to save special places and build better communities.
- We educate, advocate and negotiate to protect Florida's high quality of life.
- Our bipartisan board of directors includes advocates and experts from across the state.
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Dr. John M. DeGrove Webinar Series



- May 4, 1924 – April 13, 2012
- Icon of comprehensive planning both in Florida and across the nation
- One of the founders of 1000 Friends of Florida
- First Secretary of the Florida Department of Community Affairs
- His accomplishments recognized with the John M. DeGrove Eminent Scholar Chair in Growth Management and Development at Florida Atlantic University
- To find out more, please visit:
www.1000friendsofflorida.org/dr-degrove/



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Email vyoung@1000fof.org for more information






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1000 Friends Honors Lee Constantine

Constantine honored for his "leadership on critical conservation and water resource protection in Florida."

[Read More >](#)



Current Foresight

Register Now for Fall Webinars

Our Vision for Florida's Future...

Picture a Florida with vibrant cities and towns, thriving and livable neighborhoods, and an outstanding quality of life. Imagine communities where kids can ride their bikes to school or the park, and parents can walk to the store or take a bus to work if they wish. [Read More >](#)

What's New

Planning for Sea Level Rise in Broward County Webinar on October 8

The PowerPoint is now available

[Read More >](#)

Scale Back Minto West

Massive development planned for western Palm Beach County

[Read More >](#)

Survey on Climate Change/Sea Level Rise

Take a few minutes to share what your community is doing

[Read More >](#)

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Attendees: 2 out of 201

Materials (0)

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September 9 at 10 a.m. Test Run for September 10

Training ID: 583-124-868

GoToTraining



This webinar has been approved for:

- 1.5 AICP CM CREDITS for planners ([#9116074](#))
- 1.5 Contact Hours for Florida Environmental Health Professionals

1000 Friends has applied for CLE for Florida Attorneys
but cannot guarantee they will be approved.

This event was NOT approved for CEC
for Certified Floodplain Managers

There is a link to a **BRIEF SURVEY** in the follow-up email you will receive. Please take a few minutes to give us feedback!

This link will be in the follow up email after today's webinar:

<https://www.surveymonkey.com/r/1604ethics>



Upcoming Dr. John M. DeGrove Webinars

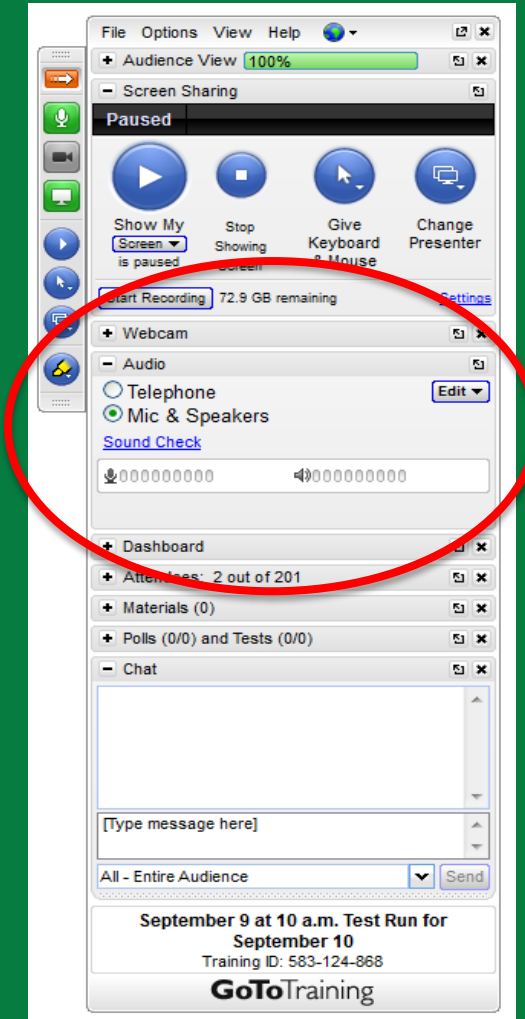
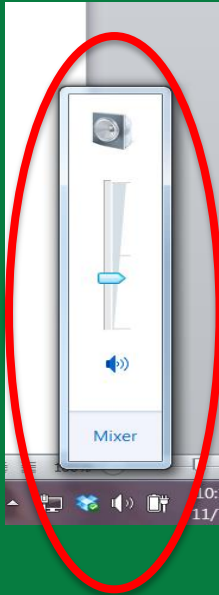
We are now planning the Spring 2017 webinar series.
All webinars are noon to 1:30 unless otherwise noted.

- **Register Now!** Wednesday, January 18 – 2017 Florida Legislative Preview
- **Register Now!** Wednesday, February 15 -- Implementing Water 2070: Water Conservation Planning for Florida Communities
- Wednesday, March 22 – 2017 Florida Legislative Update
- April Topic Pending
- Wednesday, May 17 – 2017 Florida Legislative Wrap Up

Visit www.1000friendsofflorida.org/webinar/
to find out more!

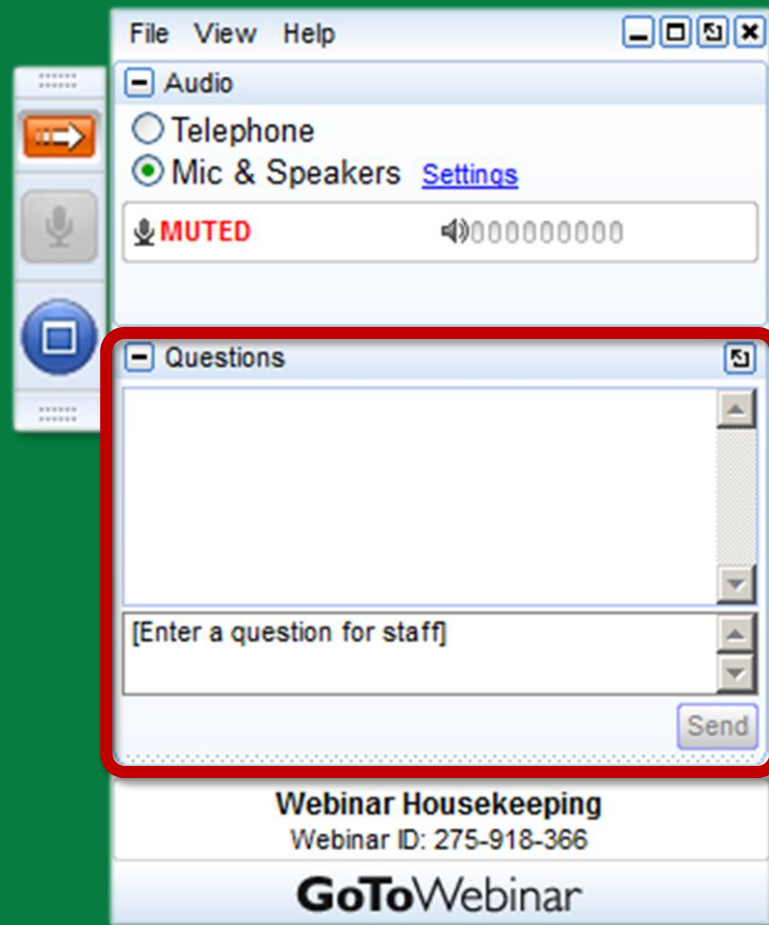


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- Please refer to the slide number and/or speaker when you post your question
- Please keep your questions succinct!
- Staff will ask the presenters questions, as time permits

Presenters



Thomas Hawkins



- 1000 Friends of Florida's Policy and Planning Director, addressing land use and transportation policy at the local and statewide level for 1000 Friends of Florida
- With a focus on plan analysis, advocacy and litigation, supports 1000 Friends' work to help Florida build better communities
- Also teaches land use law at the Levin College of Law and College of Design Construction and Planning at the University of Florida
- Previously, practiced law in Gainesville and served two terms as a Gainesville City Commissioner
- Has also served as a member of a metropolitan planning organization, a regional planning council and a community redevelopment agency
- Has a law degree from Emory University School of Law, and a Master of Science in Real Estate from the Hough Graduate School of Business at the University of Florida
- A fifth generation Floridian



Kelly J. Semrad, PhD



- A faculty member at the University of Central Florida.
- A citizen residing in Orlando/Orange County, Florida.
- Purchased a home in rural East Orange County in the Fall of September 2013 with the intention of enjoying life outside the city limits.
- In the Spring of 2014, joined the local community battle to fight mega development from occurring in rural East Orange County.
- Currently serves as a board member for Save Orange County, Inc., which is a citizen initiative group of neighbors that strive to keep the community informed of potential development in order to protect and preserve rural and agricultural lands and lifestyles.
- Professional research involves the production of underdeveloped countries and regions' development plans (e.g. Curacao, Armenia, Albania, Mexico, Ecuador, Nicaragua, Bonaire, Grenada, and Aruba).



Commissioner-Elect Emily Bonilla



- Commissioner-Elect to the Orange County Board of County Commissioners
- A long-time supporter of our planet, promoting conservation of Orange County's natural and economic resources
- Works unceasingly to protect the black bears and ban fracking in Florida
- Seeing a need for the organization of residents to protect their rural environment, created Save East Orlando in 2013, which later transformed into East of the Econ (™), LLC
- Served as a co-founder and acting Chairperson of Save Orange County until 2015
- Springboarded this pivotal experience into the role of Orange County Commissioner, contending that the Commissioner's responsibility is to oppose developments that harm the environment and economy
- Born in New York and raised in Massachusetts, a proud Floridian of 18 years
- Associates Degree in Film from Valencia, a Bachelor's in English from UCF, and Masters in Internet Marketing from Full Sail University
- Following years of entrepreneurial accomplishments, she worked as a Career Advisor at Full Sail University



Commissioner Lee Constantine



- Public servant representing Florida citizens for 36 years
- Altamonte Springs Commissioner and Mayor (1978-1992)
 - Youngest person ever elected in Altamonte Springs
- Florida House of Representatives (1992-2000)
- Florida Senate (2000-2010)
 - Significant environmental legislation sponsored includes:
 - Save Our Everglades (1997)
 - Florida Unified Building Code (1998)
 - Florida Forever Program (1999)
 - Everglades Restoration & Funding (2000)
 - Wekiva Parkway and Protection Act (2004)
 - Florida Energy Act (2006)
 - Florida Waters & Springs Protection (2010)
 - Florida Recycling Act (2010)
- Seminole County Commission (2012-present).
 - Significant Committee Membership includes:
 - Wekiva River Basin Commission, Chairman (2004-present)
 - Florida Regional Planning Council, President
 - FL Association of Counties (FAC), Growth Mgmt./Environmental Committee, Chairman
 - East Central Florida Regional Planning Council, Chairman
 - Florida Conservation Coalition (FCC), Vice Chairman
 - 1000 Friends of Florida Executive Board, Member
 - Awarded the Bill Sadowski Award by 1000 Friends of Florida in 2014



Lake Pickett North Context

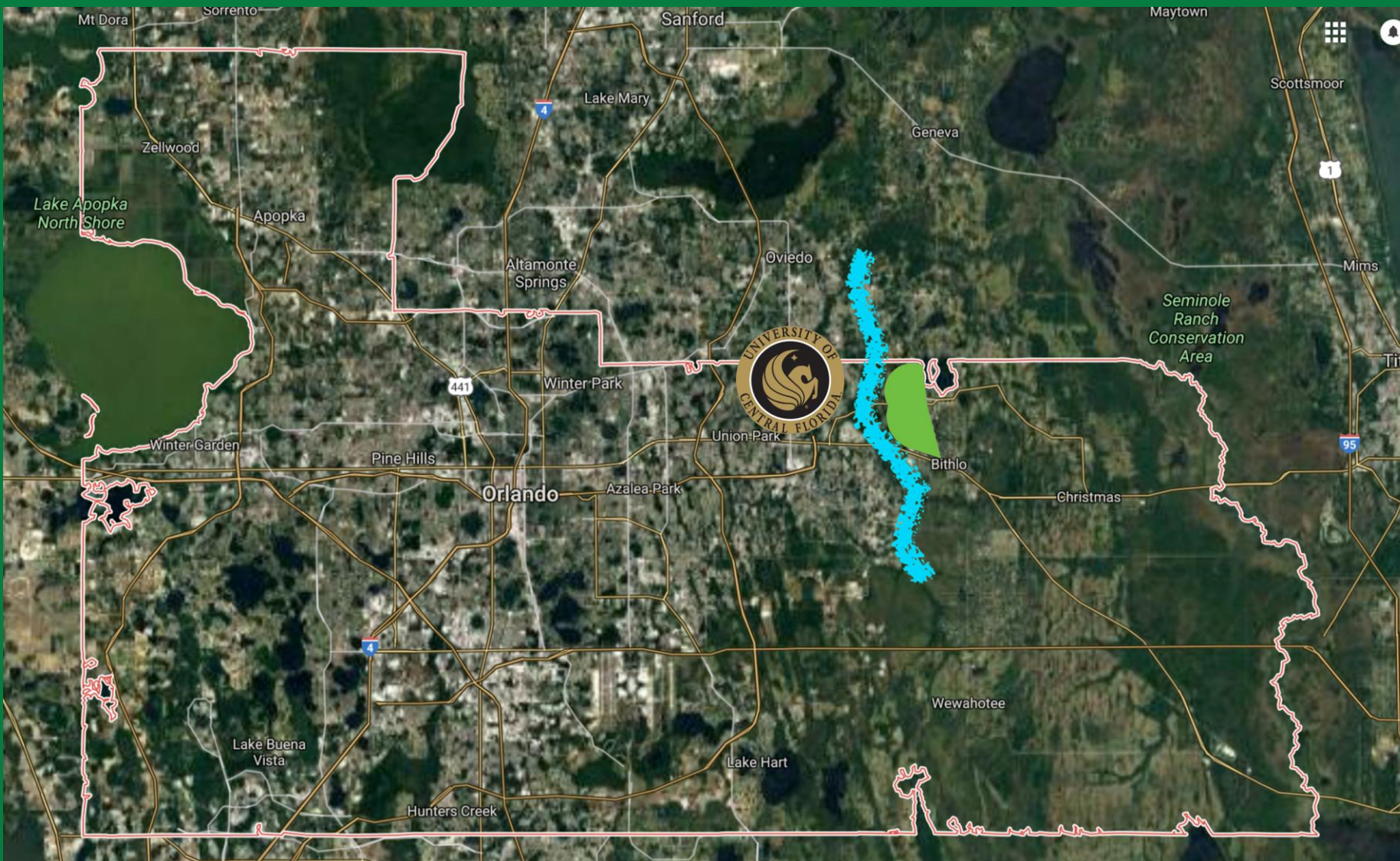
*Thomas Hawkins, Policy and Planning Director
1000 Friends of Florida*



Orange County



- At-Large Mayor
- Six additional councillors from single-member districts
- 1,003 square mile area
- 1,288,126 population



- University of Central Florida
- Econlockhatchee River
- Lake Pickett Study Area



A satellite map of the Lake Pickett area in Central Florida. The map shows the lake divided into 'Lake Pickett North' and 'Lake Pickett South' by a road. To the west is the University of Central Florida and Central Florida Research Park. To the north is the Econ River Wilderness Area. Various roads are labeled, including McCulloch Rd, N Tanner Rd, Chuluota Rd, Sussex Dr, Challenger Pkwy, Alafaya, N Alafaya, Stanner Rd, and E Colonial Dr. Highway markers for 434, 420, 50, and 408 are visible. The text 'Lake Pickett North' and 'Lake Pickett South' is overlaid in large white font. A small grid icon and a bell icon are in the top right corner of the map area.

Lake Pickett North

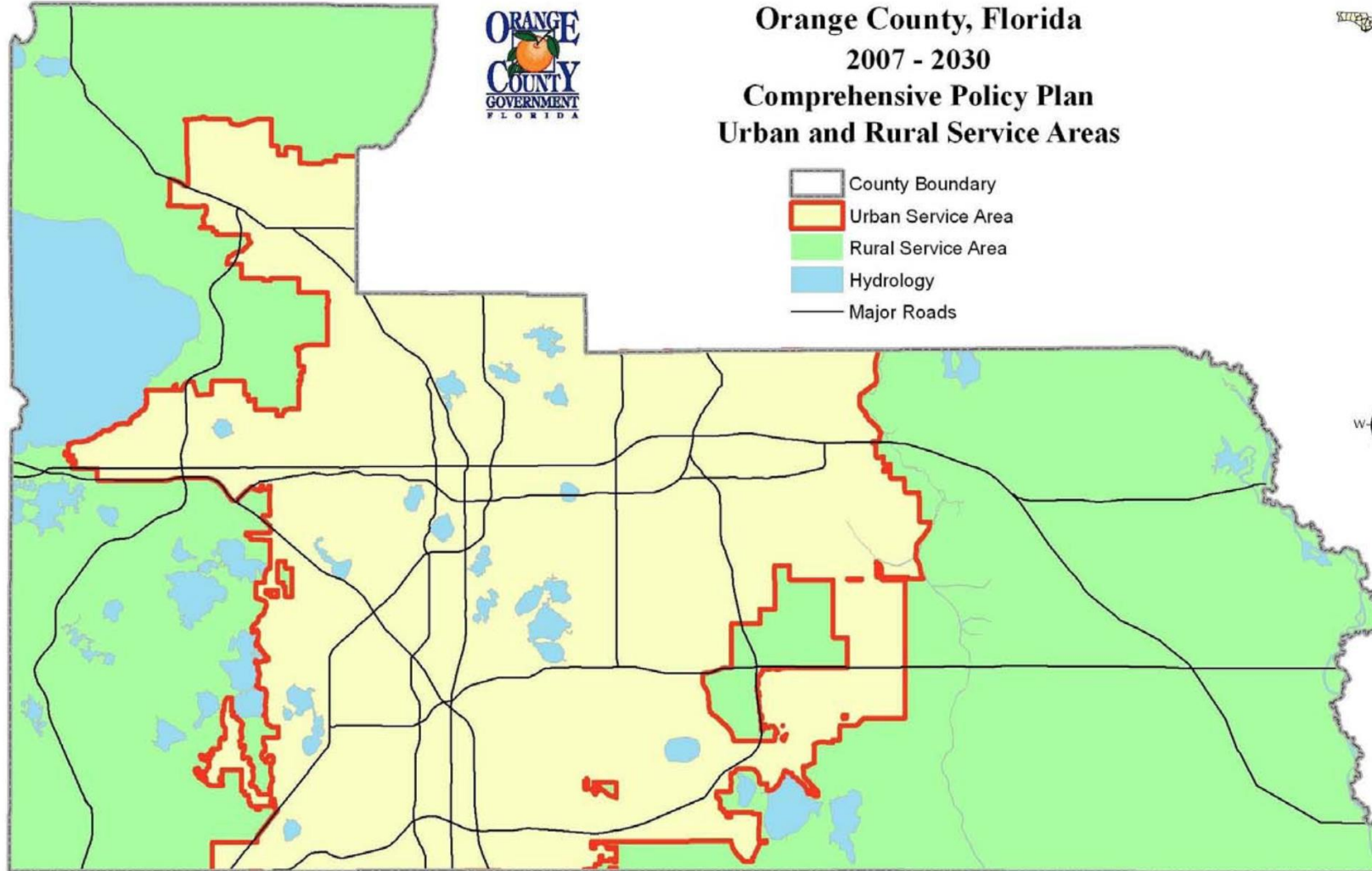
Lake Pickett South



Orange County, Florida 2007 - 2030 Comprehensive Policy Plan Urban and Rural Service Areas



- County Boundary
- Urban Service Area
- Rural Service Area
- Hydrology
- Major Roads



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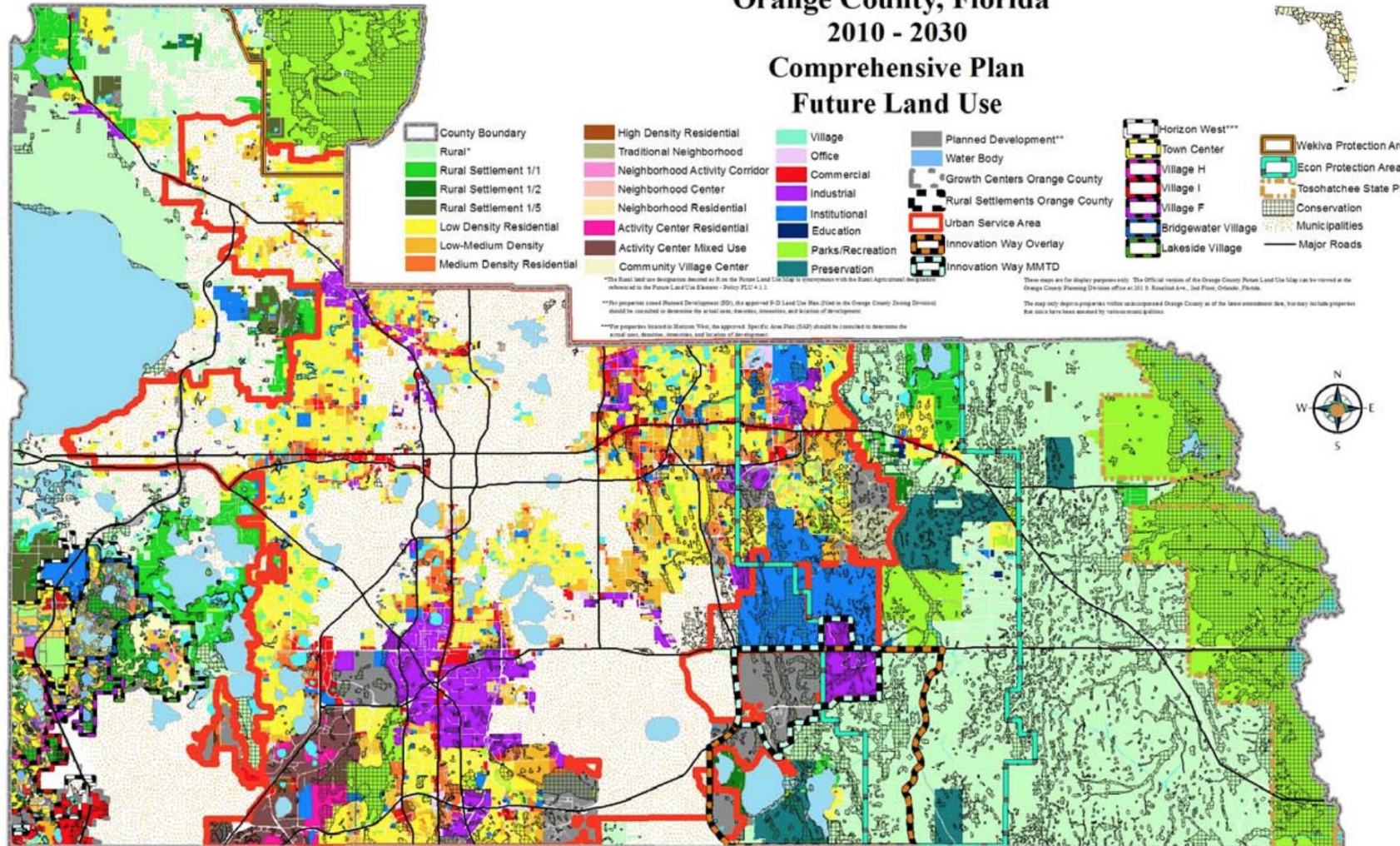
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Source: Orange County Growth Management Department, Planning Division 2008



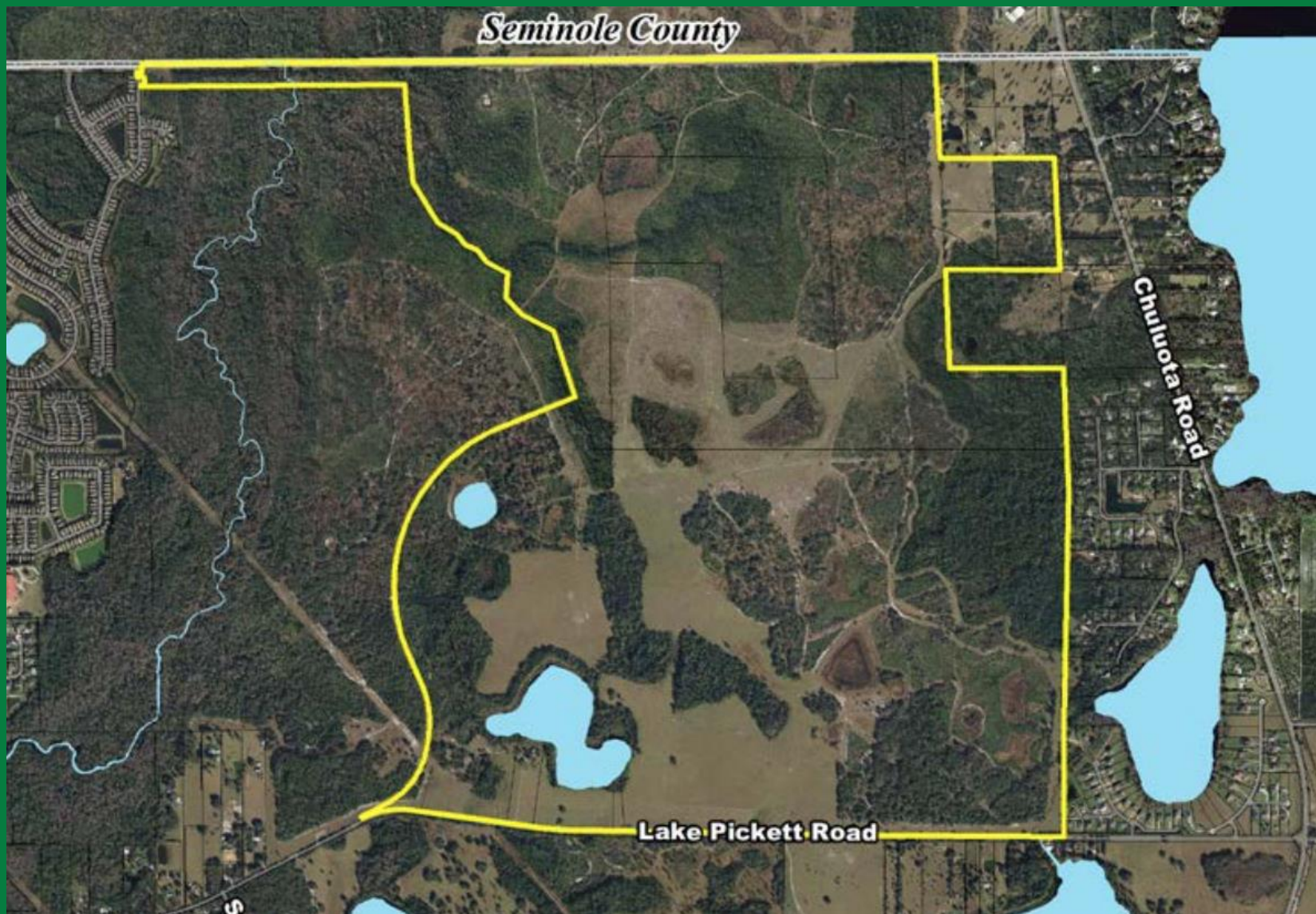
Orange County, Florida 2010 - 2030 Comprehensive Plan Future Land Use



0 1.25 2.5 5 7.5 10 Miles

Source: Orange County Planning Division
Last Amended: November 19, 2013





Three Comprehensive Plan Amendments

- Amendment 2015-2-P-FLUE-1 Text amendment creating new Lake Pickett future land use designation
 - approved in July and now subject of DOAH petition
- Amendment 2015-2-A-5-1 Future Land Use Map amendment for Lake Pickett South
 - approved in July and now subject of DOAH petition
- Amendment 2016-1-A-5-1 Future Land Use Map amendment for Lake Pickett South
 - Denied by Orange County Commission on November 15, 2016



Citizens vs. the Well Oiled Development Machine: A Success Story

Kelly Semrad
Save Orange County



Citizens vs. the Well Oiled Development Machine: A Success Story

Kelly J. Semrad, Ph.D.
Orange County Resident
District 5 (East Orlando)



Purpose

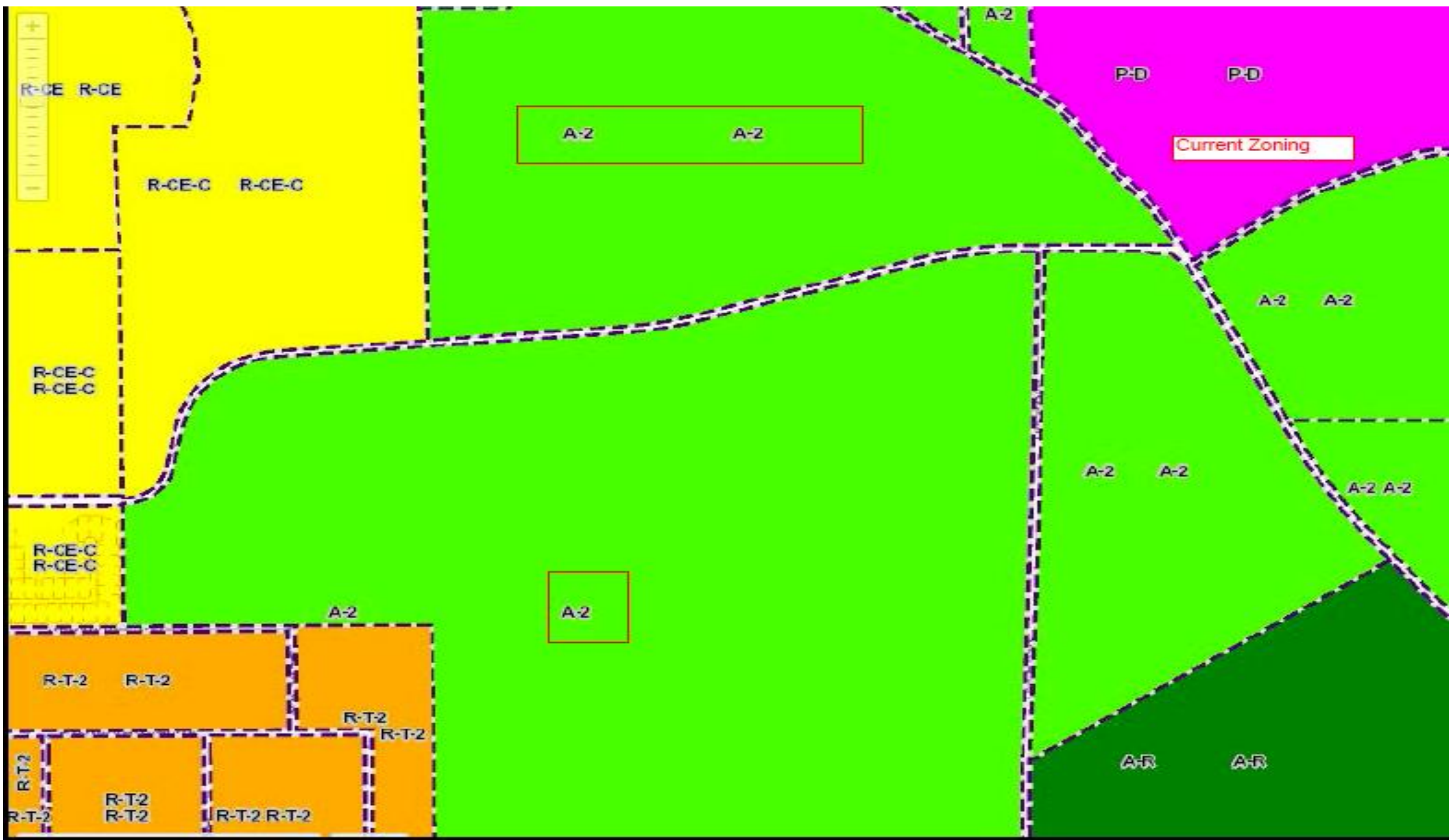


- To provide tips for how a community can organize efforts to fight and beat proposed development in rural communities

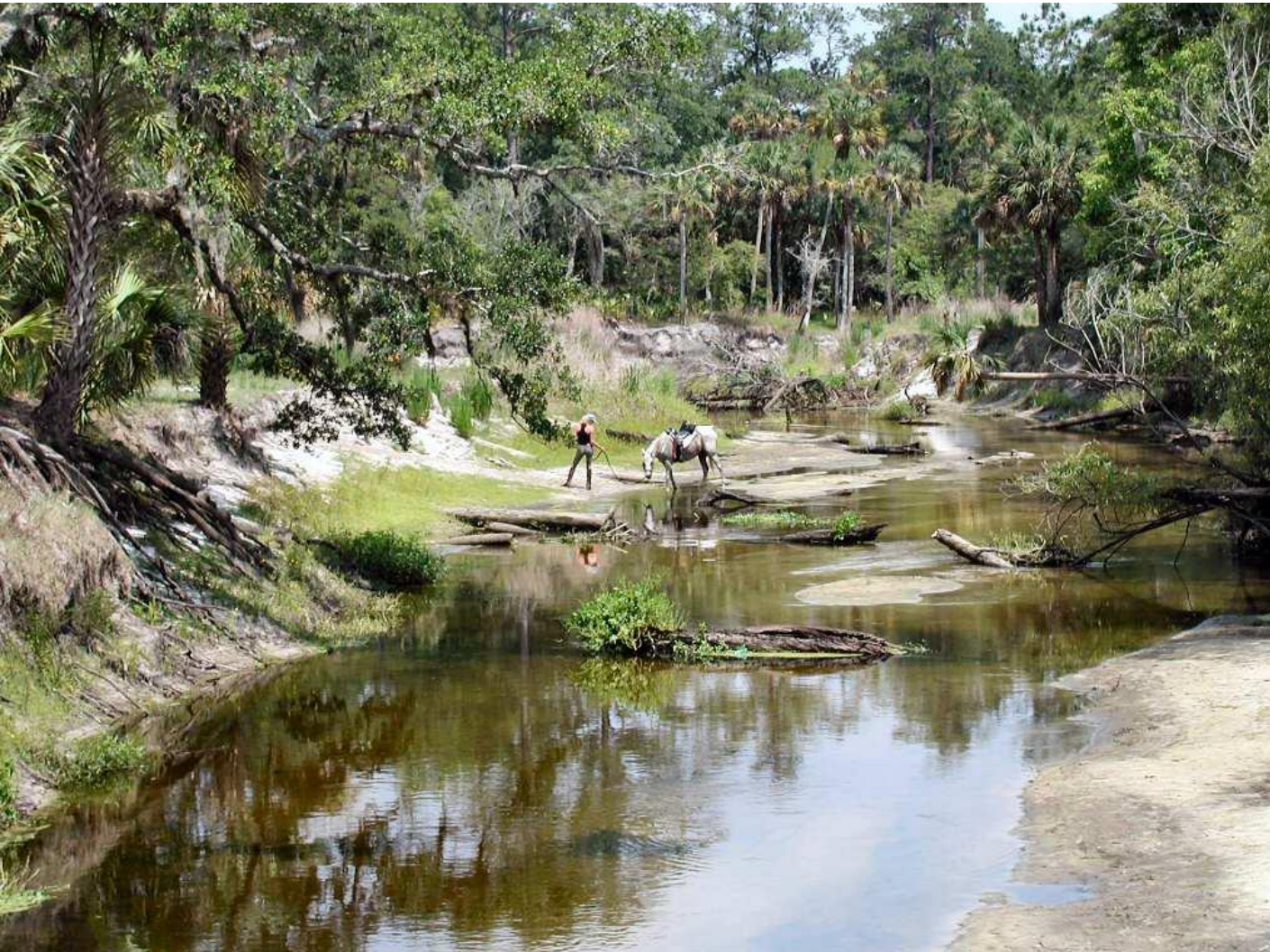


Background

- In 2013, I moved from Alachua County (Gainesville, FL) to Orange County (Orlando, FL)
- We searched for an area of Orange County that was “protected” from urban development
- Through research we came to an area located in East Orlando that was outside of the Urban Service Area (USA)
- This area is typically referred to as East of the Econ (river)
- East of the Econ was dedicated to remain rural until all developable land within the USA was used
- We purchased a home expecting to enjoy life away from the city
- Two months after closing on our home we saw “public notice signs” for land use and zone change along two large parcels of land bordering the Econ River or within the flood basin of the river
- And, we saw “Stop Urban Sprawl” and “Stop More Traffic” signs from a local community group (Save Orange County)



Econ River: An environmentally sensitive area that is designated as an Outstanding Fl Water that flows to the St. John's River which is the longest river in FL & a source of drinking water



Save Orange County a grass root community organization



A Orlando Sentinel Article on the history & efforts of Save Orange County: <http://www.orlandosentinel.com/opinion/>

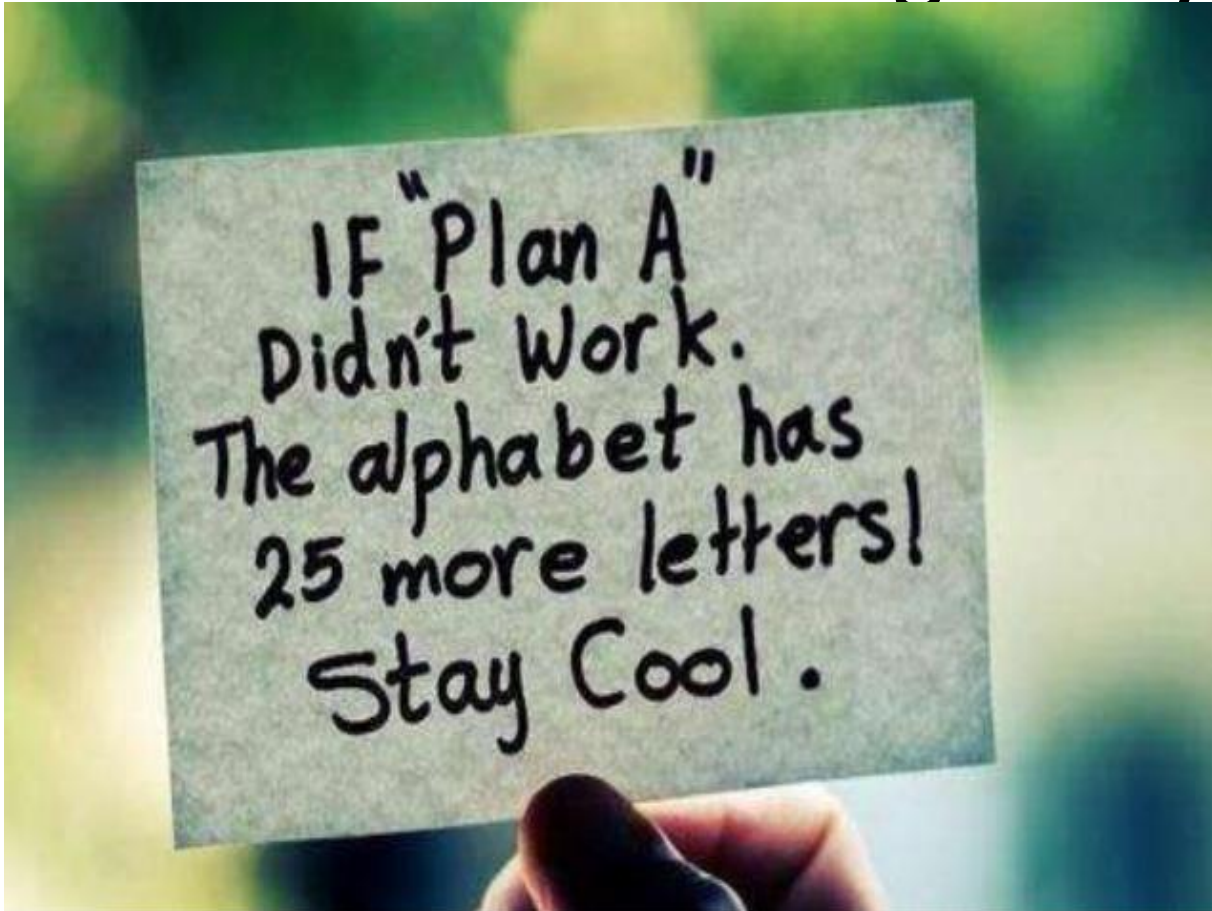


Plethora of Problems

- It's hard for citizens to fight city hall or a county
- It's hard for citizens to fight developers' big \$money\$
- It's hard to raise the necessary finances to fund the fight
- It's hard for citizens to educate themselves on the necessary steps they must engage in along way
- It's hard to organize a community to fight city hall/county and developers
- It's hard to keep cohesion amongst the community members that lead the fight
- It's hard to keep the community stamina to continue to the fight
- It's hard to manage community faith, hope, and belief that they can win
- etc. (it's just plain hard!)

But, THERE IS A WAY!

First, NEVER give up! Form a community organization...Be strategic...be well researched...be flexible...and be prepared to counter any claim that could be made against your research



Ultimately, a community fighting development comes down to two types of fights:

1) Legal Fight

2) Political Fight

These are group marathon fights not sprints so stay resilient



Community Organization

“where there is a will there is a way...”

- Form an actual organization
- Create a core mission statement
 - *“Save Orange County, Inc. exists to establish a community of interest and effect necessary amendments and changes to county ordinances or state statutes for the preservation of rural and agricultural lands and rural lifestyles”*
- Group dynamics are special (some might say they are hard)
- Recognize individuals for their special talents and delegate tasks
- Promote hard work and victory
- Be proud to represent your community and your rural lifestyle

Save Orange County strived to generate interest not just awareness



- Active Facebook use that engage residents (<https://www.facebook.com/saveorangecounty/>)
- Active use of electronic petitions (<http://saveorangecounty.org/>)
- Email blasts with the most recent up to date information
- Outreach to professional organizations (1000 Friends of Florida, Sierra Club, League of Women Voters, League of Cities, all state offices involved in the approval of the development)
- Outreach to all politicians
- Outreach to all County Commissioners and Orange County Staff involved in the proposed development
- Outreach to the property owners
- Focus on generating community interest as opposed to only awareness
 - Signage throughout community
 - Fundraising
 - All public meetings pertaining to the development were attended by Save Orange County reps (RAC, DRC, LPA, BCC meetings)
 - Community meetings
 - Town hall meetings
 - YouTube clips
 - Press releases
 - Media Media Media
 - THE RIGHT TO VOTE

Save Orange County E-Petitions = nearly 11,000 initial signatures = more than 15,000 signatures combined

*Mayor Teresa Jacobs
Commissioner Betsy VanderLey
Commissioner Bryan Nelson
Commissioner Pete Clark
Commissioner Jennifer Thompson
Commissioner Victoria Siplin*



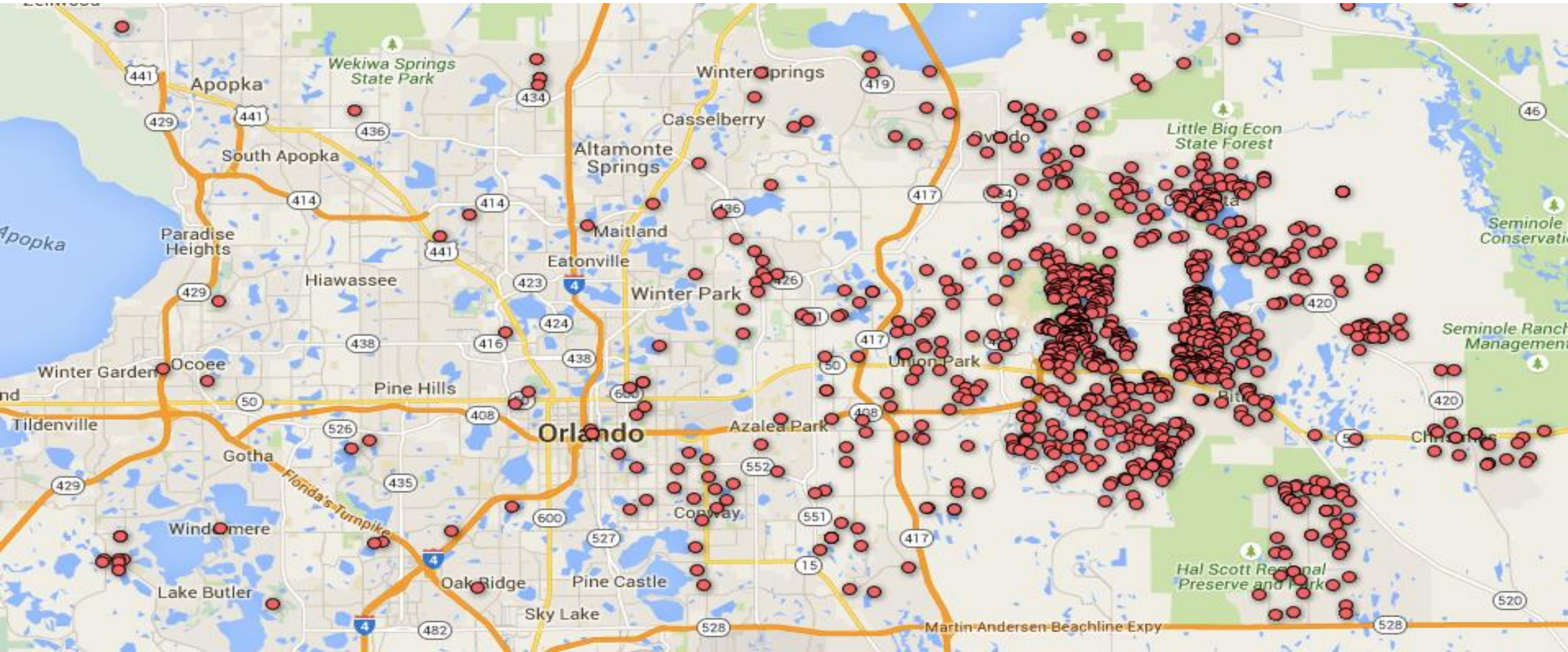
Please accept my formal request for your support of Commissioner-Elect Emily Bonilla's request to add a motion to rescind the Lake Pickett South (The Grow) final decision onto the Orange County Board of County Commissioners agenda.

As you know District 5 residents, have assumed an active role in determinations regarding District 5 citizens' and environmental welfare. Thus, your support for Commissioner-Elect Emily Bonilla's motion to rescind the LPS (The Grow) final decision will facilitate the ability for the county and the people to work together to develop a vision for progress in District 5.

Most Sincerely,
Orange County Citizens

Sample of Save Orange County, Inc. Petitions: <http://saveorangecounty.org/>

Counter Claim Heat Map: Petitioner Signatures



Generating Community Interest



Community Resilience = more than a 100 meetings with stakeholders

12-hour debate ends with vote that could profoundly alter eastern Orange

[Click to go to the previous page](#)

BY STEPHEN HUDAK
Staff Writer

Just after 2 in the morning Wednesday, bleary-eyed Orange County commissioners ended a marathon 12-hour meeting by approving controversial changes to land-use policies that will drastically change rural communities east of the Econlockhatchee River and attract thousands of new residents.

Developers who proposed large-scale residential project in east Orange County convinced commissioners to alter policies that had strictly limited the number of homes that could be built east of the

river, often considered the unofficial “growth barrier” separating urban areas from rural outposts.

A handful of citizens in the audience that packed commission chambers endorsed the change, arguing it would bring needed growth.

But most in the crowd of nearly 300 people opposed the changes, suggesting they will destroy their rural communities by bringing more than 4,200 homes and all the traffic, noise and other afflictions that come with sprawl. They vowed that they will continue to fight the changes.

“Once you cross the Econ River, there’s a different lifestyle,” said Jimmy Hester, who lives in east Or-

ange and argued against changes.

At the hearing with commissioners, Hester, whose construction company has built homes in Avalon Park and Waterford Lakes, showed the board pictures of businesses around his home that could be unwelcome as new subdivisions pop up — including well-drillers and a business that cleans out septic tanks.

“It’s a cultural difference,” he said.

Commissioners listened to nearly 10 hours of testimony, much of it from frustrated residents of east Orange County fearful that the policy changes would pave the way for a pair of large-scale residential projects known as “Sustany” and

“The Grow.” Both are sandwiched between the river and two-lane Chuluota Road — south of Seminole County and north of State Road 50.

The projects also are known in east Orange County as Lake Pickett North and Lake Pickett South.

A lawyer representing Lake Pickett North, sensing the request lacked the commission’s support, withdrew the proposal before the board voted. The developer can resubmit the request in about six months.

Commissioners voted 5-2 to send the policy change for Lake Pickett South to the state Department of Economic Opportunity for review.

Mark Bernhardt, who lives on

Lake Pickett Road, told why vocal east Orange residents were upset.

“Affluent special interests have too much power, the public has too little and participation of we, the people, is often symbolic,” he said.

“That leaves us residents of east Orange County with little choice but to accept and bear the consequences of faulty decision-making, super-sized developments and vibrant doses of urban sprawl ... Is it any wonder that people who attend county and community meetings are cynical, frustrated and angry?”

shudak@tribpub.com or
407-650-6361



Town Hall Meetings Held by Save Orange County for the Community



- Current
- 3 County-sponsored cor
 - LPA, June 18
 - BCC
 - July 28, 2:00 PM BCC Ch
 - State Review
 - LPZ, Oct
 - BCC, Nov

Town Hall Meetings Held by Save Orange County



Community Meetings Held by the County



Save Orange County encouraged citizen participation to attend and speak at the Community Meetings. Every citizen in opposition was informed to state at the conclusion of verbal comment that, "I am opposed to the Lake Pickett Text Amendment."

STATE REPRESENTATIVE DISTRICT 50

 R	Rene Plasencia	 50,396	57%	100% REPORTING
 D	Sean Ashby	37,579	43%	

ed to U.S. House, District 11 over Dave Koller and Bruce Ray Riggs

STATE REPRESENTATIVE DISTRICT 49

 	Carlos Smith	44,143	69%	100% REPORTING
 	Shea Silverman	19,518	31%	

Republican Daniel Webster has been elected to U.S. House, District 1



**PROTECTING
THE ECON**

EDWARDS DOESN'T CARE

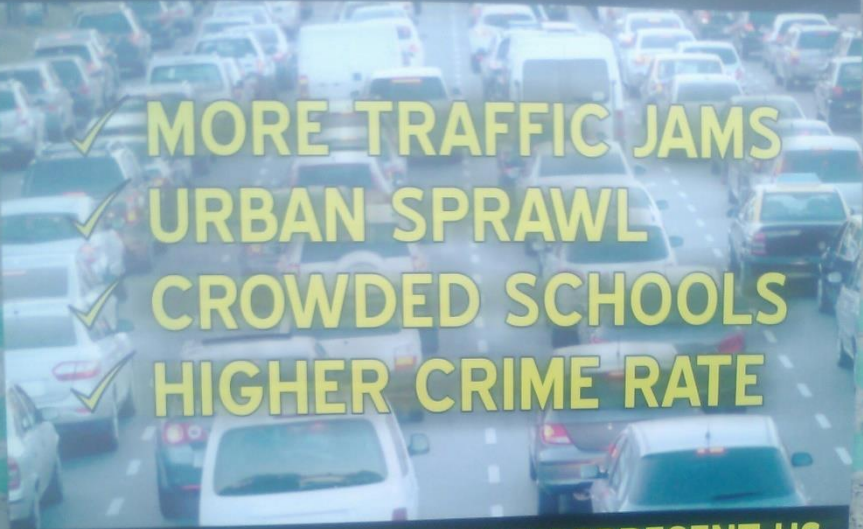
VOTE

August 30th!

Paid for and approved by SaveOrangeCounty



TED EDWARDS FOR:



- ✓ MORE TRAFFIC JAMS
- ✓ URBAN SPRAWL
- ✓ CROWDED SCHOOLS
- ✓ HIGHER CRIME RATE

TED EDWARDS DOESN'T REPRESENT US
DUMP TED EDWARDS!

PRIVATELY FUNDED POLITICAL SIGN

WANT MORE TRAFFIC?

TED DOES

VOTE

August 30th!

Paid for and approved by SaveOrangeCounty

EDWARDS

A DEVELOPER'S BFF

VOTE

August 30th!

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We Support



EMILY BONILLA

WWW.VOTEFOREMILY.COM


ORANGE COUNTY COMMISSIONER DISTRICT 5

Focused on what matters; the people.

UNITED FOR PROGRESS

EMILY BONILLA'S CAMPAIGN COMMUNICATION FIRST POST BY UNITED FOR PROGRESS (FPC) 10/10/2012 10:45 AM. ALL INFORMATION IS CORRECT. NOT AUTHORIZED BY ANY PERSONAL CANDIDATE OR CANDIDATE'S COMMITTEE.

REPUBLICAN LOBBYIST
TED EDWARDS HAS SOLD OUT TO SPECIAL INTERESTS.



When he isn't voting to support them, he's getting paid to lobby for them—or getting their campaign cash.

Voted to let donors build controversial developments
 Edwards controversially voted in favor of two East Orange mega-developments¹ after receiving campaign contributions from the developers and the real estate industry.²

Lobbied for developers
 Edwards has a long history with developers and the real estate industry³ and has repeatedly needed to recuse himself because of a conflict of interest. Voters shouldn't need to ask: Is my commissioner on my side or the developers'?

Voted to delay lobbying reform
 Edwards voted to delay a critical lobbying reform bill⁴ after being caught up in a scandal about improperly communicating with lobbyists.⁵

CANDIDATE: ORANGE COUNTY COMMISSIONER DISTRICT 5

Board of County Commissioners District 5

Comisionados del Condado Distrito 5

(Vote for One) (Vote por Uno)

☒ Emily Bonilla

☐ Ted Edwards

Soil and Water Conservation District Supervisor Group 4



**TELL ORANGE COUNTY COMMISSIONERS
TO THE TEXT AMENDMENT CHANGING THE
COMPREHENSIVE LAND USE PLAN and ZONING**



Do the following:

1. Organize a community group
2. Create a mission statement for that group
3. Appreciate group dynamics but stay true to the mission statement of the group
4. Meet with all County Commissioners and all local politicians (senate, state rep, congress, etc.)
5. Meet with County or city staff involved with the process
6. Meet with the developers
7. Read your comprehensive land use plan (learn the document)
8. Access your county calendar and attend all meetings that the developers present in (RAC, DRC, LPA, BCC)
9. Find professional organizations that can assist you in navigating the process (1000 Friends of Florida, Sierra Club, League of Women Voters)
10. Learn how to access public documents from all steps of the county meetings (traffic network agreement, regulating plans, development plans, environmental studies, etc.)
11. Reach out to your local media and provide a newsworthy story for them to cover
12. Engage in your local politics
13. Raise funds for an attorney and pursue legally if need be
14. RALLY YOUR COMMUNITY...IF YOU INFORM THEM, IF YOU INVORGORATE THEM, IF SHOW THEM THERE IS A WAY TO BEAT CITY HALL...THEY WILL COME AND THEY WILL NOT DISAPPOINT YOU!

Save Orange County Record



- We lost some but we won big too....SO CAN YOU!

Contact Information



Save Orange County, Inc

16877 E. Colonial Dr., #171

Orlando, Florida 32820

Email: info@saveorangecounty.org

Message on Facebook: Save Orange County

The Politics of Messaging

*Commissioner-elect Emily Bonilla
Orange County Board of County Commissioners*



- Be yourself, true to your values. People can see through it if you're not.
- Stand united behind someone the community feels will represent them accurately.
- Research information that can be used in your community, and be knowledgeable on those issues.

The Challenges of Intergovernmental Coordination

*Commissioner Lee Constantine
Seminole County Board of County Commissioners*



Demise of the DRI (Development of Regional Impact) process

- In 2011 Legislature passed a controversial growth-management bill (SB 360), “exempting large urban areas around the state from DRI reviews.”
- The 2015 Legislature’s session voted for a bill that eliminated new DRIs (SB 1216).
- This Legislature also effectively eliminated the DRI program by forcing a DRI-size project to go through a different review process (i.e., State Coordinated Review).
- Decreases the minimum required acreage of sector plans from 15,000 acres to 5,000 acres
- Regional Planning Councils still have an opportunity to review and provide comments on these projects – but only as they relate to impacts on issues of regional significance

Quality of Life

Issues have no city or county boundaries:

- Sprawl
- Transportation
- Air pollution
- Schools
- Fire/Public Safety
- Water
- Storm water
- Flooding/draining
- Sewer Systems
- Habitat Loss

Border Skirmishes

- Counties are reluctant to infringe upon neighboring counties' authority
- **Florida Association of Counties (FAC) POLICY STATEMENT ON DRIs**

Development Impacts: SUPPORT legislation that provides a mechanism to ensure the extra-jurisdictional impacts from large-scale development projects are adequately addressed within the impacted counties prior to development approval.

(Eric Poole)

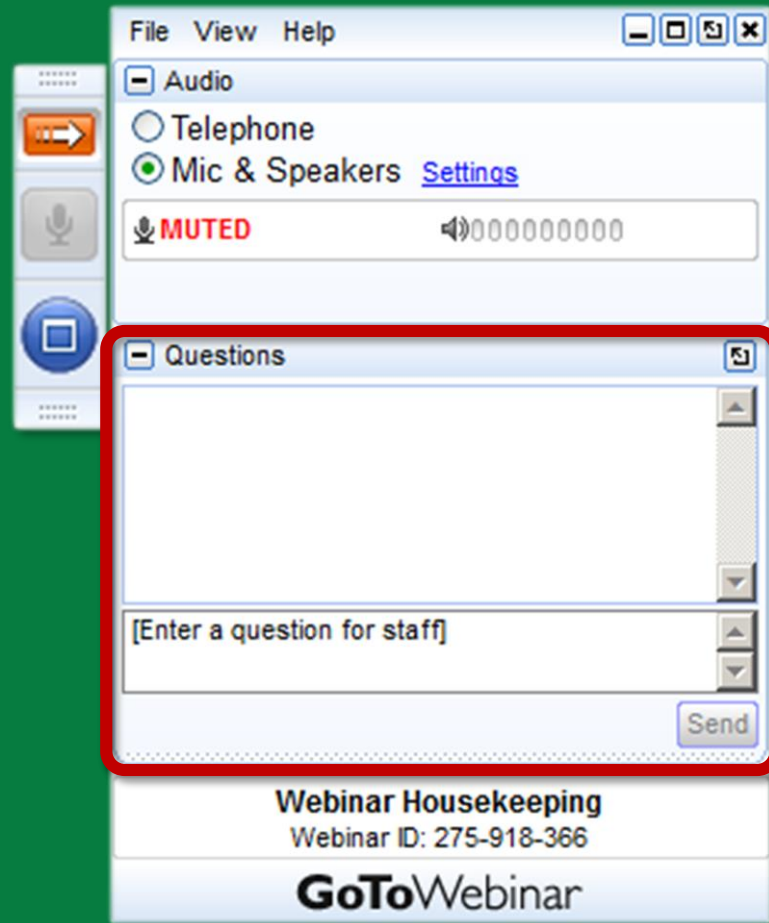
Why Cooperation is Important?

No Taxation without Representation

Questions and Answers

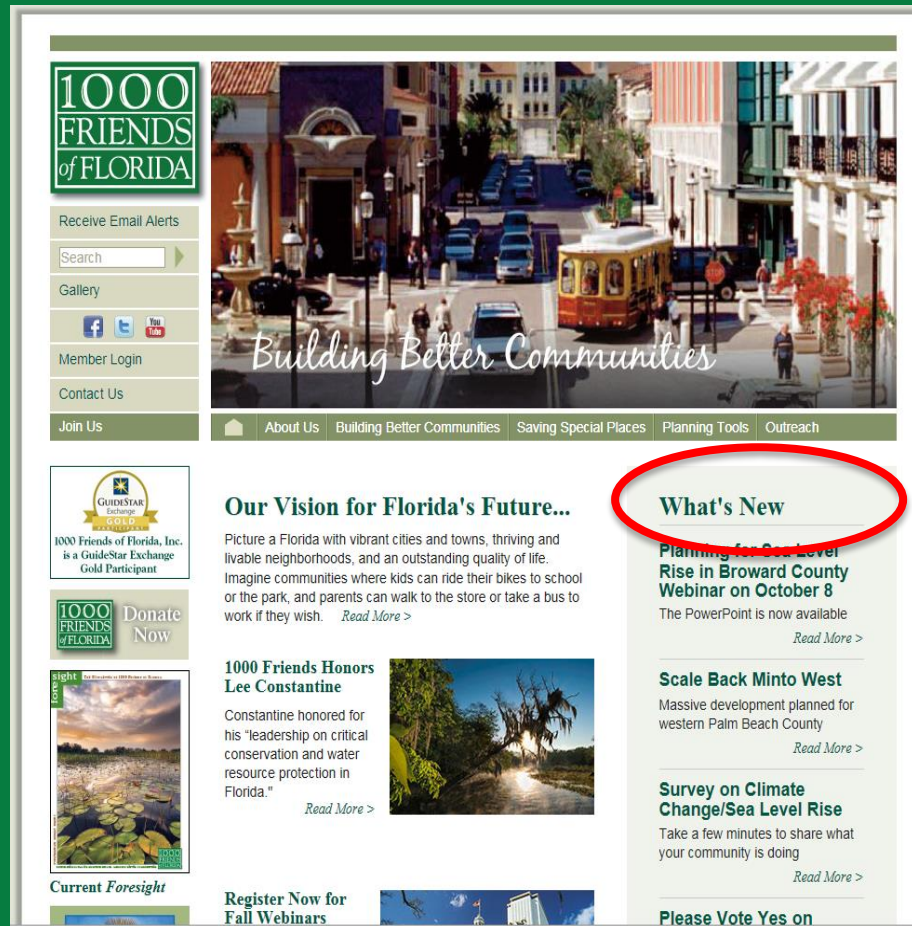


If you have questions:

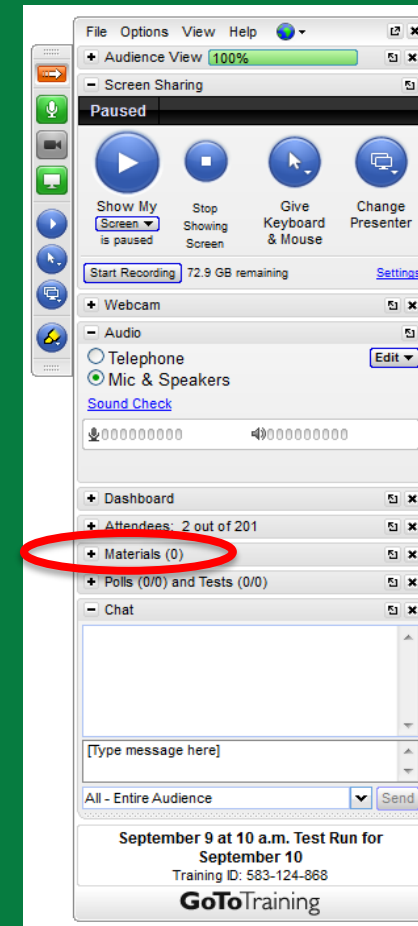


- Your webinar control panel includes a “Questions” box
- Please click on “+” sign and type any questions in this box
- Please refer to the slide number and/or speaker when you post your question
- Please keep your questions succinct!
- Staff will ask the presenters questions, as time permits

The PowerPoint is available at www.1000friendsofflorida.org



The screenshot shows the homepage of 1000 Friends of Florida. The header features the organization's logo, a navigation menu with links like 'About Us', 'Building Better Communities', and 'Outreach', and a large banner image with the text 'Building Better Communities'. The main content area is divided into several sections: 'Our Vision for Florida's Future...' with a paragraph about vibrant communities, 'What's New' (circled in red) featuring a 'Planning for Sea Level Rise in Broward County Webinar on October 8' and a 'Scale Back Minto West' development, and '1000 Friends Honors Lee Constantine' with a photo of a man. There are also links for 'Donate Now', 'Current Foresight', and 'Register Now for Fall Webinars'.



The screenshot shows the GoToTraining software interface. The top menu includes 'File', 'Options', 'View', and 'Help'. The main window displays 'Audience View' at 100% zoom. Below this, there's a 'Screen Sharing' section with a 'Paused' status and buttons for 'Show My Screen', 'Stop Showing Screen', 'Give Keyboard & Mouse', and 'Change Presenter'. A 'Start Recording' button indicates 72.9 GB remaining. The 'Webcam' section shows 'Audio' settings with 'Telephone' and 'Mic & Speakers' options. The 'Dashboard' section lists 'Attendees: 2 out of 201', 'Materials (0)' (circled in red), and 'Polls (0/0) and Tests (0/0)'. A 'Chat' window is at the bottom with a text input field and a 'Send' button. The bottom status bar shows the date 'September 9 at 10 a.m.', 'Test Run for September 10', 'Training ID: 583-124-868', and the 'GoToTraining' logo.



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www.1000friendsofflorida.org/donate-now/

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