

WHO KNOWS BEST?

The Naples Daily News, Feb. 28, 2002
by S. James Clarkson, Naples, FL,

The Naples Daily News reported how the county commission was going to control the growth of Collier County, after cajoling from the governor's office. With the usual castigating of the developers, the theme in the article was that the government was going to dictate what land was to be used for what purpose. This exercise of government power by zoning, TDR programs or other nostrums cannot stop the power of the land value in determining its development. People make land value and as long as people come to Naples, now recognized as one of the fastest growing areas in the country, the need for land for development will determine its use. The Sunday real-estate section of the Naples Daily News devoted to real estate sales in the billions of dollars proves this point. One thing that the government could do, however, is to assess the land at its appraised value resulting in the development of vacant land in the urban areas without forcing developers to resort to the marginal rural and farming land.

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land value could then be used to pay for the roads necessary to support the development. Land Value Taxation goes hand and hand with the natural development of the land. "Knob turners", planners and government commissions, who think they know what is best for the county, should not interfere with its citizens use of the land in a free enterprise economy.

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