



September 23, 2009

TO: Lee Board of County Commissioners

FROM: Dave Urich, Transportation Coordinator – RGMC

RE: Babcock Comprehensive Plan Amendment

The Responsible Growth Management Coalition Board of Directors unanimously recommends the Lee BoCC not transmit the proposed Babcock Road Plan Amendment.

While some commissioners and staff may feel compelled to transmit based on prior agreements signed, RGMC respectfully disagrees and believes the Board has overriding obligations to the citizens of Lee County to preserve their quality of life and not create additional unnecessary tax burden. This proposal - adding a multiplicity of lanes to our rural roads while ignoring operation, maintenance and safety costs - is a bad plan. There exists no law or ordinance that forces Lee County to change its own delicately balanced comprehensive plan to make its own future less protected.

Please note that the Lee Plan Objective 20.2. states in part "...all road improvements within the Bayshore Community...will address the community's goal to **maintain its rural character and give preference to alternatives that allow existing roads to function at their current capacity**". Further, the Lee Plan Alva Vision Statement adds... "North River Road has retained its rural ambiance and is a popular scenic route for visitors and residents to enjoy the countryside. **It will take a concerted effort to insure that the growth in Alva occurs in a manner that maintains the character and lifestyle of this area.**" Counter to the Lee Plan, even a fleeting glimpse at Tables 2(c) and (d) of this proposal conveys to the observer the destruction to the rural character of Alva, Bayshore and East Lee County.

Property rights are a valued concept that often end up in a Florida court of law. We suggest that this proposed amendment would deprive many Lee citizens of their right to rural character as protected by the Lee Plan.

Commissioner Hall, you stated at your town hall meeting (for the arranging of which I thank you) that Lee County has been in the "reactionary mode" to Babcock development planning. RGMC suggests now is the time to move away from reactionary decisions, step back and, with our associates to the north, create a plan that serves our county well.

RGMC suggests the BoCC deny this request and challenge Kitson and Partners to employ their creative talents to develop a resubmittal transportation concept that minimizes the impact on Lee citizens' quality of life, property rights and tax burden, and adheres to the words in the Sierra settlement agreement: "Kitson...will pursue creation of a new expressway...so that traffic exiting to I-75 from BROD can do so with minimal impacts". We at RGMC would be pleased to assist.

Thank you for your consideration.