

Mr. Ray Eubanks  
Community Program Administrator  
Florida Department of Community Affairs  
Bureau of Local Planning-Plan Processing Team  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100

Re EAR Comprehensive Plan Amendments, Charlotte County 07-1ER

Dear Sirs:

We live in the Cape Haze subdivision which borders CR 775 (Placida Road). We support the more detailed comments on the Charlotte County Comprehensive Plan Amendments which you have already received from our Cape Haze Property Owners Association (CHPOA).

Our overwhelming issue is the intense pace of development which seems to happen without real consideration for the availability of roads, sewer, water and other infrastructure. Traffic is a very serious concern. We live along the two lane portion of Placida Road. We frequently cannot make turns into or out of our area because of the traffic congestion and the frequent construction related backups. Despite this, Charlotte County has said it has no intention to upgrade our road, supposedly because of the "limited" density of development, and because development is not expected for many years. This is simply wrong. Almost every developable parcel along the road is already under construction, usually at 5 or more units per acre. Congestion is a problem right now.

In addition, Placida Road is our only hurricane evacuation route, and we fear that development is proceeding without any upgrading of the road and other utilities, such as sewer and water, on which we depend. Accordingly, we adamantly oppose the County's plan to downgrade the level-of-service standards it must meet on Placida Road (and which developers must use in assessing the impact of their development) from C to D. That's like lowering the passing grade in the class from 70 to 50 and pretending the kids are getting smarter. The change in the service standard should have a broad public discussion in the County and Placida Road must remain at level C for the safety and well-being of the many of us who must rely on it and have no alternative.

A related issue is the County's apparent unwillingness to affirm that density in our area will not be increased. The Plan says density should be decreased whenever possible. We already see changes in our environment, traffic, water pressure, storm flooding, water quality issues such as red tide possibly related to runoff, and pressure on animal populations. We are very concerned about hurricane evacuation. We understand the Comprehensive Plan is supposed to reduce density in the Coastal High Hazard Area. We believe the Comprehensive Plan should strongly and clearly state that there should be no transfer of density into the Coastal High Hazard Area.

Thank you for considering our comments and those of CHPOA.

Very truly yours,

NAME  
ADDRESS