

Dear Business Owner/Operator,

Have you heard of “Seven50: SE Florida Prosperity Plan”? If you are like most business owners/operators, including myself, you are busy trying to grow your business or just keep it afloat. So, I would speculate you have not heard of Seven50 or know very little about it.

I was fortunate to learn of Seven50 in the fall of last year and have since been following its development. Seven50 is a \$4.25M US HUD funded regional planning grant that if implemented will have drastic implications for all businesses, property owners, and citizens. It attempts to conjoin local decision matters of seven counties, from Monroe County to Indian River County and all in between, for fifty years! *And, these regional planning grants are happening all over the country.* For example, Westchester County, NY is currently in an expensive lawsuit with HUD. The people of California are now finding out the hardships created from the One Bay Area Plan. And, there are many more.

I doubt the Treasure Coast counties are eager to become like some of the densely packed counties in South Florida. So, who decided that this regional approach is the best avenue to achieve prosperity for over six-million people? The South Florida Regional Planning Council and the Treasure Coast Regional Planning Council has decided for us. It should be no surprise that Regional Planning Councils decided that Regionalism would bring us prosperity.

So far, the focus of Seven50 is to control land use planning, zoning, transportation, education, climate change, infrastructure, and social services. Local sovereignty, both at the local government and individual levels, will be transferred to a non-elected regional authority. The movement behind Seven50’s development is New Urbanism, which largely focuses on 1) creating higher-density living areas and 2) reducing the amount of the automobile travel. In order to achieve these New Urbanism visions, Seven50 needs to seize property right decisions from the property owners and politicize them regionally. Last I checked, politics has not been too efficient at anything.

The idea is so good force is required for compliance.

As producers, we cannot accurately analyze markets to decide where is best to invest our resources with so much intervention that is politicized. As consumers, we need to maximize our options. Regionalism condenses them. As both producers and consumers, we cannot effectively determine acceptable prices without voluntary exchange, ownership and control of our property.

It should be no surprise for me to tell you that the Seven50 planners have refused to include any protection of private property rights. They are not concerned about maximizing voluntary exchange. They do not think that these important decisions should be left to elected representatives of the people, or the people themselves. And, there is no option to opt-out of the plan once implemented. They expect us to trust them to plan for our prosperity. I thought that was our job as business people, consumers, families, and property owners.

I hope you will join me in voicing your opposition to Seven50 to our local elected officials. Encourage them to establish a resolution opposing Seven50 in their jurisdiction. I thank you for considering this information. There has been a couple of websites set up by local concerned citizens, property owners, and business people about Seven50. You can find them at [www.ac4pr.org](http://www.ac4pr.org) and [www.StopSeven50.com](http://www.StopSeven50.com).