

SECONDER: Kristen M. Dreyer

AYE: Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea

- c. Approve a Chapter 163 Development Agreement for approximately 26.63 acres of property located on the east side of SW 43rd Court in the 3600 block (across from Saddlewood Elementary) (DMA22-44686). This is the second of two public hearings. The first public hearing was held on March 1, 2022. Request to postpone until the April 5, 2022 City Council Meeting

Council President Bethea opened the public hearing.

Growth Management Director Tye Chighizola discussed the Chapter 163 Development Agreement for a rezoning to R-3. The City will host two public hearings to discuss the item. The Chapter 163 agreement focuses on traffic; it will require a traffic study to be performed. If the roadway is not constructed, or there is no capacity, development of the property will be restricted. Council will be able to take action on the item at the next City Council meeting scheduled on March 15, 2022.

Kimberly Sindy, 4572 SW 44th Court, spoke in opposition of the proposed development project. She expressed concern regarding traffic impacts, overcrowded schools and negative property value impacts. She suggested the City focus on building schools to address the overcrowding issues.

Donna Rodriguez, 4064 SW 50th Road, spoke in opposition of the proposed development project. She expressed concern regarding traffic impacts, overcrowded schools and negative property value impacts. She explained the residents of Fore Ranch are responsible for maintaining the vegetation and private facilities in the area.

Cynthia Genero, 4585 SW 44th Street, spoke in opposition of the proposed development project. She expressed concern regarding traffic impacts, overcrowded schools and negative property value impacts. She questioned why the residents pay numerous amounts of tax monies to the City but have no public sidewalks.

Lauren Sovino, 4560 SW 44th Street, spoke in opposition of the proposed development project. She concurs with Ms. Genero regarding the developments negative impact on the community. She expressed concern regarding traffic impacts, overcrowded schools, loss of privacy, wildlife impacts, increased pollution and increased crime. She encouraged Council to use the available space to build more schools and parks for the community.

Rock Gibboney, 597 NE 45th Terrace, spoke in opposition of the proposed development project. He explained how property owners are not allowed to develop whatever they please. He anticipates the in-field development design will negatively impact the residents in the community.

Mr. Chighizola commented City staff will present a map of all the proposed developments at the next City Council meeting.