

On Apr 24, 2023, at 9:49 PM, Matthew Hurst <mmh1280@gmail.com> wrote:

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Dear Ms. Peebles:

I have several concerns with the prop[osed Comprehensive Plan Amendment for the "Newberry Village" development, planned for Newberry Road west of the existing Newberry Square shopping center.

1) Specimen Live Oak Trees - Aerial photography indicates that certain portions of the site have specimen trees, including one area just west of the SW 76th Blvd stub-out. By contrast, much of the property has had extensive agricultural uses.

Developments of this intensity often leave little to no preexisting tree canopy, unless protection is made a priority early in the process. If necessary, buildings could be made taller in exchange for reducing the area of the footprint of the development.

Should you approve this CPA, please ask the applicant to work with staff to preserve these limited areas early in the process.

2) Possible Land Acquisition for Recreation & Limited Conservation - The nearest large existing recreation areas several miles to south or west - Verteran's Park several miles to the south & Rotary Park several miles to the west.

3) Traffic - This area has extensive traffic problems. Please ensure the application is held to the same total traffic generation limits as the prior approved policies for this site.

Thank you for your consideration of these concerns.

Sincerely,

Matthew Hurst