



**BOARD OF COUNTY COMMISSIONERS
COMPREHENSIVE PLAN
PUBLIC HEARING**

Monday, July 23, 2018

9:30 a.m.

**BCC Chambers 6th Floor, Jane M. Thompson Memorial Chambers
301 N. Olive Ave, West Palm Beach, FL 33401**

- 1. CALL TO ORDER**
 - A. Roll Call
 - B. Invocation
 - C. Pledge of Allegiance
 - D. Proof of Publication - Motion to receive and file
- 2. AGENDA APPROVAL**
 - A. Additions, Deletions, Substitutions, Postponements
 - B. Adoption of Agenda
- 3. PUBLIC HEARING – 18-C Adoption (Page 2)**
- 4. PUBLIC HEARING – 18-D Transmittal (Pages 4-11)**
 - 4.A.1 Heathwood Reserve (LGA 2017-014) – 2:00 PM Time Certain (page 4)**
- 5. REGULAR AGENDA (Page 11)**
- 6. COMMENTS (Page 11)**
- 7. ADJOURNMENT (Page 11)**

3. PUBLIC HEARING –Round 18-C Adoption

The State Land Planning Agency issued a letter regarding the amendments in this round dated June 8, 2018 stating that the Agency had no issues.

3.A. Future Land Use Amendments outside the Urban Suburban Tier

3.A.1 [Central Park Commerce Center II \(LGA 2018-027\)](#). This is a privately proposed future land use (FLU) amendment as summarized below.

Current FLU: Economic Development Center (EDC)

Amendment: To revise a condition of approval in Ord. 2016-26, to extend time for development to commence from June 30, 2019 to June 30, 2022

Size/Location: 138.31 acres **BCC District: 6**

Location: North side of Southern Blvd/SR 80, west of the L-8 Canal, approx. 3 miles west of Seminole Pratt Whitney Road

Staff Assessment. This amendment proposes to revise an adopted condition of approval established in the original ordinance granting the Economic Development Center Future Land Use designation in 2016 for the development of a 'data center'. Adopting ordinance 2016-26 established a condition of approval that requires the County to consider initiation of an amendment to change the designation if development of a minimum of 200,000 square feet that did not commence by June 30, 2019. The proposed amendment would extend the deadline to June 30, 2022 to allow for a timeframe which coincides with deadlines established in 2017 State legislation, which created the opportunity for a sales tax exemption for data centers. Staff concurs with the date extension.

Staff Recommendation. *Approval*

Planning Commission/LPA Recommendation. *Approval*, motion by Michael Peragine, seconded by Barbara Roth passed in a 12-0 vote at the April 13th public hearing. One Board member questioned the need for the time extension, and another sought clarification on the data center. There was minimal discussion and no public comment.

BCC Transmittal Action: *Approve transmittal*, motion by Comm. Abrams, seconded by Comm. Valeche, passed in a 7-0 vote at the May 2nd public hearing. There was minimal discussion. Two members of the public spoke in opposition.

MOTION: To adopt an ordinance for the Central Park Commerce Center amendment.

3.B. Privately Proposed Amendments in the Agricultural Reserve Tier

3.B.1 [Poets Walk \(LGA 2017-015\)](#). This is a privately proposed text and future land use (FLU) amendment as summarized below.

Current FLU: Agricultural Reserve (AGR)

Proposed FLU: Congregate Living Residential underlying Ag. Reserve (CLR/AGR)

Size: 9.73 acres **BCC District: 5**

Location: Northeast corner of Lyons Road and Linton Boulevard

Text Amendment: To allow the Congregate Living Residential future land use in the Ag Reserve Tier for Congregate Living Facilities up to 8 units per acre.

Staff Assessment. Congregate Living Facilities (CLF) are allowed in the Agricultural Reserve Tier within Agricultural Reserve Planned Unit Developments limited to 1 unit per acre to calculate the maximum number of beds (2.39 beds per unit) and with a required 60-80% preserve area. This calculation would yield 23 beds on the subject acreage, clustered onto 40%, rather than the 186 beds requested by the applicant. The amendment proposes to allow a CLF at this location at a density of up to 8 units per acre which is significantly higher than surrounding uses and any other permitted uses in the Tier.

Staff Recommendation. *Denial*

Planning Commission/LPA Recommendation. *Denial*, motion David Freudenberg, seconded by Kiley Harper-Larsen passed in a 6-5 vote (with Lori Vinikoor, Angella Vann, Michael Peragine, Edwin Ferguson, and Arthur Goldzweig dissenting) at the Nov. 17th public hearing. The Planning Commission also made a separate motion to recommend that the County pursue a County Initiated amendment to consider Congregate Living Residential future land use in the Ag Reserve Tier. Board discussion centered on the need for congregate living facilities, the recently adopted Congregate Living Residential future land use designation, Ag Reserve preserve requirements, and broader policy implications. There was no public comment.

BCC Transmittal Action: *Approve transmittal*, substitute motion by Comm. Abrams, seconded by Comm. Valeche, passed in a 4 to 3 vote (with Comm. Burdick, Comm. Bernard, and Comm. Berger dissenting) at the May 2nd public hearing. An initial motion for denial was made by Comm. Burdick, seconded by Comm. Bernard. Board discussion included comments regarding the need for CLF provisions in the Tier to be discussed further with regards to public benefits and the importance of preserve area requirements, and that transmittal would allow more time for the applicant to work with residents and staff and for this concept to be discussed further. Four members of the public spoke in opposition citing that the proposed use was out of character with the Ag Reserve Tier, and did not support the Tier since it did not provide a preserve area. One member of the public spoke in support of CLFs in the Ag Reserve.

State Review Comments: The Treasure Coast Regional Planning Council issued comments stating that the proposed amendment would result in the loss of agricultural land and was inconsistent with **SRPP Regional Goal 3.2.** (see report)

Changes Subsequent to Transmittal: Following the Transmittal of the amendment, the applicant continued to work on the proposed text amendment to address some of the comments made by the Board & the public on the topic of CLFs in Ag Reserve, and the recommendations made by staff on March 22nd & May 2nd. The applicant has revised the text amendment and provided additional justification. These changes propose to allow CLFs in the Ag Reserve and recognize that this use is a hybrid between commercial and residential, therefore limiting their location to within 1 mile of each of the commercial nodes and applying modified open space requirements. These changes match the staff recommendation for CLFs in the Tier with the exception of 60% off site preserve.

MOTION: To *deny* the Poet's Walk amendment.

4. PUBLIC HEARING - Round 18-D Transmittal

4.A. Future Land Use Amendments in the Urban Suburban Tier

4.A.1 2:00 PM Time Certain - [Heathwood Reserve CLF \(LGA 2017-014\)](#). This is a privately proposed future land use amendment as summarized below.

Current FLU: Medium Residential 5 units per acre (MR-5)
Proposed FLU: Congregate Living Residential (8.31) and retain MR-5 on 11.81 acres
Size: 20.12 acres total **BCC District: 3**
Location: West side of Military Trail, approx. 0.6 miles north of Lantana Rd.

Staff Assessment. This amendment is proposed in order to allow development of a 238 congregate living facility (CLF) beds on the CLR portion. Any other type of residential use would utilize the underlying MR-5. The subject site is located in a suburban area of the County and surrounded by residential developments built with a range of densities ranging from 2 units per acre to 5 units per acre. The proposed density for the CLF is higher than the immediate densities, but will be designed utilizing buffers, lakes, separation, and a 6 foot wall along the western boundary of the site to ensure adequate transition to the surrounding single family residential development. The request represents an appropriate land use change that will offer increased opportunities for independent and assisted living. Staff is proposing conditions of approval to require a 20 feet minimum landscape buffer along the west side of the CLR portion with preservation of the native vegetation, and to require that the amendment and zoning hearings are held concurrently. The amendment is consistent with all applicable policies in the Comprehensive Plan.

Staff Recommendation. *Approval with Conditions*

Planning Commission/LPA Recommendation. *Denial*, motion by Kiley Harper-Larsen, seconded by Cara Capp, passed in a 10-0 vote at the July 13th public hearing. An initial motion to approve without buffer condition failed for lack of a second. The Board discussion included questions regarding the staff proposed buffer, access to the properties on Dow Lane, and the status of the Charrette. There were 20 speakers in opposition to this item, including representatives from the City of Atlantis and City of Greenacres. All of the members of the public were residents of Atlantis, and cited inconsistency with the TCRPC Charrette, traffic and service impacts on residents of the City, and incompatibility with the area. There were references to two petitions with 600 and 200 signatures, although these petitions were not submitted for the record.

MOTION: To *approve transmittal* of the Heathwood Reserve CLF amendment

4.A.2. [Boca Municipal Golf Course \(LGA 2018-022\)](#). This is a privately proposed future land use amendment as summarized below.

Current FLU: Parks and Recreation (PARK)
Proposed FLU: Low Residential 3 units per acre (LR-3)
Size: 196.06 acres **BCC District: 5**
Location: West side of Florida's Turnpike, north of Glades Road

Staff Assessment. The subject site is currently owned by the City of Boca Raton and is operating as a municipal golf course. The amendment is proposed to allow development for up to 588 dwelling units. The Comprehensive Plan requires the Transfer of Development Rights (TDR) Program to increase residential density unless an amendment can demonstrate that the current designation is inappropriate. The PARK future land use designation is limited to parks and recreation uses under government ownership; therefore, a change to a residential designation at a density consistent with the surrounding densities meets this requirement. Further, TDRs are not available for a site with a non-residential future land use designation.

For land use amendments seeking density increases, staff has been recommended a condition requiring 25% of units to be restricted as Workforce Housing Program (WHP) units, and requiring those units to be built on site. Those projects were seeking substantially higher densities, through future land use designations in the medium to high range, and to develop multifamily projects which would include the WHP units on site. This proposed amendment is for low residential, and is not seeking additional density beyond the amendment. Consistent with the intent of the condition applied to recent amendments, but recognizing the low density nature of this request, staff is recommending the applicant provide 10-15% of the total units as WHP units: a minimum of 10% WHP units if the WHP units are built on site, or 15% WHP units if the WHP units are built off site

Staff Recommendation. *Approval with Conditions (10-25% workforce)*

Planning Commission/LPA Recommendation. *Approval with modified conditions (10% workforce onsite, offsite, or in lieu)*, motion by Neil Merin, seconded by Barbara Roth, passed in a 7-2 vote with David Dinin and Kiley Harper-Larsen opposed at the July 13th public hearing. The modified condition was to establish a minimum of 10% of the units as workforce housing on site, off site, or in lieu payment as supported by the applicant rather than 10-25% recommended by staff. The Board discussion included comments that the subject site was not increasing density, but that it was establishing an alternate density consistent with the surrounding properties, that a requirement for a minimum percentage of workforce housing should be established by policy rather than on an individual basis, and that the traffic analysis for the report should also reflect the actual short term traffic impacts rather than only the long range Policy 3.5-d analysis, indicating that the maximum trip generation of a stadium for the site was misleading. Staff stated that the Policy 3.5-d analysis was based on maximum development potential for “Park” and not the existing use. One member of the public spoke in opposition.

MOTION: To ***approve transmittal*** of the Boca Municipal Golf Course amendment as recommended by Staff.

4.A.3. Lake Worth Royale (LGA 2018-015). This is a privately proposed future land use amendment as summarized below.

Current FLU: Residential, up to 60 dwelling units on 30.02 acres

Proposed FLU: Commercial High with underlying LR-2 (CH/2) on 3.00 acres and High Residential, 8 units per acre (HR-8) on 27.02 acres

Size/Location: 30.02 acres

BCC District: 6

Location: South side of Lake Worth Rd, west of Florida Turnpike at Hooks Rd

Staff Assessment. Under LR-2 the applicant can develop up to 125 dwelling units (4.6 du/ac) using all available density bonuses through the Transfer of Development Rights (TDR) and Workforce Housing (WHP) Programs. The applicant's intent is to develop a 375 multifamily development (14 du/ac) with 108 of the units as WHP density bonus and 51 units requested as TDR density bonus as part of the zoning application.

Policy 2.4-b requires the use of the TDR program as the mandatory method of increasing density unless the property owner can provide an adequate justification and demonstrate that the current density is inappropriate. The proposed amendment is appropriate, compatible, and consistent with Comprehensive Plan amendment policies to increase density with the staff recommended conditions including the requirement for 25% WHP and the purchase of TDRs. The site is seeking approval for a restaurant, offices, and child care center on the CH portion. The change to CH is consistent with the location criteria with included condition.

Staff Recommendation. *Approval with Conditions (25% workforce)*

Planning Commission/LPA Recommendation. *Approval with modified conditions (19% workforce)*, motion by Neil Merin, seconded by Edwin Ferguson, passed in a 7-3 vote with David Dinin, Barbara Roth, and David Freudenberg dissenting at the July 13th public hearing. The modified condition was to establish a minimum of 19% of the units as workforce housing as supported by the applicant rather than a minimum 25% recommended by staff, and to revise the traffic condition of approval to reflect trips rather than square footage/uses. Staff and the applicant support the change to the traffic condition. The Board discussion included questions regarding whether the 25% workforce condition was codified, and comments of concern for the high density, but in support of the daycare opportunity onsite along with the potential for workforce housing for families, and the need to limit trips rather than square footage for Policy 3.5-d consistency. Three members of the public spoke in opposition, including two representatives of the Lake Worth Road Coalition, expressing concerns regarding high density, traffic impacts, and safety issues particularly related to the access limitations.

MOTION: To ***approve transmittal*** of the Lake Worth Royale amendment as recommended by Staff.

- 4.A.4. [Haley Farms Commercial \(LGA 2018-023\)](#).** This is a privately proposed future land use amendment as summarized below.

Current FLU: Commercial High with underlying 2 units per acre (CH/2)

Request: Request is to modify previously adopted conditions of approval.

Size: 8.83 acres

BCC District: 6

Location: Southeast corner of Lake Worth Road and Polo Road

Staff Assessment. The amendment proposed to modify previously adopted conditions of approval requiring that the site be developed as an LCC, to delete mixed use related design conditions, and to allocate approved square footage to the subject site. The original amendment, Lake Worth/Turnpike SW Commercial LGA 2009-006 (Ord. 2009-

028) included 19.04 acres and requested a change from Low Residential 2 units per acre to CH/2. Since the site was mid-block and did not meet the commercial location requirements, the County assigned conditions of approval to require design elements and development of a Lifestyle Commercial Center (LCC) similar to the 37 acre site (Lake Worth Commercial) approved for LCC to the west. Subsequently, the County deleted the LCC provisions from the Comprehensive Plan and approved an amendment to eliminate the LCC requirement for the Lake Worth Commercial site. The applicant proposes to retain connectivity requirements and, if developed as a mixed use project, a percentage of usable open space. The amendment is compatible with surrounding area, and is consistent with Comprehensive Plan Policies. Staff will continue to work with the applicant regarding conditions of approval to ensure that the connectivity requirements of the neighborhood plan are met.

Staff Recommendation. *Approval with Conditions*

Planning Commission/LPA Recommendation. *Approval of Staff Recommendation*, motion by Neil Merin, seconded by Dr. Lori Vinikoor, passed in an 8-0 vote at the June 8th public hearing. The Board questioned usable open space requirement for mixed uses on the site and asked for clarification on the boundaries of the original 2009 amendment. There was no public comment.

MOTION: To ***approve transmittal*** of the Haley Farms Commercial amendment.

4.A.5. [Rainberry PUD Pod B \(LGA 2018-009\)](#). This is a privately proposed future land use amendment as summarized below.

Current FLU: Low Residential, 3 units per acre (LR-3)

Proposed FLU: Medium Residential, 5 units per acre (MR-5)

Size: 3.10 acres

BCC District: 5

Location: East side of 95th Avenue S, approx. 0.26 miles south of Glades Road

Staff Assessment. The site is located in Pod B of the existing Rainberry PUD in West Boca, and the request is proposed to expand an existing Congregate Living Facility (CLF) on an unbuilt portion of Pod B. The amendment would allow an increase in allowable beds from 244 to 407 beds. A condition of approval will limit the density increase to a CLF. The Rainberry PUD functions as a campus style development, with diverse uses at varying intensities, and the subject site is surrounded by residential uses built with densities ranging from 3 to 12 units per acre. The request represents an appropriate density increase that will allow a more efficient use within an approved project and will offer increased opportunities for independent and assisted living. The request is compatible with the surrounding land uses and in character with the overall residential uses and densities in the vicinity, and meets all Comprehensive Plan Policy requirements.

Staff Recommendation. *Approval with Conditions*

Planning Commission/LPA Recommendation. *Approval of Staff Recommendation*, motion by Angella Vann, seconded by Marcia Hayden, passed in a 10-0 vote at the June 29th public hearing. Board discussion included questions regarding public notice, fire rescue response time, and congregate living facility bed calculations. Two residents of the

community to the east of the site spoke in opposition citing building height and noise concerns, and submitted a petition with 67 signatures for the record (see Exhibit 8).

MOTION: To *approve transmittal* of the Rainberry PUD Pod B amendment.

- 4.A.6. [Els Center for Excellence \(LGA 2018-026\)](#).** This is a privately proposed future land use amendment as summarized below.

Current FLU: Medium Residential 5 units per acre (MR-5)

Proposed FLU: Institutional and Public Facilities with an underlying 5 du/acre (INST/5)

Size: 26.85 acres **BCC District: 1**

Location: East of Limestone Creek Rd, 0.85 mile north of Indiantown Rd

Staff Assessment. The Els Center is an existing charter school serving up to 300 children within the autism spectrum. The intent of the amendment is to allow a new zoning designation that will enable the existing institutional facility to add uses to broaden the scope of services to children and young adults within the autism spectrum. The applicant intends to allow supporting uses including vocational training classrooms and facilities, congregate living facility beds, and diagnostic and treatment services. However, these uses are not allowed under the current residential zoning designation. As demonstrated in this report, the amendment is compatible with surrounding land uses, and meets all Comprehensive Plan Policy requirements.

Staff Recommendation. *Approval with Conditions*

Planning Commission/LPA Recommendation. *Approval of Staff Recommendation*, motion by Dr. Lori Vinikoor, seconded by Angella Vann, passed in an 8-0 vote at the June 8th public hearing. One board member questioned traffic impacts along Limestone Creek Road. There was no public comment.

MOTION: To *approve transmittal* of the Els Center for Excellence amendment.

- 4.A.7. [Villages of Windsor CLF \(LGA 2018-024\)](#).** This is a privately proposed future land use amendment as summarized below.

Current FLU: Low Residential, 2 units per acre (LR-2)

Proposed FLU: Congregate Living Residential with underlying 2 units per ac. (CLR/2)

Size: 12.12 acres **BCC District: 3**

Location: Southeast corner of Hypoluxo Road and Lyons Road

Staff Assessment. The subject site is a vacant civic pod of the Villages of Windsor PUD that is approved for a school and daycare located in West Boynton. The intent is to develop a Congregate Living Facility Type 3 with a maximum of 347 beds. The site is located at an intersection with two approved commercial sites to the north, and a built congregate living facility to the west. The surrounding area is predominately planned residential developments with a variety of housing types. The proposed amendment will offer increased opportunities for independent and assisted living in the area. The request is

compatible with the surrounding land uses and in character with the overall residential uses and densities in the vicinity, and meets all Comprehensive Plan Policy requirements.

Staff Recommendation. *Approval with Conditions*

Planning Commission/LPA Recommendation. *Approval of Staff Recommendation*, motion by Barbara Roth, seconded by Dr. Lori Vinikoor, passed in a 10-0 vote on June 29th hearing. The Board asked staff to clarify the purpose of proposed condition. The condition will ensure congregate living facility beds and density cannot be double counted as density for the remainder of the Planned Development. A representative from COBWRA spoke in support.

MOTION: To *approve transmittal* of the Villages of Windsor CLF amendment.

4.A.8. [Town Commons MLU \(LGA 2018-018\)](#). This is a privately proposed future land use amendment as summarized below.

Current FLU: Multiple Land Use with Commercial High Office, Commercial High, and Low Residential, 2 units per acre (MLU, with CH-O/CH/2)

Proposed FLU: Multiple Land Use with Commercial High and Low Residential, 2 units per acre (MLU, with CH/2) and modify conditions

Size: 40 acres

BCC District: 3

Location: Northeast corner of Hypoluxo and Lyons Roads

Staff Assessment. The proposed amendment is a request to modify conditions of approval on an existing multiple use project that was initially approved in 1998. The subject site's Multiple Land Use future land use designation acts as an 'umbrella' category which allows residential and commercial uses. The proposed amendment will increase the development options for the site by changing the CH-O pod to CH to allow commercial uses other than office, allow residential land area as an alternative, and modify the square footages in the Land Use Matrix and Conceptual Plan, and to delete the Design Guidelines. The proposed amendment is compatible with the area, consistent with the policy requirements for an amendment and for an MLU, and is similar to a request adopted on the Windsor Place MLU site to the west that was adopted by the Board in 2014.

Staff Recommendation. *Approval with Conditions*

Planning Commission/LPA Recommendation. *Approval of Staff Recommendation*, motion by David Freudenberg, seconded by Marcia Hayden, passed in a 9-1 vote with Barbara Roth dissenting at the July 13th public hearing. The Board discussion included comments regarding transitional uses and the history of the site. Two representatives from the Villagio HOA and a representative from COBWRA spoke in opposition to the amendment, citing the lack of specificity regarding proposed uses, and that a high intensity use such as a gas station, convenience store, or fast food use would be inappropriate on the site.

MOTION: To *approve transmittal* of the Town Commons MLU amendment.

4.A.9. Boynton Commons (LGA 2018-011). This is a privately proposed future land use amendment as summarized below.

Current FLU: Commercial High Office with an underlying 5 units per acre (CH-O/5)

Proposed FLU: Commercial Low with an underlying 5 units per acre (CL/5) with conditions.

Size/Location: 10 acres

BCC District: 5

Location: North side of Boynton Beach Blvd, east of the Florida Turnpike.

Staff Assessment. The request is to change a commercial office only designation to Commercial Low to allow a mix of retail, office, storage, and congregate living facility uses. The applicant is proposing in the concurrent zoning application up to 30,000 s.f of retail/office, 90,000 s.f. of self-storage, and 120 congregate living facility. The request includes a voluntary condition of approval to ensure that the development of the site is consistent with the traffic analysis. The applicant has demonstrated that allowing the proposed mix of uses on the site is justified, appropriate, and compatible with the surrounding land uses. The proposed amendment is consistent with Comprehensive Plan, meets all public facility requirements, and meets all levels of service.

Staff Recommendation. *Approval with Conditions (as modified by PLC)*

Planning Commission/LPA Recommendation. *Approval of Staff Recommendation as modified*, motion by Neil Merin, seconded by Edwin Ferguson, passed in a 10-0 vote at the July 13th public hearing. Staff and the applicant were in agreement with the modification, and the conditions of approval in the report to use trips. The Board discussion included comments regarding ingress/egress on Orchard Grove Trail, and that limiting specific trip generation was more appropriate than limiting specific uses and square footages within the site. Two members of the public, one representative from the Orchard Grove community and one from COBWRA, spoke in opposition of the amendment stating concerns with access, drainage, and uses.

MOTION: To *approve transmittal* of the Boynton Commons amendment

4.B. County Initiated Text Amendments

4.B.1 Residential Future Land Use Designations. This County Initiated Text Amendment would revise the Future Land Use Element (FLUE) to modify provisions for the Residential Future Land Use designations as follows:

- Recognize that there are Rural Residential areas within the Urban Suburban Tier that provide a valuable contribution to the housing diversity and lifestyle choices.
- Establish that Agricultural Residential zoning is consistent with the residential designations, and allow Low Residential designations to subdivide without rezoning.
- Recognize and support agricultural operations within residential designations, including supporting the agriculture and keeping of livestock.
- Provide additional specificity on the types of non-residential uses allowed in residential land use designations to ensure protection of residential neighborhoods.

Staff Assessment: This amendment is a follow up to the Residential FLU designations amendment adopted in Round 15-2 to continue to address identified issues on residential

properties within the Urban Suburban Tier. This amendment will support the preservation of rural communities within the Tier while fostering agriculture. The amendment responds to Board discussion on protecting rural communities from the impacts of non-residential uses in neighborhoods in any Tier, and corresponds with ULDC home based business amendments currently underway. The proposed language is presented for policy direction by the Board to proceed with concurrent amendments to the ULDC. The specific policy language proposed may change based upon Board direction and considering the outreach and coordination on the ULDC changes between transmittal and adoption.

Staff Recommendation. *Approval*

Planning Commission/LPA Recommendation. *Approval*, motion by Barbara Roth, seconded by Neil Merin, passed in a 9-0 vote at the July 13th public hearing. There was minimal discussion. One member of the public spoke in support of the amendment and the continued effort to develop and strengthen the concept further through associated ULDC amendments.

MOTION: To *approve transmittal* of the Residential Future Land Use amendment

5. REGULAR AGENDA

- 5.A. **Proposed County Initiated Amendments.** The item before the Board is to consider the initiation of proposed County Initiated amendments to the Comprehensive Plan. The amendments consist of Future Land Use Atlas amendments to change the future land use designation on County owned properties requested by the Department of Airports, the Water Utilities Department, and the Environmental Resources Management Department.

Staff Assessment. The initiation process allows the Board to consider department proposed changes to the Comprehensive Plan. The complete staff report for each amendment would return to the Board for discussion at subsequent hearings. Initiation does not obligate the Board to future action. The proposed amendments will note require subsequent changes to the Unified Land Development Code.

MOTION/Staff Recommendation: To *initiate* the proposed amendments

6. COMMENTS

- A. County Attorney
- B. Planning Director
- C. Zoning Director
- D. Executive Director
- E. Assistant County Administrator
- F. Commissioners

7. ADJOURNMENT

Be advised that anyone choosing to appeal any action with respect to any matter discussed by the Board of County Commissioners will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

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