



**AGENDA**  
**BOARD OF COUNTY COMMISSIONERS**  
**PUBLIC HEARING**

**Wednesday, November 3, 2021**

**9:30 a.m.**

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

- 1. CALL TO ORDER**
  - A. Roll Call
  - B. Invocation and Pledge of Allegiance
  - C. Proof of Publication - Motion to receive and file
  - D. Agenda Approval
    1. Additions, Deletions, Substitutions
    2. Postponements
    3. Adoption of the Agenda
- 2. BCC WORKSHOP – Continuation from October 26, 2021**
- 3. PUBLIC HEARING – 21-B2 Adoption Public Hearing (Pages 2-5)**
- 4. PUBLIC HEARING – ULDC Amendment Adoption Public Hearing (Page 5)**
- 5. PUBLIC HEARING – 22-A Transmittal Public Hearing (Pages 6-9)**
- 6. REGULAR AGENDA (Page 10-11)**
- 7. COMMENTS (Page 11)**
- 8. ADJOURNMENT (Page 11)**

### 3. PUBLIC HEARING – Amendment Round 21-B2 Adoption

The amendments for adoption in Round 21-B2 were transmitted by the Board on July 28, 2021 and reviewed by State Land Planning Agency under Round 21-05ESR. There were no comments on the amendments in their review letter dated September 3, 2021, and no negative comments received from state review agencies.

#### 3.A. County Proposed Amendments

##### 3.A.1. [Kirk Road TIM and Text Amendment](#)

**Summary:** The proposed amendment to the Comprehensive Plan is requested by the Village of Palm Springs and would revise the Transportation Element Policy 1.4-u and the Thoroughfare Identification Map (TIM), TE 14.1, as follows: Kirk Road, from Lake Worth Road to Alameda Drive/Purdy Lane, is an 80 foot section that shall be restricted to three lanes with the excess right-of-way to be used for roundabouts, pedestrian/bicycle facilities and/or landscaping/buffering. Before Kirk Road between Lake Worth Road to Alameda Drive/Purdy Lane may be constructed as a 4/5-lane facility, the parallel segment of Military Trail must operate below Level of Service E. **Commission District 3.**

**Staff Recommendation:** *Approval*

**Planning Commission/LPA Recommendation:** *Approval*, motion by Barbara Roth, seconded by Spencer Siegel, passed in an 11 to 0 vote at the June 11, 2021 public hearing. Under discussion, one PLC member expressed support for the coordination between the County and the Village of Palm Springs that achieved a win/win situation. A representative from the Village, Joni Brinkman, spoke in support of the amendment and expressed appreciation to County staff and the successful outcome of the proposed language.

**Board of County Commissioners Transmittal Public Hearing:** *Transmit*, motion by Commissioner Weiss, seconded by Vice Mayor Weinroth, passed in a 7 to 0 vote at the July 28, 2021 public hearing. Under discussion, the District Commissioner expressed appreciation for the cooperation between the Village of Palm Springs and County staff on the amendment. One comment card was submitted.

**MOTION:** To *adopt an ordinance* for the Kirk Road amendment.

##### 3.A.2. [10th Avenue North TIM and Text Amendment](#)

**Summary:** The proposed amendment would modify the Thoroughfare Right of Way Identification Map (TIM), TE 14.1, to widen right-of-way from 80 feet to 110 feet for the segment of 10<sup>th</sup> Avenue North from Congress Ave to I-95 and to modify TE Policy 1.2-v accordingly to allow for a future 6-lane divided roadway. **Commission District 3.**

**Staff Recommendation:** *Approval*

**Planning Commission/LPA Recommendation:** *Approval*, motion by Spencer Siegel, seconded by Eric Royal, passed in an 11 to 0 vote at the June 11, 2021 public hearing. There was minimal discussion. A representative from the Village, Joni Brinkman, spoke in support of the amendment with a request for County Engineering to coordinate throughout the design of the widened roadway. Morton Rose, Engineering Roadway Production Director, relayed that coordination would be ongoing.

**Board of County Commissioners Transmittal Public Hearing: *Transmit***, motion by Commissioner Bernard, seconded by Vice Mayor Weinroth, passed in a 7 to 0 vote at the July 28, 2021 public hearing. There was minimal Board discussion and no public comment.

**MOTION:** To *adopt an ordinance* for the 10<sup>th</sup> Avenue North amendment.

### 3.A.3. [Library Services Element Updates](#)

**Summary:** This amendment applies throughout **all Commission Districts**. This is a County Initiated amendment requested by the Library Department. The amendment proposes to revise and update the Library Services Element and Map Series of the Comprehensive Plan to:

- Update the Assessment and Conclusion section to reflect current conditions, namely the completion of Library Expansion Program Phase II and ongoing capital project status.
- Update Objective 1.1 to align with the Library System’s restructured strategic plan and mission statement.
- Update Objectives 1.2 through 1.5 to reflect changes in library standards.
- Replace the Library Services Map, LS 1.1, to reflect the addition of newly constructed libraries, add a planned library, and municipal libraries that are not within the Library Cooperative of the Palm Beaches, and to remove Library Annex support Facility.

**Staff Recommendation: *Approval***

**Planning Commission/LPA Recommendation: *Approval***, motion by Eric Royal, seconded by Barbara Roth, passed in an 11 to 0 vote at the June 11, 2021 public hearing. Under discussion, the Chair questioned the staff of Level of Service calculation for new Full Time Equivalent (FTE). Douglas Crane, Library System Director explained that the new metric is the percentage of total permanent FTE positions. There was no public comment.

**Board of County Commissioners Transmittal Public Hearing: *Transmit***, motion by Commissioner McKinlay, seconded by Vice Mayor Weinroth, passed in a 7 to 0 vote at the July 28, 2021 public hearing. There was minimal Board discussion and no public comment.

**MOTION:** To *adopt an ordinance* for the Library Services Element Updates amendment.

### 3.A.4. [Natural Areas Updates \(LGA 2021-019 & LGA 2021-020\)](#)

**Proposed FLUA Amendment:** From Parks and Recreation (PARK) and Rural Residential, 1 unit per 20 acres (RR-20) to Conservation (CON)

**Size:** 5.94 acres total **BCC District: Comm. Marino, District 1**

**Location:** East of Ellison Wilson Road, south of Donald Ross Road, and north of Indiantown Road, east of the Bee Line Highway

**Summary:** This is a County initiated amendment to amend County owned lands to the Conservation Future Land Use Designation at the request of the Department of Environmental Resources Management (ERM). The parcels are in two separate locations. Three parcels (3.76 acres) are adjacent to the Pine Glades Natural Area located east of Bee Line Highway along the north side of Indiantown Road. One parcel (2.18 acres) is adjacent to the Juno Dunes Natural Area on the east side of Ellison Wilson Road just south of Donald Ross Road.

**Staff Recommendation: *Approval***

**Planning Commission/LPA Recommendation: *Approval***, motion by Rick Stopek, seconded by John Carr, passed in an 11 to 0 vote at the June 11, 2021 public hearing. Under discussion, Commission members asked questions regarding the uses allowed within the Conservation future land use designation, maintenance of Conservation parcels, and the prior ownership of the proposed amendment sites. Staff stated that Conservation designated Natural Areas are maintained by the Department of Environmental Resource Management, typically open to public, and may include trail heads and pathways. The subject parcels were acquired by the County from Florida Inland Navigation District and tax deed sales. There was no public comment.

**Board of County Commissioners Transmittal Public Hearing: *Transmit***, motion by Commissioner Marino, seconded by Vice Mayor Weinroth, passed in a 7 to 0 vote at the July 28, 2021 public hearing. There was minimal Board discussion and no public comment.

**MOTION:** To *adopt an ordinance* for the Natural Areas Updates amendment.

### 3.A.5. [LWDD AGR Preserve Areas](#)

**Summary:** This is a County Initiated amendment to revise the Future Land Use Element of the Comprehensive Plan to establish a limit of canal rights-of-way owned by the Lake Worth Drainage District (LWDD) and utilized for right-of-way purposes to be eligible to be Preserve Areas for an Agricultural Reserve Planned Development (AGR-PDD) for acreage calculations or for density purposes. **Commission District 5.**

**Staff Recommendation: *Approval***

**Planning Commission/LPA Recommendation: *Approval***, motion by Kiley Harper-Larsen, seconded by Glenn Gromann, passed in an 11 to 3 vote (with Barbara Roth, Cara Capp and Marcia Hayden) dissenting at the July 9, 2021 public hearing. Under discussion, Commission members questioned whether the proposed amendment applied only to the Agriculture Reserve area and if the current amendment affected LWDD interests in other parts of the County, and recognized the significant role the LWDD performs for County residents. County staff stated that the proposed amendment will prevent any additional LWDD-owned canals/rights-of-way from being preserves. Additionally, the Executive Director of the LWDD indicated that the LWDD Board of Supervisors passed a resolution stating that they will not pursue the sale of any additional development potential associated with their canals in the Agricultural Reserve. One member of the public representing the Sierra Club spoke in opposition and a letter from 1,000 Friends of Florida and the Sierra Club was read into record (see Exhibit 2). A representative from G.L. Homes spoke in support.

**Board of County Commissioners Transmittal Public Hearing: *Transmit with modifications***, motion by Vice Mayor Weinroth, seconded by Commissioner Marino, passed in a 5 to 2 vote with Commissioner Sachs and Mayor Kerner dissenting at the July 28, 2021 public hearing. The motion included the addition of a super majority (approval of at least five members of the BCC) requirement for any changes regarding the LWDD-owned canals which are reflected in Exhibit 1 in double underline. Under discussion, the Commissioners commented that the language proposed did not grant the ability for any additional LWDD canals to become preserve; rather the language limited the LWDD canals to the ones discussed at the May 5<sup>th</sup> hearing in

the Monticello AGR-PUD Zoning application. One member of the public spoke in support, and one member of the public representing the Sierra Club spoke in opposition.

**Changes Subsequent to Transmittal:** Staff revised Policies 1.5.1-i and 1.5.1-n to include the approval by at least five members of the Board of County Commissioners as shown in double underline. In addition, a letter with an attached resolution from the Lake Worth Drainage District (LWDD) was added to the correspondence section.

**MOTION:** To *adopt an ordinance* for the LWDD AGR Preserve Areas amendment.

#### 4. PUBLIC HEARING – Unified Land Development Code Amendment Adoption

##### 4.A.1. [Final Adoption Unified Land Development Code \(ULDC\) Amendment for LWDD Canals as Preserve Areas](#)

**SUMMARY:** The proposed Ordinance will account for consistency with the Comprehensive Plan, correction of glitches and clarifications, as well as several specific amendments, as follows:

- Ordinance Title
- Exhibit A Art. 3, Lake Worth Drainage District Canals as Preserve Areas

**Staff Recommendation:** Staff recommends adoption of an Ordinance of the Board of County Commissioners of Palm Beach County, Florida, amending the Unified Land Development Code, Ordinance 2003-067, as amended.

**Land Development Regulation Advisory Board (LDRAB):** On August 25, 2021, the LDRAB recommended approval of the proposed ULDC amendment with a vote of 12 to 1.

**Land Development Regulation Commission (LDRC) Determination:** On August 25, 2021, the LDRC found the proposed ULDC amendment to be consistent with the Plan with a vote of 13 to 0.

**BCC Public Hearing:** On September 29, 2021, the BCC approved the Request for Permission to Advertise for Adoption Hearing on November 3, 2021, with a vote of 4 to 2.

**MOTION:** TO ADOPT AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING THE UNIFIED LAND DEVELOPMENT CODE, ORDINANCE 2003-067 AS AMENDED, AS FOLLOWS: **ARTICLE 3 – OVERLAYS AND ZONING DISTRICTS:** CHAPTER E, PLANNED DEVELOPMENT DISTRICTS (PDDs); PROVIDING FOR: INTERPRETATION OF CAPTIONS; REPEAL OF LAWS IN CONFLICT; SEVERABILITY; A SAVINGS CLAUSE; INCLUSION IN THE UNIFIED LAND DEVELOPMENT CODE; AND, AN EFFECTIVE DATE.

## 5. PUBLIC HEARING – Amendment Round 22-A Transmittal

### 5.A. County Proposed Text and Map Series Amendments

#### 5.A.1. [Westgate/Belvedere Homes CRA TCEA](#)

**Summary:** This amendment proposes to revise the Transportation Element to delete the conditions associated with the Westgate/Belvedere Homes Community Redevelopment Area (CRA) Transportation Concurrency Exception Area (TCEA) because they are no longer appropriate in light of the proportionate share legislation.

**Staff Assessment:** The conditions associated with this TCEA include the provisions for: maximum allowable trips, inclusionary housing, mix of uses, multimodal network, a greenway, and parking reduction. These conditions have been completed, are ongoing, or implemented through the County's Unified Land Development Code (ULDC). Furthermore, requiring mitigation measures in this manner are no longer appropriate with the adoption of proportionate share legislation in ss. 163.3180 (5)(h), F.S. The Statutes require the local government to allow an applicant for a development to satisfy its transportation concurrency requirements if the applicant in good faith offers to enter into a binding agreement to pay for or construct its proportionate share of required improvements. **Commission Districts 2 & 7.**

**Staff Recommendation:** *Approval*

**Planning Commission/LPA Recommendation:** *Approval*, motion by Rick Stopek, seconded by Glenn Gromann, passed in a 14 to 0 vote at the August 13, 2021 public hearing. Under discussion, Commission member asked whether the deleted conditions will be covered by the Unified Land Development Code (ULDC). Staff stated that some of the conditions have been completed, and some are implemented through the zoning/DRO process.

**MOTION:** To *transmit* the Westgate/Belvedere Homes CRA TCEA amendment.

#### 5.A.2. [Pioneer Road Rural Enclave Overlay](#)

**Summary:** This amendment proposes to revise the Comprehensive Plan to establish an Overlay for the Pioneer Road Neighborhood Plan area. Specifically, the amendment proposes to add a new Sub-Objective and policies to establish the Pioneer Road Rural Enclave Overlay; and add a note to the Special Planning Areas Map (LU 3.1) Map Series stating that the boundaries of the depicted Pioneer Road Neighborhood Plan also reflect the new Overlay.

**Staff Assessment:** This proposed amendment was initiated by the Board of County Commissioners on October 31, 2018 at the request of the Pioneer Road Property Owner's Association. This proposed amendment will establish the Neighborhood Plan as a Rural Enclave Overlay in order to support the continuation and protection of the character of the area. The amendment establishes policy guidance reflecting many of the recommendations in the Neighborhood Plan, and is intended to encourage low densities within the Overlay by requiring an enhanced level of Board approval for proposed density increases, and to promote the preservation of native vegetation and encouraging agricultural uses. **Commission District 2.**

**Staff Recommendation:** *Approval*

**Planning Commission/LPA Recommendation:** *Approval with modifications, with recommendation to delete the super majority vote requirement for New Policy 1.2.7-b*, motion



by Spencer Siegel, seconded by Barbara Roth, passed in an 11 to 2 vote (with John Carr and Rick Stopek dissenting) at the October 1, 2021 public hearing. Under discussion, Commission members had concerns about the proposed policy that would require approval by at least five members of the Board of County Commissioners for applications that increase density. The Commission also deliberated the Overlay boundaries, including the boundary bisecting Winner’s Church and a potential “opt out” for property owners within the Overlay. The Commission also recognized the traffic issues affecting the properties fronting Pioneer Road immediately west of Jog Road. There were four members of the public who spoke in support of the proposed Overlay, in addition to one comment card in support but not wishing to speak. There were eight members of the public who spoke in opposition, and requested to be excluded from the Overlay.

**MOTION:** To *transmit* the Pioneer Road Rural Enclave Overlay amendment.

## 5.B. Privately Proposed Future Land Use Amendments

### 5.B.1. [Fount MUPD \(LGA 2020-011\)](#)

**Proposed FLUA Amendment:** From Commercial High with an underlying 8 units per acre (CH/8) to Commercial High with an underlying 12 units per acre (CH/12) on 3.5 acres and from Utilities and Transportation (UT) to High Residential, 12 units per acre (HR-12) on 24.16 acres,

**Size:** 27.66 acres **BCC District: Comm. Weiss, District 2**

**Location:** South side of Okeechobee Boulevard, approximately 1/3 of a mile west of Haverhill Road

**Summary:** The 27.66 acre subject site is located in the Urban/Suburban Tier. The amendment results in an increase in residential development potential from 28 units to 332 units (12 units per acre). With additional bonus density through the Transfer of Development Rights and Workforce Housing programs, the application indicates a proposed 708 units (25.59 units per acre). The site is owned by the Town of Palm Beach and is currently vacant.

**Staff Assessment:** The request to allow higher density residential is appropriate considering the site’s location in the Urban Redevelopment Area, adjacent to major roadways, near employment centers, and conditions of approval ensure compatibility with surrounding existing medium to high residential future land use designations. Staff proposes several conditions, including providing 25% of all units as on-site workforce housing units, and purchasing all available Transfer of Development Rights (TDRs). The applicant agrees with all proposed conditions. As conditioned, the amendment is compatible with the surrounding land uses, does not negatively impact public facilities, and is consistent with associated policies and overlays in the Comprehensive Plan.

**Staff Recommendation:** *Approval with conditions*

**Planning Commission/LPA Recommendation:** *Approval with conditions*, motion by Lori Vinikoor, seconded by Spencer Siegel, passed in a 13 to 0 at the October 15, 2021 public hearing. Under discussion, Commission members expressed support for the construction of onsite workforce housing units and the opportunity for the environmental cleanup of the site. Commission members also asked questions regarding the location and proposed uses of the

“brownfield” area on the site, and what contaminants were identified during environmental monitoring. One member of the public spoke in support of workforce housing, stating that the increased density is appropriate given the location but also expressed concerns regarding potential environmental issues on the site. One comment card in opposition was read into the record with concerns related to increased traffic and impacts to fire rescue service.

**MOTION:** To *transmit* the Fount MUPD amendment

## 5.C. Privately Proposed Amendments in the Agricultural Reserve

### 5.C.1. [Las Farms \(LGA 2022-001\)](#)

**Proposed FLUA Amendment:** From Agricultural Reserve (AGR) to Industrial, with an underlying Agricultural Reserve (IND/AGR)

**Size:** 6.95 acres **BCC District: Comm. McKinlay, District 6**

**Location:** West side of State Road 7, approx. 0.5 miles north of Boynton Beach Blvd.

**Summary:** The 6.95 acre subject site is located in the Agricultural Reserve Tier. The amendment is proposing to allow for industrial uses on the site located on the west side of State Road 7. The applicant has proposed two conditions of approval to prohibit heavy industrial uses and to prohibit commercial uses with the exception of landscape service, self-service storage and accessory uses.

**Staff Assessment:** The subject site is located within the Agricultural Reserve Tier, and the addition of industrial in the Tier was not supported by the Board of County Commissioners (BCC) at the time the Master Plan was completed. Therefore, unlike commercial future land use, there is no policy guidance in the Plan directing the appropriate locations, extent, intensity, and uses for this designation within the Tier. In addition, it is appropriate that new industrial future land use designations be considered only as part of an overall, comprehensive approach for new industrial. As there is no policy guidance in the Plan, and until such time that staff is able to receive direction from the BCC regarding additional industrial uses in the Agricultural Reserve Tier at the scheduled October 26, 2021 workshop, staff cannot support the request.

**Staff Recommendation:** *Denial*

**Planning Commission/LPA Recommendation:** *Approval with conditions*, motion by Spencer Siegel, seconded by John Carr, passed in a 9 to 4 vote (with Barbara Roth, Dagmar Brahs, Sara Pardue and Cara Capp dissenting) at the October 1, 2021 public hearing. Under discussion, Commission members expressed support for the application due to the need for additional uses, deliberated the existing use and limitations of the subject site, and supported the concept of light industrial. Eight members of the public spoke and twelve comment cards were read into the record in support of the proposed amendment.

**MOTION:** To *deny* the Las Farms amendment.



5.C.2. [Reserve at Atlantic \(LGA 2022-006\)](#)

**Proposed FLUA Amendment:** From Agricultural Reserve (AGR) to Multiple Land Use with Institutional & Public Facilities, Agricultural Reserve, and an underlying 12 units per acre (MLU, INST/AGR/12)

**Size:** 38.88 acres

**BCC District: Comm. Sachs, District 5**

**Location:** Southeast corner of Atlantic Avenue and Half Mile Road

**Summary:** The applicant proposes a future land use amendment on a 38.88 acre site from Agricultural Reserve (AGR) to Multiple Land Use with Institutional and Public Facilities, Agricultural Reserve with an underlying 12 units per acre (MLU, INST/AGR/12) with up to 480 multifamily units under the modified request, or up to 520 units through a rezoning with no future land use amendment under the initiated request. Under either version, the amendment proposes higher densities in the Agricultural Reserve Tier specifically for the development of residential planned developments for what the applicant refers to as Essential Housing Residential. Depending on the land area considered as the 'development area', this will result in 8, 12, or 20 units per acre density.

**Staff Assessment:** This private amendment requests changes to the Comprehensive Plan that represent major departures from nearly all of the fundamental policy concepts directed by the Board of County Commissioners, and adopted into the Comprehensive Plan, including requiring preserve area and limiting development in the Tier. Although there is a basis for considering a wider range of housing types within the Agricultural Reserve Tier, the applicant has failed to provide a compelling basis to support the reduction in preserve area, changes to preserve uses, and mechanisms proposed to increase density, whether through a rezoning or higher density on preserve area. Further, the applicant has failed to demonstrate any unique characteristics of this site that justify moving forward ahead of the upcoming BCC Workshop on October 26th. These policy changes are not appropriately addressed by a private applicant for an individual property, and need to be considered with regards to the Tier as a whole and taking into account the long range and service implications presented by increasing densities and revising preserve requirements within the Tier.

**Staff Recommendation:** *Denial*

**Planning Commission/LPA Recommendation:** **Denial**, motion by Spencer Siegel, seconded by Eric Royal, passed in a 14 to 0 at the October 15, 2021 public hearing. Under discussion, Commission members spoke in support of staff's recommendation and expressed support for the project, but questioned the timing of the request considering the upcoming Ag Reserve workshop. Commission members asked questions regarding the lack of multifamily development built in the Tier to date, and whether there were housing or market studies demonstrating a need for workforce housing west of the Turnpike. Five members of the public spoke. Three spoke in support expressing the need for workforce housing in the Tier. Two members of the public, including a representative from the Sierra Club, spoke in opposition stating that the item is premature due to the upcoming Ag Reserve Workshop. Seven comment cards were read into the record, five were in support and two were in opposition. One letter from counsel representing 1,000 Friends of Florida and Sierra Club Loxahatchee Group was submitted for the record and added to the BCC report (see Exhibit 10).

**MOTION:** To *deny* the Reserve at Atlantic amendment.

## 6. REGULAR AGENDA

### 6.A. Amendment Round 22-B Initiation

#### 6.A.1. [Fleming GAPO Expansion Initiation](#)

**Introduction:** The item before the Board is to consider the initiation of a privately proposed amendment to the Comprehensive Plan, also considered “Phase I”. If the amendment is initiated, staff will accept the associated future land use amendment, and return to the Board with the two amendments through the public hearing process as part of “Phase II”.

**Summary:** The privately proposed text amendment requests to modify the Glades Area Protection Overlay (GAPO) to allow the processing of a future land use amendment on the site as described below.

- Revise the boundaries of the GAPO to expand eastward to incorporate the subject site.
- Revise the Map Series to depict the subject site within the GAPO on the Special Planning Areas Map LU 3.1, and as a Limited Urban Service area on the Managed Growth Tier System Map, LU 1.1 and on the Service Area Map, LU 2.1

**Staff Assessment:** Staff supports the initiation of the proposed text amendment to provide opportunity for the Board to consider and direct policy. If the Board initiates this amendment, initiating a Map Series Thoroughfare Right of Way Identification (TIM) Map TE 14.1 amendment to add the connector road from the future extension of Okeechobee Boulevard to Southern Boulevard should be considered in order for the amendments to run concurrently. **Commission District 6.**

**Staff recommendation: *To initiate***

**Planning Commission/LPA Recommendation: *To recommend initiation with the recommendation to initiate the connector road***, motion by John Carr, seconded by Eric Royal, passed in a 13 to 0 vote at the October 1, 2021 public hearing. Under discussion, the Commission asked questions regarding the location and history of the connector road from the future extension of Okeechobee Boulevard to Southern Boulevard. The Commission expressed support for the initiation to modify TIM Map TE 14.1 to add the connector road with initiation of the applicant’s private text amendment. There was no public comment.

**MOTION: *To initiate*** the Fleming GAPO Expansion Text amendments.

#### 6.A.2. [Coastal High Hazard Area Initiation](#)

**Introduction:** The item before the Board is to consider the initiation of a County proposed amendment to the Comprehensive Plan. The initiation process allows the Board to consider the proposed changes prior to processing. The complete staff report for the amendment would return to the Board for discussion at subsequent hearings.

**Summary:** This County staff proposed amendment intends to update the depiction and references to the Coastal High Hazard Area and to reflect the most recent maps provided by the Florida Division of Emergency Management. The updates affect the Introduction and Administration Element, Coastal Management Element, and Map Series Coastal High Hazard Area Map CM 2.1.

**Staff Assessment:** The proposed amendments update the Coastal High Hazard Area (CHHA) map, definition, and references in the Comprehensive Plan to reflect the latest information provided by the Florida Division of Emergency Management, and as such are part of the ongoing maintenance of the Comprehensive Plan.

**Staff recommendation:** *To initiate*

**Planning Commission/LPA Recommendation:** *To recommend initiation*, motion by Spencer Siegel, seconded by Barbara Roth, passed in a 13 to 0 vote at the October 1, 2021 public hearing. Under discussion, Commission members asked questions regarding the involvement of other county departments with the proposed amendment and the regulation of density within municipal Coastal High Hazard Areas. There was no public comment.

**MOTION:** *To initiate* the Coastal High Hazard Area amendment.

## 7. COMMENTS

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

## 8. 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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