

BOCC DRAFT MOTIONS SDPZ21-006 – TRAILSIDE TOWNHOMES, SPECIFIC DEVELOPMENT PLAN - ZONING

Conditional Approval

In the case of SDPZ21-006, Trailside Townhomes, Specific Development Plan - Zoning, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to approve this application based on the findings in the staff report, subject to the following conditions:

1. Prior to the signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
2. Prior to the signing of the Administrative Site Plan, the existing water well on-site shall be either covered by a court-approved augmentation plan or plugged and abandoned.
3. Prior to the signing of the Administrative Site Plan, all existing septic systems shall be abandoned and removed from the subject property.
4. If, in order to construct the east retaining wall spread footer, it is necessary to impact and encroach onto the High Line Canal property, the developer shall pay the County \$250.00 per linear foot for such access rights and encroachment impacts to County property. The developer shall repair any damage caused to the High Line Canal property. Payment shall be made before any Building Permits are issued.

Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Board reaches a different determination:

Denial

In the case of SDPZ21-006, Trailside Townhomes, Specific Development Plan - Zoning, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to deny this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of SDPZ21-006, Trailside Townhomes, Specific Development Plan - Zoning, I move to continue the hearing to [*date certain*], 9:30 a.m., to obtain additional information and to further consider the information presented.