

**BOARD OF COUNTY COMMISSIONERS
BOARD MEETING
PALM BEACH COUNTY, FLORIDA**

ADDITIONS, DELETIONS, & SUBSTITUTIONS

SEPTEMBER 30, 2025

<u>PAGE</u>	<u>ITEM</u>	
1	B	*DELETED – staff pulled for further review. (FDO/ADMIN)
10	3D-5	*ADD-ON / (ERM) / Staff recommends motion to: A) approve Florida Department of Environmental Protection (FDEP) Standard Grant Agreement for the C-51 Reservoir Phase II Pump Station (Agreement Number OWP15, CSFA 37.091) for the period beginning on the execution date through August 30, 2030; B) approve a Budget Amendment of \$100,000,000 in the C-51 Reservoir Phase II Pump Station Grant (Grant) Fund to recognize the grant award; C) approve Sub-Grant Agreement for the C-51 Reservoir Phase II Pump Station; and D) delegate authority to the County Administrator, or designee, to sign all future time extensions, task assignments, certifications, and other forms associated with the Agreements, or any necessary minor amendments that do not substantially change the scope of work, terms or conditions of the Agreements. SUMMARY: The C-51 Reservoir Phase II Pump Station project consists of the design and construction of an Inflow Structure, Outflow Pump Station, and Connection Canal. Palm Beach County (PBC) was selected by the State to administer the C-51 Reservoir Phase II Pump Station Grant. The Grant includes prepayment funds that are under review by the Florida Department of Financial Services. No County matching funds are required for this Grant. <u>District 6</u> (MJ)
10	3E-1	*ADD-ON / (PZB) / Staff recommends motion to approve: the Objection Letter for the City of Boynton Beach Palmyra and Bamboo Lane Annexations for the Mayor’s signature. SUMMARY: At its September 25, 2025, meeting, the Palm Beach County Board of County Commissioners (BCC) directed staff to object to the City of Boynton Beach’s (the “City”) proposed annexations of Palmyra and Bamboo Lane and prepare a letter for Board review and consideration at the September 30, 2025 BCC Workshop. Staff will be presenting the Objection Letter and Legal Opinion to the Board of County Commissioners (BCC) on the Palmyra and Bamboo Lane Voluntary Annexations. <u>Districts 2 and 4</u> (DL)

NOTE: Items that were revised, added, deleted, or backup submitted and were not listed on the preliminary addition/deletion sheet distributed to the Board the prior day are noted with an asterisk (*).

**ORDER OF BUSINESS
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA**

SEPTEMBER 30, 2025

**TUESDAY
9:30 A.M.**

COMMISSION CHAMBERS

1. CALL TO ORDER

- A. Roll Call
- B. Invocation
- C. Pledge of Allegiance

2. AGENDA APPROVAL

- A. Additions, Deletions, Substitutions
- B. Adoption

3. REGULAR AGENDA (Pages 2 - 9)

4. WORKSHOP SESSION 9:30 A.M.

A. Community Rating System Overview (Public Safety) and
Flood Zone Review (PZB)

~~B.~~ Hab Center (FDO/ADMIN)

5. BCC DIRECTION

6. BCC COMMENTS

7. ADJOURNMENT

3. REGULAR AGENDA

A. CLERK AND COMPTROLLER

1. **Staff recommends motion to receive and file:** Warrant List – Backup information can be viewed in the Clerk & Comptroller’s Office.
2. **Staff recommends motion to approve:** Contracts (regular) and claim settlements list as submitted by various departments to the Clerk & Comptroller’s Office. Countywide

B. WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY

1. **Staff recommends motion to adopt:** A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA APPROVING THE WESTGATE/BELVEDERE HOMES COMMUNITY REDEVELOPMENT AGENCY’S (CRA) FISCAL YEAR 2026 BUDGET (BUDGET) FOR ITS REDEVELOPMENT TRUST (OPERATING) FUND, CAPITAL IMPROVEMENT FUND, TRANSPORTATION PLANNING AGENCY GRANTS AND DEBT SERVICE FUND. **SUMMARY:** The Budget is comprised of four (4) components; (1) The Redevelopment Trust Fund, in the amount of \$7,029,059, represents the CRA’s Annual Tax Increment Financing (TIF), rental income and balance brought forward from previous year. TIF revenues will be used for payments to Florida Power & Light for street lighting, CRA operations and other programs and projects. (2) The Capital Improvement Fund, in the amount of \$4,200,000, represents projected loan proceeds, balances of reimbursable grants awarded to the CRA by County, State, and Federal governments for construction activities. (3) The Transportation Planning Agency (TPA) Fund in the amount of \$2,000,000 represents construction funds expected to be reimbursed by the TPA and the Florida Department of Transportation (FDOT). Lastly, (4) The Debt Service Fund in the amount of \$915,000 represents funds set aside for loan repayment. Districts 2 and 7 (DL)

3. REGULAR AGENDA

C. COMMUNITY SERVICES

1. [Staff is seeking board direction on:](#) an Agreement between the Palm Beach County Board of County Commissioners (BCC) and the Homeless Coalition of Palm Beach County, Inc. (Coalition), for the period of July 2, 2019 through September 30, 2029, which has an anticipated annual allocation of \$150,000 each subsequent Fiscal Year (FY), contingent upon a budgetary appropriation by the BCC; to support the implementation of, and provide fundraising activities for “Leading the Way Home, Palm Beach County’s Plan to End Homelessness (Community Plan)”. On September 16, 2025, the BCC requested Community Services Department (CSD) bring the Agreement to the BCC for discussion. **SUMMARY:** On July 2, 2019, the BCC approved a ten (10)-year Agreement with the Coalition (R2019-0949) to provide funding for its Chief Executive Officer and staff. The Coalition’s mission is to raise funds in support of the goals and objectives of the Community Plan. In support of these efforts, Palm Beach County (County) also provides office space for the Coalition in Delray Beach. In partnership with the County, the Coalition has facilitated expedited hotel placements for unsheltered families, purchased phones for unsheltered residents with HIV to connect them to care, and assisted with timely payments to property owners. It has also engaged the business community in addressing homelessness, expanded employment opportunities for chronically homeless individuals through the Parks2Work (P2W) program, coordinated efforts with homeless service providers, increased public awareness, and advocated on behalf of individuals experiencing homelessness. The Coalition is reimbursed by the County for services such as hotel placements and property owner payments, but it also raises private funding. Additionally, the Coalition enables the County to access grant opportunities that are not available to government entities, further expanding the resources available to address homelessness. A portion of these funds has been used to fill critical gaps in the homeless system of care, including expedited payments to landlords for individuals transitioning from shelters into permanent housing. In previous years, the Coalition provided food, clothing, and other donations to shelter residents.

3. REGULAR AGENDA

C. COMMUNITY SERVICES (cont'd.)

1. **SUMMARY (cont'd.):** Launched in 2017, the P2W program is a collaborative effort between the Coalition, CSD, and the Parks and Recreation Department. The P2W program provides employment, on-the-job training, resume building, shelter, and stipends to individuals experiencing homelessness, while also funding equipment and supplies needed for participants to clean public parks and other areas. To date, 158 unduplicated individuals have completed the program, with 80% not re-entering the homeless system of care. Many participants have moved into the Rapid Rehousing program and secured long-term employment. The Coalition sponsors Project Homeless Connect, a quarterly initiative held in various areas throughout the County. This event brings essential resources and services together in one place, including housing assistance, healthcare, employment support, and benefits, thereby reducing barriers and simplifying access for individuals and families experiencing homelessness. Finally, advocacy has been a driving force for the Coalition, helping to shape public opinion, countering stigma, influencing policy, and building the broad coalition of volunteers and other stakeholders needed to break the cycle of homelessness. CSD would need a provider to assist with P2W implementation for the stipend and work equipment. Should this agreement be discontinued, the County would need to find an alternate provider to assist with P2W implementation. Countywide (JBR)

3. REGULAR AGENDA

D. ADMINISTRATION

1. Staff recommends motion to approve: appointment of one (1) individual to fill the citizen member seat on the Value Adjustment Board (VAB):

AT-LARGE SEAT

Robert Shorr

NOMINATED BY:

Vice Mayor Baxter
Commissioner Sachs

SUMMARY: The purpose of the VAB is to hear appeals regarding property value assessments, denied exemptions or classifications, ad valorem tax deferrals, portability decisions, and change of ownership or control. Florida Statutes 194.015 and Administrative Rule 12D-9.004 provide that every county shall have a VAB which consists of five members (5): (a) two (2) members of the Board of County Commissioners (BCC); (b) one (1) school board member; (c) a citizen member appointed by the BCC, who owns homestead property in the county, and (d) a citizen member appointed by the school board who owns a business that occupies commercial space located within the school district. The BCC-appointed citizen member seat must: (1) own homestead property in Palm Beach County; (2) may not be a member or an employee of any taxing authority in this state; and (3) may not be a person who represents property owners, property appraisers, tax collectors, or taxing authorities in any administrative or judicial review of property taxes. Currently, due to a resignation, there exists a vacancy in the citizen member seat that must be appointed by the BCC. One (1) applicant has been nominated for appointment to the citizen member seat: Mr. Robert Shorr. A memo seeking nominations was sent to the BCC dated September 11, 2025. Countywide (DB)

3. REGULAR AGENDA

D. ADMINISTRATION (cont'd.)

2. Staff recommends motion to approve: the reappointment of one (1) member to the Health Care District (HCD) Board for a four (4) year term beginning October 1, 2025 and ending September 30, 2029:

<u>ReAppoint</u>	<u>Seat Requirement</u>	<u>Nominated By</u>
Cathleen Ward	Elected Official	Mayor Marino Vice Mayor Baxter Commissioner Woodward Commissioner Sachs Commissioner Powell Jr.

SUMMARY: The Health Care District of Palm Beach County (HCD) was created to provide a source of funding for indigent and medically needy residents of Palm Beach County (PBC) and to maximize the health and well-being of residents by providing comprehensive planning, funding and coordination of health care service delivery. Per Chapter 2003-326, Laws of Florida, the HCD is comprised of seven (7) members. In appointing members to the HCD, the appointing authority shall consider the diverse geographic areas of PBC in selecting individuals to serve on the HCD. At least one (1) member, but not more than two (2) members shall reside in the Glades Area. The Governor shall appoint three (3) members; the Board of County Commissioners (BCC) shall appoint three (3) members, one (1) of which must be an elected official at the time of appointment; and one (1) member shall be the Director of the Palm Beach County Health Department. Members may serve two (2) consecutive four (4) year terms. West Palm Beach City Commissioner Cathleen Ward's term in seat 1 is expiring on September 30, 2025. The requirement for this seat is that the individual must be an elected official. Commissioner Ward has expressed interest in continuing to serve. A memorandum dated September 9, 2025 was sent to the BCC for nominations. Countywide (JBR)

3. REGULAR AGENDA

D. ADMINISTRATION (cont'd.)

3. Staff recommends motion to:

A) **approve** Interlocal Agreements with the below listed municipalities for the administration of collecting and distributing Transportation Capacity Impact Fees (TCIF) when Palm Beach County and municipalities both charge fees for the impact of new development or redevelopment. The municipalities adopted either municipal traditional Road Impact Fees (IF), Mobility Fees (MF) or Multi-Modal Fees (MMF) as shown below. The other interlocal agreements listed below are for those municipalities that have not adopted separate IF, MF or MMF (Not Applicable – N/A):

Direct Collection by County

Town of Glen Ridge – N/A
Town of Manalapan – N/A
Town of Haverhill – N/A

Collection and Distribution by City

Town of Mangonia Park – IF
City of Riviera Beach - IF
Village of Royal Palm Beach - IF
Village of Wellington - MMF

B) **delegate authority** to the County Administrator, or designee, to execute all future extensions, amendments, modifications to the Interlocal Agreements and/or Exhibits attached thereto which do not substantially change the character, scope, terms or conditions of the Agreements.

3. REGULAR AGENDA

D. ADMINISTRATION (cont'd.)

3. **SUMMARY:** Approval of the Interlocal Agreements will satisfy the legislative requirements enacted in the 2024 House Bill 479, which added § 163.3180(5)(j), Florida Statutes, to provide that if a county and municipality charge a developer of a new development or redevelopment a fee for transportation capacity impacts, the county and municipality must create and execute an interlocal agreement to coordinate the mitigation of their respective transportation capacity impacts. The new law also provides that, by October 1, 2025, if an interlocal agreement is not executed pursuant to the above: (a.) the fee charged to a new development or redevelopment shall be based on the transportation capacity impacts apportioned to the county and municipality as identified in the developer's traffic impact study or the mobility plan adopted by the county or municipality; (b.) the developer shall receive a ten percent (10%) reduction in the total fee calculated; and (c) the county or municipality issuing the building permit must collect the fee charged pursuant to a. and b. and distribute the proceeds to the county and municipality within 60 days after the developer's payment. Counties and Municipalities are authorized to adopt TCIF pursuant to § 163.3180 and § 163.31801, Florida Statutes. The term TCIF includes traditional Road Impact Fees, Mobility Fees, and/or Multimodal Fees. Palm Beach County currently collects countywide Road Impact Fees pursuant to Article 13 of the Uniform Land Development Code and Section 1.3 of Palm Beach County's Charter. The attached Interlocal Agreements are intended to comply with the aforesaid statutory requirements to coordinate the collection, and distribution of all applicable County and Municipal transportation impact fees to mitigate the transportation capacity impacts new development or redevelopment may have on County and Municipal facilities. Countywide (RM)

3. REGULAR AGENDA

D. ADMINISTRATION (cont'd.)

4. Staff recommends motion to commence: a private meeting to discuss security plans considering the recent escalation of risk to County Commissioners, pursuant to Section 286.0113, Florida Statutes, on **September 30, 2025 at 1:00 p.m.**, The meeting shall take place in the McEaddy Conference Room at 301 North Olive Avenue, 12th Floor, West Palm Beach, Florida, The following persons will attend the meeting with the members of the Board of County Commissioners (BCC) who are present at that time: Joseph Abruzzo, County Administrator, Todd J. Bonlarron, Chief Deputy County Administrator; Tom Nadler, Deputy County Administrator; Tammy Fields, Deputy County Administrator, Tracy Ellison, Deputy County Administrator, Patrick Rutter, Deputy County Administrator, Gilbert Morales, Director Facilities Electronic Services and Security; Denise Coffman, County Attorney; David Ottey, Chief Assistant County Attorney; Sheriff Ric Bradshaw; and the other relevant security personnel. Pursuant to Section 286.011, Florida Statutes, the entire private meeting shall be recorded by a certified court reporter who shall record the discussion and proceedings, the names of all persons present at any time, and the names of all persons speaking. No portion of the session shall be off the record. **SUMMARY:** The BCC will discuss security plans pursuant to 286.0113, Florida Statutes. Countywide (DO)

3. REGULAR AGENDA

D. ADMINISTRATION (cont'd.)

5. Staff recommends motion to:

- A) **approve** Florida Department of Environmental Protection (FDEP) Standard Grant Agreement for the C-51 Reservoir Phase II Pump Station (Agreement Number OWP15, CSFA 37.091) for the period beginning on the execution date through August 30, 2030;
- B) **approve** a Budget Amendment of \$100,000,000 in the C-51 Reservoir Phase II Pump Station Grant (Grant) Fund to recognize the grant award;
- C) **approve** Sub-Grant Agreement for the C-51 Reservoir Phase II Pump Station; and
- D) **delegate authority** to the County Administrator, or designee, to sign all future time extensions, task assignments, certifications, and other forms associated with the Agreements, or any necessary minor amendments that do not substantially change the scope of work, terms or conditions of the Agreements.

SUMMARY: The C-51 Reservoir Phase II Pump Station project consists of the design and construction of an Inflow Structure, Outflow Pump Station, and Connection Canal. Palm Beach County (PBC) was selected by the State to administer the C-51 Reservoir Phase II Pump Station Grant. The Grant includes prepayment funds that are under review by the Florida Department of Financial Services. **No County matching funds are required for this Grant.** District 6 (MJ)

E. PLANNING, ZONING & BUILDING

- 1. Staff recommends motion to approve: the Objection Letter for the City of Boynton Beach Palmyra and Bamboo Lane Annexations for the Mayor's signature. **SUMMARY:** At its September 25, 2025, meeting, the Palm Beach County Board of County Commissioners (BCC) directed staff to object to the City of Boynton Beach's (the "City") proposed annexations of Palmyra and Bamboo Lane and prepare a letter for Board review and consideration at the September 30, 2025 BCC Workshop. Staff will be presenting the Objection Letter and Legal Opinion to the Board of County Commissioners (BCC) on the Palmyra and Bamboo Lane Voluntary Annexations. Districts 2 and 4 (DL)

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