



BCC Briefs for May 6, 2025

At the May 6, 2025, Board of County Commissioners meeting, the board took the following action:

Administration – adopted an ordinance amending the in-person quorum requirements to 51% for all County created boards, commissions, committees and similar entities.

Received and filed, by a 4-0 vote, the updated Board Directives Report, which includes in-process and completed board directive items.

Airports – approved a contract with Browning Chapman LLC in the amount of \$1,867,820 for repairs to Short-Term and Long-Term Parking Garage 3 at the Palm Beach International Airport and a budget transfer in the amount of \$155,056 in the Airport’s Improvement and Development Fund to provide budget for this project.

County Attorney – approved motion to commence, for an attorney–client session between the Board of County Commissioners, the County Administrator, the County Attorney, Chief Assistant Attorney, and Assistant County Attorneys, to discuss settlement negotiations in pending litigation re: Avenir Development, LLC V. Palm Beach County.

Approved, by a 6-1 vote, a three-year contract extension for David A.J. Zamora, Internal Auditor, through June 29, 2028 with a 5% annual salary increase on October 1 of each year. The Amendment also provides for the BCC’s annual performance appraisal of the Internal Auditor.

Community Services – approved an Interlocal Agreement with the City of Boca Raton for one year and will auto-renew for two one-year terms in the amount of not-to-exceed \$160,000 annually to provide Homeless Outreach Services (HOS) and short-term on-demand emergency shelter services to persons experiencing unsheltered homelessness in the city. This agreement will fund two (2) County Homeless Outreach team positions.

Environmental Resources Management -- approved an updated Management Plan for the Yamato Scrub Natural Area.

Housing and Economic Development – approved on preliminary reading and permission to advertise for a public hearing on June 10, 2025 at 9:30 a.m., for an Ordinance establishing an exemption from certain ad valorem taxation to encourage economic development in the county for Finrock South Florida, LLC. in an amount not to exceed \$1.9 million over a ten-year period. The Ad Valorem Tax exemption is for real property and tangible personal property improvements undertaken by Finrock for the facility in Belle Glade.

Received and filed the Business Impact Estimate for the proposed Ordinance, prepared in accordance with Florida Statutes Section 125.66(30(a)).

Approved a HOME Investment Partnership Program award of \$751,076 to Coleman Park Renaissance LLC. to construct Coleman Park (CP) Renaissance, a 43-unit multi-family rental development located along North Tamarind Avenue in West Palm Beach. CP Renaissance LLC is requesting this additional funding due to unforeseen cost increases. The project is under construction and is 50% complete. These are Federal HOME Program grant funds which require 25% local match provided by the State Housing Initiatives Program grant funds.

Approved Housing Initiative Program (HIP) allocation of \$27,900 to PFCF Bentbrook, LLC for the construction of the IDDEAL Place. The project will be independent living community for adults with Intellectual and Developmental Disabilities (I/DD) located on a 3.27-acre site in unincorporated Lake Worth Beach and consists of two buildings accommodating 22 medium to high functioning adults with I/DD, overnight staffing and a director's residence.

Approved, by a 6-0 vote, Housing Initiative Program (HIP) loan in the amount of \$1.250 million to Legacy at 45th Street, LLC (Legacy). The project entails the construction of a 48-unit multi-family rental development, which includes no fewer than 34 county-assisted units. Due to complications with the supplier/manufacture, substantially increasing labor material costs, and increased modular unit costs, Legacy has identified additional funding resources to complete the project.

Approved, by a 6-0 vote, revisions to the Palm Beach County Housing Bond Program Allocation Process (HBPL) including a tiered system capping the HBLP funding amount in relation to the total project cost; limiting the workforce housing rental development to no more than 110% Area Median income (AMI); Limit workforce Housing rents to 90% of the published rent limit; Providing an exception for Workforce Housing projects receiving State Apartment Incentive Loan (SAIL) funding to receive HBLP funds; allowing For-Sale projects with fewer than 50-units to be underwritten internally; adjusting the maximum sale price of For-Sale units to 80% of the maximum purchase price limit as determined by the Florida Housing Finance Corporation; and additions to the RFP will include: extra consideration for HUD Fair Market Rents in particular locals, within the scoring criteria, extra points will be awarded for repayment interest rates of 2%- 3% and cost per square foot for the whole building and individuals units.

Palm Tran – approved, by a 4-0 vote, an emergency contract between the Palm Beach County Commissioners (BCC) and MV Transportation for one year with a do not exceed amount of \$25,125,993 for paratransit service (Run Package A); an emergency contract between the BCC and First Transit, Inc. for one year with a do not exceed amount of \$36,620,174 for the provision of Paratransit service (Run Package B) and an emergency contract between the BCC and MV Transportation with a not to exceed amount of \$1,692,900 for one year for the provision of Dial-A-Ride/Mobility-on-Demand (MOD) – Go Glades service. These emergency contracts are intended to maintain critical paratransit services until a new five (5) year contract can be awarded.

Tourism Development Council – approved, by a 4-0 vote, an agreement with Webber Marketing and Consulting, LLC, in the amount not to exceed \$6,370,963 in Tourism Development Tax revenues for the term of May 6, 2025 through June 30, 2030 for presenting sponsorship rights to a battle of collegiate bands from Historically Black Colleges and Universities, to be held at Florida Atlantic University each year, for five years. The agreement requires “In the Palm Beaches” to be included in the official name (i.e., Battle of the Bands In the Palm Beaches).

For further information on consent and regular items, please visit the Agenda section of [our website](#).