

July 18, 2017  
8:30am - Final

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

**ADDITIONS, DELETIONS, & SUBSTITUTIONS**

**JULY 18, 2017**

<u>PAGE</u>	<u>ITEM</u>	
2	3B-1	<b><u>DELETED:</u> Staff recommends motion to approve:</b> Agreement for Purchase and Sale (Agreement) with Nelson R. Santos and Teresa Santos (Santos) to acquire a .96 acre parcel improved with a 2,505 sf home for \$300,000. (PREM)

**NOTE:** Items that were revised, added, deleted, or backup submitted and were not listed on the 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**

**JULY 18, 2017**

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

**COMMISSION CHAMBERS**

**BOARD OF COUNTY COMMISSIONERS SITTING AS THE SOLID WASTE AUTHORITY – 9:30 A.M.**

**Adjourn as the Solid Waste Authority  
Convene as the Board of County Commissioners**

**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 (Page 2)**

**4. WORKSHOP SESSION**

- A. 9:30 A.M. Impact Fees – Roads (OFMB)
- B. 10:30 A.M.
- C. 2:00 P.M.
- D. 3:00 P.M.

**5. 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. FACILITIES DEVELOPMENT AND OPERATIONS

- 1. **DELETED: Staff recommends motion to approve:** ~~Agreement for Purchase and Sale (Agreement) with Nelson R. Santos and Teresa Santos (Santos) to acquire a .96 acre parcel improved with a 2,505 sf home for \$300,000.~~ **SUMMARY:** Fire Rescue desires to develop a new Station in the vicinity of Military Trail and Gateway Blvd. in order to improve response times in the area. The County owns a 1.7 acre civic site on White Feather Trail off Military Trail, north of Gateway Blvd., in unincorporated Boynton Beach which is currently being used by the Engineering Department as a dry retention area for Military Trail roadway drainage. The Santos property is adjacent to the civic site/retention area. Neither the civic site nor the Santos property alone is sufficient for development of the Station. Due to the lack of vacant land suitable for development of a Station, Staff has been investigating ways to combine the civic site/retention area and the Santos’ Property to support development of a Fire Station. Staff has been working with the Santos since 2016 and the Santos’ have recently put their property back on the market for sale. Staff obtained an appraisal of the Santos’ property which indicated a value of \$300,000 and the Santos lowered their price to the appraised value. The County’s due diligence consultants have completed the majority of the due diligence which confirms that acquisition of the Santos’ property will provide sufficient additional land to accommodate both Engineering’s retention requirements as well as the Fire Station. However, in order to develop the combined properties, it will be necessary to secure release of a 25' wide buffer strip bisecting the two parcels which is owned by the Windward Palm Beach PUD Homeowners Association, the Shores at Gables End (HOA). The Board of the HOA has requested the County pay \$50,000 for release of this strip. The HOA vote to approve the sale of this strip will not take place until the end of July. As a condition of agreeing to sell their property to the County, the Santos’ have required the County to close upon the purchase of the property by July 31, 2017. If the HOA does not approve sale of the buffer strip, the County will be unable to develop the Fire Station and will terminate the contract. Staff recommends that the County purchase the Santos’ property as this is the only site which is both within the optimum service area and has access to an existing signalized intersection. The acquisition is funded by Fire Rescue Impact Fees and Fire Rescue has funding available to immediately commence design. **Pursuant to the PREM Ordinance, all purchases must be approved by a supermajority vote (5 Commissioners).** (PREM) District 3 (HJF)

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