

August 28, 2019
2:00pm

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

ADDITIONS, DELETIONS, & SUBSTITUTIONS

SEPTEMBER 3, 2019

<u>PAGE</u>	<u>ITEM</u>	
2	3A-1	NOT IN SYSTEM/WAITING FOR BACKUP (PZB)

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**

SPECIAL MEETING

SEPTEMBER 3, 2019

**TUESDAY
3:00PM**

- 1. CALL TO ORDER**
 - A. Roll Call

- 2. AGENDA APPROVAL**
 - A. Additions, Deletions, Substitutions
 - B. Adoption

- 3. REGULAR AGENDA (Page 2)**

- 4. ADJOURNMENT (Page 2)**

3. REGULAR AGENDA

A. PLANNING, ZONING & BUILDING

1. Staff recommends a motion to consider:

A) approval of an Interlocal Agreement between Palm Beach County and the Village of Palm Springs; and

B) adoption of a resolution of the Board of County Commissioners of Palm Beach County, Florida, delegating the exercise of powers conferred by Chapter 163, Part III, Florida Statutes, "The Community Redevelopment Act of 1969" to the Village Council of the Village of Palm Springs, with the conditions outlined in the Interlocal Agreement.

SUMMARY: This item was presented to the Board on August 20, 2019, with a staff recommendation to deny the request. At the meeting, the BCC directed staff to work with the Village to develop an Interlocal Agreement, which establishes the terms under which a CRA may be created, for Board consideration. As the governing body of a charter county, the BCC has full discretion to approve or deny a request to create a CRA within a municipality. The Village is seeking a delegation of powers conferred in the Community Redevelopment Act including creation of a Redevelopment Trust Fund that utilizes 100% increases in property tax revenues that would otherwise go to the County from the creation date of the CRA forward for 30 years. In Fiscal Year 2019, \$42.8 million in property tax revenue was redirected from the County to the 12 existing CRAs; staff is projecting that \$46 million in property tax revenue will be redirected in 2020. In the last five years, a total of \$172 million was redirected to the CRAs. The Village's request includes two sub-areas located on Lake Worth Road and Congress Avenue. Beginning in 1998, the Village initiated an aggressive annexation program becoming the most active municipality within the County in terms of the volume of annexations processed each year. The majority of the parcels within the two sub-areas were annexed by the Village in the last 15 years. The County will continue to work towards more logical and efficient annexations that do not interfere with long term infrastructure planning and service delivery for the County. In the event the BCC approves the Village's request, County staff and the Village of Palm Springs have agreed on the terms and conditions for the creation of the CRA. The Interlocal Agreement establishes that the County's contribution is exempt from future payments to the Redevelopment Trust Fund once a total payment of tax increment reaches \$28 million and that the County tax increment shall be calculated using the Village millage rate if the County millage rate exceeds the Village millage rate. The resolution includes additional terms which exempt the Palm Beach County Fire Rescue Municipal Service Taxing Unit (MSTU) from payment of tax increment funds to the CRA and establishes that the base property values for calculating the tax increment are as of January 1, 2019. Pursuant to Florida Statutes, CRAs that are in existence on October 1, 2019 are required to be terminated by September 30, 2039; thereby limiting the duration of the proposed CRA to 20 years. The governing body of the county or municipality that created the CRA may approve its continued existence with a majority vote. Therefore, at request of the Village, the resolution also provides for the duration of the delegated powers to not exceed 30 years with no extensions. Districts 2 & 3 (RPB)

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4. ADJOURNMENT

"If a person decides to appeal any decision made by this Commission with respect to any matter considered at this meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he 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 to be based."