

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

**JANUARY 23, 2007**

**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

**WORKSHOP SESSION**

- 3. **9:30 A.M.**      [Update of Water Resource Projects](#) (Administration)
- 4. **11:00 A.M.**      [Affordable Housing/Workforce Housing Study](#) (HCD)
- 5. **2:00 P.M.**      [Park Planning and Gardens District Park](#) (Parks & Recreation)

**6. REGULAR AGENDA**

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A. CLERK AND COMPTROLLER

1. **Staff recommends motion to approve:** Warrant List.
2. **Staff recommends motion to approve:** Contracts (regular) and claim settlements list as submitted by various departments to the Clerk & Comptroller's Office.

B. ADMINISTRATION

1. [Appointments of Commissioners to serve on Boards](#)

C. COMMUNITY SERVICES

1. **Staff recommends motion to approve:** two (2) contracts with financially assisted agencies totaling \$205,727 in the amounts and for the activities indicated, for the period October 1, 2006, through September 30, 2007:

A) City of Pahokee - \$158,927, a social-recreational program providing before-and after-care services to at-risk children and their families; and

B) Mental Health Association of Palm Beach County, Inc. - \$46,800 for a mental health support drop-in center.

**SUMMARY:** On July 13, 2006 and September 19, 2006, the Board of County Commissioners approved the list of agencies and funding allocations under the Financially Assisted Agency Program. The information submitted in this item reflects part of the total funding approved by the Board of County Commissioners for FY 2007, which is \$13,373,836. (Financially Assisted Agency Program) Countywide (TKF)

2. **Staff recommends motion to approve:** Contract with Mae Volen Senior Center in the amount of \$1,200,000 for the period October 1, 2006, through September 30, 2007, for elderly support services. **SUMMARY:** Mae Volen Senior Center provides services which include transportation, in-home services, congregate meals, home delivered meals, nutrition education, screening and assessment and Older American's Act (OAA) services to eligible seniors living south of Lantana Road. Funding for Mae Volen and other County-sponsored agencies was included in the FY 2007 Budget. Countywide except for portions of Districts 3, 4, 5, & 7 north of Hypoluxo Road (TKF)

6. REGULAR AGENDA

C. COMMUNITY SERVICES (Cont'd)

3. Staff recommends motion to approve: Travel for Head Start/Early Head Start Policy Council members, Michael Smith and Stephanie Taylor for the period of February 5, 2007, through February 8, 2007, at an estimated cost of \$2,291, to attend the Region IV Head Start Association, Inc. 2007 Annual Training Conference in Atlanta, Georgia. **SUMMARY:** Travel approval is requested for two (2) Head Start/Early Head Start Policy Council members to attend the Region IV Head Start Association Inc., 2007 Annual Training Conference in Atlanta, Georgia. The grantor agency requires that Head Start parents and community representatives receive training in order to take an active role in the program. An alternate (Cynthia Smith and/or Tenisha Easter) will be selected in the event any of the above named members cannot attend this conference. The estimated cost of \$2,291 provides for conference registration, lodging, ground transportation, and meals for two (2) participants. Funding consists of \$1,833 (80%) in Federal funds and \$457 (20%) in County funds. (Head Start) Countywide (TKF)

D. FACILITIES DEVELOPMENT & OPERTIONAS

1. Staff recommends motion to:

**A) adopt** a Resolution authorizing the conveyance of 2.85 acres of vacant land to Hypoluxo/Jog, LLC for \$513,000, without reservation of mineral rights;

**B) approve** a Deposit Receipt and Contract for Sale and Purchase with Hypoluxo/Jog, LLC for the sale of 2.85 acres of County surplus property located in unincorporated Boynton Beach; and

**C) approve** a County Deed in favor of Hypoluxo/Jog, LLC.

**SUMMARY:** The County acquired a narrow undevelopable 10.75 acre strip of land by Tax Deed in 1984. The property is located between Ranches Road and Western Way, east of Jog Road in unincorporated Boynton Beach. This property is deemed surplus because it serves no past or future County purpose. The property serves as an existing canal for drainage of the abutting tracts. Hypoluxo/Jog, LLC has acquired several tracts of land abutting the County-owned property and is proposing to develop a PUD including the 2.85 acre portion of the County-owned property which runs directly through the middle of the proposed PUD. Hypoluxo/Jog received zoning approval on May 25, 2006 and Final DRO approval is pending approval contingent upon Hypoluxo/Jog's acquisition of this 2.85 acre property. The assessed value of the entire 10.75 acre parcel is \$313,470. Due to the size and shape of the parcel and the fact that it is not developable as an independent tract, an appraisal of the 2.85 acres valued the property at \$30,000. In accordance with Section 125.35 (2), F.S. notice of the County's intent to sell this land was sent to adjacent property owners, who were given the opportunity to bid on this property. Hypoluxo/Jog was the only respondent. Staff negotiated with the Developer to sell the property for \$513,000 (\$180,000/per acre). The purchase price is based on the per acre price Hypoluxo/Jog paid for their acquisitions of the surrounding properties. In accordance with Section 270.11(1), F.S., staff recommends that the Board convey the property without reservation of mineral rights, due to the apparent absence of mineral deposits and the fact that such reservation would inhibit development and reduce the marketability of the property. The sale of the property will: (i) lessen the County's potential liability and maintenance responsibilities and, (ii) return the parcel to the tax rolls. (PREM) District 3 (HJF)

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January 23, 2007 - 9:30a.m.

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

**ADDITIONS, DELETIONS, & SUBSTITUTIONS**

**JANUARY 23, 2007**

**ITEM**

None

**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 (\*).