



BOARD OF COUNTY COMMISSIONERS ZONING HEARING AMENDMENTS TO THE AGENDA DECEMBER 10, 2025

CONSENT AGENDA

3. DOA/CA-2024-01594 Polo Club of Boca Raton (1984-00071)

AMEND – To modify the Development Order Amendment Conditions of Approval in Exhibit C-1 as shown with the deleted text struck out as follows:

CONGREGATE LIVING FACILITY CONDITIONS – PETITION 87-18

5. No off-premise signs shall be permitted on site. (~~Previously Condition C.5 of Resolution R-96-1962, Petition 84-71(G)~~) (ONGOING: ZONING - Code Enforcement) (Previous CLF CONDITIONS Condition 5 of Resolution R-1997-1571, Control No.1984-00071)

AMEND – To modify the Class A Conditional Use Conditions of Approval in Exhibit C-2 as shown with the deleted text struck out and added text underlined as follows:

USE LIMITATIONS

1. The maximum height of the Communication (Stealth) Tower shall be ~~of~~ 100 feet. The minimum setbacks shall be 173 feet from north, south and west property lines; 100 feet from the east property line and 300 feet from any residential ~~parcels~~ structures. (ONGOING: ZONING - Zoning)

2. The proposed Communication Tower shall be designed to replicates a Florida Slash Pine. Prior to final approval by the Development Review Officer, the Elevations of the Stealth Tower shall be revised to increase the spread and the quantity of branches, ~~and that~~ to cover the top 40% of the height of the pole. ~~that depicts a typical Florida Slash Pine~~ and to screen the antennas. At time of Building Permit the approved elevations shall be included in the application. (BLDGPMT/DRO: ZONING - Zoning)

4. DOA-2025-01103 TLC Village (1982-00013)

AMEND – To modify the Development Order Amendment Conditions of Approval in Exhibit C as shown with the deleted text struck out:

SITE DESIGN

~~23.~~ Prior to final approval by the Development Review Officer (DRO) or June 1, 2026, whichever occurs first, the Applicant shall submit the applicable application to the Building Division to correct the violations associated with the canopy membrane structure, shed, and the gym conversion or remove the structures.

AMEND – To modify the Development Order Amendment Conditions of Approval in Exhibit C as shown with the added underlined text as follows:

USE LIMITATIONS

4. The existing structure (Building I) shall be limited to its present use as a Kitchen/Dining building. (ONGOING/BLDGPMT: CODE COMPLIANCE/ZONING – Zoning)

Renumber accordingly

6. DOA/ZV-2025-01602 Project Tango (2015-00085)

AMEND – To reorder the Agenda to move Item 6 to the Regular Agenda after Item 9.

ADD – To provide additional public correspondence to the Staff Report at this [link](#)

AMEND – To modify the Development Order Amendment Conditions of Approval in Exhibit C-2 as shown with the deleted text struck out and the added text underlined as follows:

ARCHITECTURE

~~1. Prior to submission of a Building Permit, the Property Owner shall submit a design analysis report by an licensed architect or engineer that demonstrates that all buildings and equipment are designed to operate and comply with Article 5.C noise and sound standards including the County Maximum Sound Level enumerated in Table 5.E.4.B and the Conditions contained herein. All Buildings shall be designed to incorporate materials that will assist in dampening the sound generated by the use. (BLDGPMT: ZONING – Zoning)~~

DATA CENTER

1. The Applicant/Property Owner shall submit a Noise Impact Assessment (NIA), signed and certified by a professional engineer. The NIA is a document that will provide a systematic evaluation of the potential noise and vibration impacts resulting from the proposed development or activity.

Methodologies that must be included in the assessment include field measurements, mathematical modeling and scenario analysis. Factors that need to be incorporated into the assessment include, but are not limited to Buildings height, density, materials to construct buildings and locations/placement of the buildings on the site; Mechanical equipment and permanent generator location/placement and associated acoustical enclosures and barriers; Cooling Technologies; Surface material, such as asphalt, concrete or vegetation that influence sound absorption and reflection; Topography/geography such as landscape berms or barriers that can dampen or channel noise; and Weather conditions.

- a. Prior to final approval by the Development Review Officer, the Applicant/Property Owner shall submit a Preliminary Noise Impact Assessment that provides the baseline noise measurement occurring at the site and at the property line of the receiving residential development to the east. The noise measurement shall be recorded at multiple locations along the east property line and the west property line of the Arden development to the east. The recorded measurements shall be completed along the property lines a maximum intervals of 400 feet, and completed at varying times over a 24 hour period. The existing baseline noise levels are for information and exempt from the maximum noise levels of Condition 2. (DRO: ZONING – Zoning)
 - b. Prior to the issuance of a building permit, the Final Noise Impact Assessment (NIA) shall be submitted, reviewed and approved by the Zoning Division. The building permits and site development permits shall be consistent with the final assessment documenting how the noise is mitigated. (BLDGPMT: ZONING – Zoning)
2. The maximum noise levels at the receiving residential development to the east shall be a maximum of:
 - a. Fixed Mechanical Equipment: Any time maximum is 60 dB
 - b. Permanent generators: During applicable times of testing and power outages Testing shall be during the day between the hours of 10 am and 2 pm. Maximum is 75 dB.
 - c. All sources: 7:00 am to 8:00 pm 60 dB
8:00 pm to 10:00 pm 55 dB
10:00 pm to 7:00 am 50 dB
3. All external backup power generators shall be setback a minimum of eight hundred (800) feet from the east property line of the MUPD (BLDGPMT/ONGOING: ZONING – Zoning)

LANDSCAPE – PERIMETER – EAST PROPERTY LINE

4. In addition to the requirements of a Type 3 Incompatibility buffer, landscaping along the east property line shall be upgraded to included:
 - a. A minimum width of 25 feet.
 - b. A continuous berm a minimum four foot high, graded at a 3:1 slope. The slope and height of the berm shall increase proportionately to connect to the 15-foot-high berm required along the south property line at the southeast corner of the development.
 - c. An opaque barrier that consists of a minimum 6-foot-high chain link fence with a 6-foot hedge ~~or a minimum 6-foot-high wall or as previously approved in a Type 2 Waiver.~~

- d. The canopy tree requirement shall be large specie and planted at a minimum height of 15 feet.
- e. One pine tree for each 30 lineal feet and planted at a minimum height of 14 feet.
- f. One everglade palm tree for each 20 lineal feet and planted at a minimum height of 14 feet.
- g. All shrubs shall be 100% native.
- h. The berm slopes shall be planted with native grass and ground cover.
(ONGOING/BLDGPM: ZONING - Zoning)

WATER AND WASTEWATER

2. Prior to final approval by the Development Review Officer, the Applicant shall provide documentation for the utilization of grey water or other water reducing technologies to the greatest extent possible in order to reduce the use of potable water. If ~~applicable~~, the Applicant uses the existing grey water line they shall provide approval from both PBCWUD and FPL ~~for the use of the cooling wastewater~~. (DRO: PBCWUD – Zoning)

4. Any wastewater accepted by Palm Beach County Water Utilities Department (PBCWUD) shall comply with PBCWUD and the City of West Palm Beach ordinances and Industrial Pre-treatment programs. (ONGOING: PBCWUD – PBCWUD)

REGULAR AGENDA

B. Zoning Applications

9. DOA-2025-00739 American Heritage School (1996-00062)

ADD – To add Correspondence to the Staff Report two letters received after publication of the staff report as follows:

- 12/03/2025 Letter – Letter from Kings Point Golf and Country Club – Request for Traffic Signal Installation as a Condition of Approval
- 12/04/2025 Letter – Letter from Steven Wolff – Request for Noise Study

ADD – Development Order Amendment Conditions of Approval Engineering Condition #18 and #19 to Exhibit C-1, as shown with the added text underlined:

ENGINEERING

18. The Property Owner shall channelize the south approach of the intersection of Linton Blvd and 60th Ave S so that the eastbound right turning traffic and the westbound left turning traffic will be able to enter 60th Ave S without being in conflict with each other for an adequate distance, after which the two southbound entering lanes can merge, as approved by the County Engineer. This construction shall be concurrent with the paving and drainage improvements for the site. Any and all costs associated with the construction shall be paid by the Property Owner. These costs shall include, but are not limited to, utility relocations and acquisition of any additional required right-of-way.

a. Permits required from Palm Beach County for this construction shall be obtained prior to the issuance of the first building permit related to the increase in school enrollment. (BLDG PERMIT: MONITORING-Eng)

b. Construction shall be completed prior to the issuance of the first Certificate of Occupancy for additional school enrollment. (CO: MONITORING-Eng)

19. The Property Owner shall fund the cost of signal installation, if warranted, as determined by the County Engineer at Linton Blvd at 60th Ave S. Signalization shall be a mast arm structure installation. The cost of signalization shall also include all design costs and any required utility relocation and right of way or easement acquisition.

a. No Building Permits related to the increase in school enrollment shall be issued until the Property Owner provides acceptable surety to the Traffic Division in an amount as determined by the Director of the Traffic Division. (BLDG PERMIT: MONITORING-Eng).

b. In order to request release of the surety for the traffic signal at the above intersection, the Property Owner shall provide written notice to the Traffic Division stating that the maximum approved school enrollment has been achieved for this school and requesting that a signal warrant study be conducted at the intersection. The Traffic Division shall have 24 months from receipt of this notice to either draw upon the monies to construct the traffic signal or release the monies. In the event that the property is sold, the surety may be returned once the Traffic Division receives written documentation of the sale and a replacement surety has been provided to the Traffic Division by the new Property Owner. (ONGOING: ENGINEERING-Eng)

C. ULDC Related Items

10. Green Market – Second Reading and Adoption

AMEND – To modify the Agenda to correct the Motion as shown with the deleted text struck out and added text underlined:

MOTION: To adopt an Ordinance approving ~~approve staff recommendation for~~ item 10.

11. Freestanding Emergency Department (FSED) – Privately Proposed Revision Phase 2 - Request for Permission to Advertise

AMEND – To modify the Agenda to correct the Motion as shown with the deleted text struck out and added text underlined:

MOTION: To approve staff recommendation for ~~adopt an Ordinance approving~~ items s 11.a and 11.b.



BOARD OF COUNTY COMMISSIONERS

ZONING PUBLIC HEARING

Wednesday, December 10, 2025

9:30 A.M.

**BCC Chambers 6th Floor, Jane M. Thompson Memorial Chambers
301 N. Olive Avenue, West Palm Beach, FL 33401**

CALL TO ORDER

- A. Roll Call
- B. Invocation and Pledge of Allegiance
- C. Notice
- D. Proof of Publication
- E. Swearing In

AGENDA APPROVAL

- A. Additions, Deletions Substitutions
- B. Adoption of the Agenda
- C. Request to Pull Items From Consent

POSTPONEMENTS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

Disclaimer: Agenda subject to changes at or prior to the public hearing.

ZONING PUBLIC HEARING AGENDA
PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
December 10, 2025

CALL TO ORDER

- A. Roll Call – 9:30 a.m.
- B. Invocation and Pledge of Allegiance
- C. Notice

Zoning hearings are quasi-judicial in nature and must be conducted to afford all parties due process. The Board of County Commissioners has adopted Procedures for conduct of Quasi-Judicial Hearings to govern the conduct of such proceedings. The Procedures include the following requirements:

Any communication with commissioners, which occurs outside the public hearing, must be fully disclosed at the hearing.

Applicants and persons attending the hearing may question commissioners regarding their disclosures. Such questions shall be limited solely to the disclosures made at the hearing or the written communications made a part of the record at the hearing.

Any person representing a group or organization must provide documentation that the person representing the group has the actual authority to do so regarding the matter before the Commission.

Any person who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

The Applicant and County staff may cross-examine witnesses. Any other persons attending the hearing may submit cross-examination questions, including follow up questions, to the Mayor, who will conduct the examination. The scope of cross-examination is limited to the facts alleged by the witness in relation to the application.

Public comment is encouraged and all relevant information should be presented to the commission in order that a fair and appropriate decision can be made.

- D. Proof of Publication - **Motion** to receive and file
- E. Swearing In - County Attorney

AGENDA APPROVAL

- A. Additions, Deletions Substitutions
- B. Adoption of the Agenda – **Motion** to adopt the Agenda
- C. Request to Pull Items From Consent

POSTPONEMENTS/WITHDRAWALS AGENDA

- A. Postponements**
- B. Withdrawals**

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA -

CONSENT AGENDA

- A. Disclosures for Consent Items**
- B. Corrective Resolutions**

1. [CRB-2025-01780 Nash Trail \(1978-00229\)](#)

Zoning Application of Melodye S. Abell Revocable Trust, Norman Speier, Laura Fountain by Land Development Operations Lennar Homes LLC WGINC

Location: West side of 52nd Drive South, approx. 380 feet north of Nash Trail

Project Manager: Wendy Hernandez, Zoning Deputy Director

BCC District: 3

Staff Recommendation: Staff recommends approval of the request.

Zoning Commission: No action required.

- a. Title:** a Corrective Resolution - **BCC Request:** to correct Exhibit C of Resolution R-2025-1587 to add a Water and Waste Water Service Condition of Approval as written in the Staff Report presented to the Board of County Commissioners on October 23, 2025

MOTION: To adopt a resolution approving item 1.a

C. Zoning Applications

2. [DOA-2025-01312 Boca Raton Preparatory School \(1984-00095\)](#)

Zoning Application of SEK Institutional Communications Corporation - Monica Segovia Perdiguero by JMorton Planning & Landscape Architecture

Location: North side of Diego Drive South, south of Glades Road, approx. 0.35 miles west of State Road 7/US 441

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C.

Zoning Commission: *Scheduled for December 4, at time of publication the recommendation the hearing has not occurred.*

- a. Title:** a Development Order Amendment **Request:** to modify the overall Site Plan for the School in the Civic Pod of the PUD to relocate square footage and buildings on 8.01 acres

MOTION: To adopt a resolution approving item 2.a

3. [ABN-2025-01104 Canada Court II \(2010-00319\)](#)

Zoning Application of CCPM Investments, LLC, HFRE SP01-3 Canada Court, LLC by Urban Design Studio

Location: Northwest and southwest corners of Prince Drive and Paetzold Drive

Project Manager: Vismary Dorta, Site Planner II

BCC District: 3

Staff Recommendation: Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C.

Zoning Commission: No action required.

- a. Title:** a Development Order Abandonment **Request:** to allow an abandonment of a Type 3 Congregate Living Facility approved by Resolution R-2011-0004 on 1.48 acres

MOTION: To adopt a resolution approving item 3.a

4. [DOA-2025-01103 TLC Village \(1982-00013\)](#)

Zoning Application of HFRE SP01 3 Canada Court, LLC by Urban Design Studio

Location: Northwest corner of Prince Drive and Paetzold Drive

Project Manager: Vismary Dorta, Site Planner II

BCC District: 3

Staff Recommendation: Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C.

Zoning Commission: *Scheduled for December 4, at time of publication the recommendation the hearing has not occurred.*

- a. **Title:** a Development Order Amendment **Request:** to modify the Development Order for a Congregate Living Facility approved by Resolutions R-1987-095 and R-1990-0271, to add land area (0.74 acres), to add square footage, and to increase the number of beds from 28 to 76 on 2.72 total acres

MOTION: To adopt a resolution approving item 4.a

5. [DOA/CA-2024-01594 Polo Club of Boca Raton \(1984-00071\)](#)

Zoning Application of SBA Towers X, LLC - Larry Harris, Polo Club Of Boca Raton Property Owners Assoc. by Gunster Yoakley & Stewart PA

Insite Studio Inc.

Location: South of Champion Blvd, approximately 0.50 miles west of Military Trail

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C-1 and C-2.

Zoning Commission: *Scheduled for December 4, at time of publication the recommendation the hearing has not occurred.*

- a. **Title:** a Development Order Amendment **Request:** to modify the overall Master and Site Plans to add a use on 27.31 acres

MOTION: To adopt a resolution approving item 5.a

- b. **Title:** a Class A Conditional Use **Request:** to allow a Communication Tower (100 foot tall Stealth Tower) within the Recreation Pod of a PUD on 27.31 acres

MOTION: To adopt a resolution approving item 5.b

6. [DOA/ZV-2025-01602 Project Tango \(2015-00085\)](#)

Zoning Application of PBA Holdings Inc by Carlton Fields P.A.

Location: Approximately 3.7 miles west of Seminole Pratt Whitney Road on the North side of Southern Boulevard

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 6

DISCLOSURES

Staff Recommendation: Staff recommends approval of the requests subject to the Conditions of Approval as indicated in Exhibit C-1 and C-2

Zoning Commission: *Scheduled for December 4, at time of publication the recommendation the hearing has not occurred.*

- a. **Title:** a Development Order Amendment **Request:** to reconfigure the Master Plan to add square footage and reconfigure/add phasing on 202.67 acres

MOTION: To adopt a resolution approving item 6.a

D. Other Department Items

7. [AB70053 River Trail Apts ROW Abandonment](#)

Land Development Application of River Trail Apartments, LLLP

Location: North of 10th Avenue North and west of South Military Trail

Project Manager: Scott B. Cantor, Director, Land Development Division

BCC District: 3

Staff Recommendation: Staff recommends approval of the request.

- a. **Title:** Right-of-Way Abandonment **Request:** to abandon any public interest in all of the 12-foot-wide Palm Beach County right-of-way (ROW), as described in Deed Book 939, Page 484 (Abandonment Site), Public Records of Palm Beach County

MOTION: To adopt a resolution approving item 7.a

8. [Workforce Housing Program Waiver of Right of First Refusal](#)

Summary: Casa Brera is a built multi-family rental project in the unincorporated county with 142 workforce housing units. The owner and its lender have requested that the County waive and release the Right of First Refusal and the Notice of Pending Foreclosure that are required to be provided to the County per the restrictive covenant for the project. In exchange, the lender and owner agree that any foreclosure, transfer by deed in lieu of foreclosure, or assignment of an FHA-insured mortgage shall not result in the termination of, extinguish, or otherwise alter the obligation to maintain the Required Workforce Housing Units as provided in the Covenants.

Staff Recommendation: To approve and authorize the Mayor to execute the Waiver of Right of First Refusal and Notice of Pending Foreclosure for Casa Brera

MOTION: To approve staff recommendation for item 8.

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled From Consent

B. Previously Postponed Zoning Applications

9. [DOA-2025-00739 American Heritage School \(1996-00062\)](#)

Zoning Application of Heritage American by Urban Design Studio and Dunay Miskel and Backman LLP

Location: South side of Linton Blvd, approximately 1,200 feet west of Jog Rd

Project Manager: Santiago Zamora, Site Planner II

BCC District: 5

DISCLOSURES

Staff Recommendation: Staff recommends approval of the request subject to the Conditions of Approval as indicated in Exhibit C-1 and C-2.

Zoning Commission: *Scheduled for December 4, at time of publication the recommendation the hearing has not occurred.*

- a. **Title:** a Development Order Amendment **Request:** to modify the previously approved Class A Conditional Uses for a Daycare and Private School to delete the Day Care, to add and reallocate square footage for the Private School, to add students, and to modify and delete Conditions of Approval on 40.22 acres

MOTION: To adopt a resolution approving item 9.a

C. ULDC Related Items

10. [Green Market – Second Reading and Adoption](#)

Summary: The proposed modifications to the Palm Beach County Unified Land Development Code (ULDC) will revise land development regulations to continue to allow Green Markets as a Temporary Use (similar to a Special Permit), but to extend the timeframe from six months to 12 months. Other associated revisions aim to streamline the regulations for Green Markets and allow for more flexibility.

Staff Recommendation: Staff recommends approval of second reading and adoption of an Ordinance to revise the ULDC.

BCC Permission to Advertise: On October 23, 2025, motion that the BCC, by a majority plus one vote, elect to conduct both required advertised hearings for this item at 9:30 am, instead of holding one of the required advertised hearings after 5:00 pm. Florida Statutes Section 125.66 requires two advertised public hearings for this item, at least one of which is required to be held after 5:00 p.m. unless the BCC, by majority plus one vote, elects to conduct that hearing at another time of day, and to approve permission to advertise for first reading at the BCC Zoning Hearing on November 13, 2025 at 9:30 a.m. passed by a vote of 5-0.

ZC Recommendation: At the November 6, 2025 ZC/LDRC Hearing, this item was on the Regular Agenda. Commission discussion was minimal, seeking further clarification on what defines temporary versus commercial Green Markets in the ULDC. There was no public comment on this item. Commissioner Caliendo made a motion to recommend approval. The motion was seconded by Commissioner Vinikoor. The motion passed by a vote of 9-0-0.

LDRC Recommendation: At the November 6, 2025 ZC/LDRC Hearing, this item was on the Regular Agenda. There was no Commission discussion and no public comment on this item. Commissioner Caliendo made a motion to recommend approval. The motion was seconded by Commissioner Pavlik. The motion passed by a vote of 9-0-0.

Board of County Commissioners First Reading: At the November 13, 2025 BCC Hearing, this item was on the Regular Agenda. There was no Board discussion and no public comment on this item. Commissioner Woodward made a motion to approve First Reading and Permission to Advertise for Second Reading and Adoption on December 10, 2025. The motion was seconded by Vice-Mayor Baxter. The motion passed by a vote of 5-0-0.

MOTION: To approve staff recommendation for item 10.

11. [Freestanding Emergency Department \(FSED\) – Privately Proposed Revision Phase 2 - Request for Permission to Advertise](#)

Summary: The proposed revision to the ULDC will establish regulations for a type of use that is currently not clearly identified within the ULDC, and to recognize the trend of freestanding emergency departments. Establishing regulations for freestanding emergency departments is appropriate and will provide an opportunity for emergency medical services throughout the County, especially in underserved areas.

Staff Recommendation: Staff recommends:

- a. That the BCC, by a majority plus one vote, elect to conduct both required advertised hearings for this item at 9:30 am, instead of holding one of the required advertised hearings after 5:00 pm. Florida Statutes Section 125.66 requires two advertised public hearings for this item, at least one of which is required to be held after 5:00 p.m. unless the BCC, by majority plus one vote, elects to conduct that hearing at another time of day.
- b. Approval of permission to advertise for first reading at the BCC Zoning Hearing on January 25, 2026 at 9:30 a.m.

Phase 1: On October 23, 2025, the BCC approved Phase 1 and Initiation of Phase 2 by a vote of 5-0.

MOTION: To adopt an Ordinance approving item 11.a and 11.b.

D. Other Department Items

12. Following up on Workforce Housing Discussion

Summary: At the August 28th BCC Zoning meeting, the Board discussed potential changes to the Workforce Housing Program recommended or supported by industry. The Board directed implementation of some of the items, and requested additional information on several others. This item is to update the Board and provide the requested additional information.

Project Manager: Maria Bello, Principal Site Planner

MOTION: No motion required.

13. Planning Fees

Summary: On August 27, 2025 the BCC directed staff to explore a tiered fee structure allowing for greater access to the Text Amendment process which will take into account the history of the fees, staff time, cost and additional staffing needs, the types of projects that request text amendments, and the use of technology for efficiency and cost savings. Staff will be presenting staff's findings on the requested items for Board consideration.

Project Manager: Thuy Shutt, Planning Director

MOTION: No motion required

- END OF REGULAR AGENDA -

COMMENTS

- A. COUNTY ATTORNEY**
- B. PLANNING DIRECTOR**
- C. ZONING DIRECTOR**
- D. PZB EXECUTIVE DIRECTOR**
- E. DEPUTY COUNTY ADMINISTRATOR**
- F. BOARD DIRECTION**
- G. COMMISSIONERS**

ADJOURNMENT

Be advised that anyone choosing to appeal any action with respect to any matter discussed by the Board of County Commissioners will need a record of the proceedings, and 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 based.

Following Adjournment, the BCC will Convene as the Solid Waste Authority Governing Board