



BOARD OF COUNTY COMMISSIONERS ZONING HEARING AMENDMENTS TO THE AGENDA JUNE 18, 2025

CONSENT AGENDA

C. Zoning Applications

4. DOA-2025-00310 Covenant Church (1974-00083)

AMEND – To modify Agenda for the Development Order Amendment request as shown with the deleted text struck out and added text underlined as shown below.

- b. **Title:** a Development Order Amendment **Request:** to modify a previously approved Class A Conditional Use for a Charter School to amend the Site Plan, add square footage, and modify delete Conditions of Approval for a previously approved Class A Conditional Use for a Charter School on 4.08 acres

6. DOA-2025-00250 Big Dreams Preschool (2001-00039)

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

SITE DESIGN

1. Landscaping along the west property line shall include:
a. One (1) booted Sabal palm planted for each ten (10) linear feet of the property line;
b. One (1) large/medium shrub for each four (4) linear feet of the property line. Shrubs shall be a minimum height of thirty (30) inches at installation and to be maintained at a minimum height of seventy-two (72) inches in height. (ONGOING: ZONING - Zoning) (Previous SITE DESIGN Condition 1 of Resolution R-2021-1166, Control No.2001-00039)

8. ABN-2025-00789 Boca Raton Achievement Center (2023-00035)

AMEND – To modify Agenda to move to beginning of Regular Agenda.

9. PDD/DOA-2025-00126 Whitworth AGR-PUD (2021-00031)

AMEND – To modify Agenda to move to beginning of Regular Agenda.

AMEND – To modify Agenda and Staff Report related to the Cash Out of the Civic Pod Obligation as shown with the deleted text struck out and added text underlined as shown below.

Staff Recommendation: Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibit C-1, C-2 and C-3. Staff recommends approval of the Whitworth AGR-PUD 0.295-acre civic site cash out in the amount of \$109,787.96 and the funds be allocated to the general government civic account (3800-800-XXXX-2540) for future appropriation toward general government or other applicable purposes in the general area.

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- c. **Title:** a Release of a Conservation Easement **Request:** to allow partial release of Preserve 10 in OR 3440~~54~~, Pg. 79, on 14.827 acres

MOTION: To approve item 9.c.

- d. **Title:** ~~an Alternative Public Civic Pod Designation~~ Civic Site cash out of the Whitworth AGR-PUD **Request:** to allow a cash out of the 0.295-acre public civic pod obligation in the amount of \$109,787.96.

MOTION: To approve item 9.d.

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

PLANNED DEVELOPMENT

~~2. On or before January 1, 2026, the Property Owner shall submit an Annual Report to the Zoning and Traffic Divisions demonstrating compliance with the adult only community requirements as documented in the Restrictive Covenant. (DATE: MONITORING Zoning)~~

~~23.~~

D. Other Department Items

12. Pal Mar Purchase & Sale Agreement, FDO

AMEND – To modify Agenda to provide the Agenda Item back-up as linked [here](#).

REGULAR AGENDA

AMEND – To correct headings D, E, and E to reletter as C, D, and E

D. Other County Departments Items

16. Countywide Transportation Master Plan (CTMP) – Consultant Contract for Professional Services

AMEND – To modify Agenda to provide the Agenda Item back-up as linked [here](#).

E. Workshop / Presentation

18. Rental Registration Program, Code Compliance Division

AMEND – To modify Agenda to postpone this presentation to a later date.



BOARD OF COUNTY COMMISSIONERS
ZONING PUBLIC HEARING
Wednesday, June 18, 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
June 18, 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

1. [Z/CA-2024-01593 Nash Trail \(1978-00229\)](#)

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

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

Project Manager: Wendy Hernandez, Principal Planner

BCC District: 3

a. Title: an Official Zoning Map Amendment **Request:** to allow a rezoning from Residential Estate (RE) to Single Family Residential (RS) on 7.57 acres

b. Title: a Class A Conditional Use **Request:** to allow Townhomes on 7.57 acres

MOTION: No motion necessary. Item administratively postponed to July 24, 2025.

B. Withdrawals

- END OF POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA -

CONSENT AGENDA

A. Disclosures for Consent Items

B. Corrective Resolutions

2. [CRB-2025-00650 Bedners Market \(2012-00424\)](#)

Zoning Application of Palm Beach County Zoning Department by Palm Beach County Zoning Department

Location: Southwest corner of Lee Road and State Road 7

Project Manager: Donna Adelsperger, Senior Site Planner

BCC District: 5

DISCLOSURES

Staff Recommendation: Staff recommends approval of the request.

Zoning Commission: No recommendation required.

a. Title: a Corrective Resolution - BCC **Request:** to correct the legal description contained in Resolution R-2024-1036

MOTION: To adopt a resolution approving item 2.a

C. Zoning Applications

3. [Z-2024-01932 Palmwood Residential Subdivision \(2015-00103\)](#)

Zoning Application of Palmwood Real Estate, LLC by Cotleur & Hearing Inc.

Location: Northwest corner of Frederick Small Rd and Palmwood Rd

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 1

DISCLOSURES

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

Zoning Commission: Recommended approval by a vote of 8-0-0.

a. Title: an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agriculture Residential (AR) Zoning District to the Single Family (RS) Zoning District on 1.14 acres

MOTION: To adopt a resolution approving item 3.a.

4. [DOA-2025-00310 Covenant Church \(1974-00083\)](#)

Zoning Application of Covenant Centre, Inc. by Cotleur & Hearing Inc.

Location: West side of Roan Lane, approx. 650 feet north of Northlake Boulevard

Project Manager: Katiana Myrthil, Site Planner I

BCC District: 1

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: Recommended approval by a vote of 8-0-0.

- a. **Title:** a Development Order Amendment **Request:** to modify previously approved Class A Conditional Uses to delete a use (Place of Worship) and amend Conditions of Approval for a General Day Care on 4.08 acres

MOTION: To adopt a resolution approving item 4.a

- b. **Title:** a Development Order Amendment **Request:** to modify the Site Plan, add square footage, and delete Conditions of Approval for a previously approved Class A Conditional Use for a Charter School on 4.08 acres

MOTION: To adopt a resolution approving item 4.b.

5. [Z-2024-00866 Pandit Investments \(2024-00044\)](#)

Zoning Application of Sunila Pandit Investments, LLC by Land Research Management Inc.

Location: South side of Lantana Road, approximately 690 feet east of S. Military Trail

Project Manager: Wendy N. Hernández, Deputy Zoning Director

BCC District: 2

DISCLOSURES

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

Zoning Commission: Recommended approval by a vote of 8-0-0.

- a. **Title:** an Official Zoning Map Amendment **Request:** to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Residential Multifamily (RM) Zoning District on 1.15 acres

MOTION: To adopt a resolution approving item 5.a.

6. [DOA-2025-00250 Big Dreams Preschool \(2001-00039\)](#)

Zoning Application of Big Dreams Preschool LLC by Land Research Management Inc.

Location: Southwest corner of Westgate Avenue and Quail Drive

Project Manager: Nancy Frontany Bou, Senior Site Planner

BCC District: 7

DISCLOSURES

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

Zoning Commission: Recommended approval by a vote of 8-0-0.

- a. **Title:** a Development Order Amendment - Conditional Overlay Zone **Request:** to modify Conditions of Approval for a previous rezoning on 1.01 acres (R-2021-1166)

MOTION: To adopt a resolution approving item 6.a.

7. [DOA/CA-2024-01792 Pine Trail Shopping Center \(1978-00273\)](#)
Zoning Application of Pine Trail Square, LLC by Dunay Miskel and Backman LLP
Location: Southwest corner of Military Trail and Okeechobee Blvd, and the north side of Elmhurst Rd
Project Manager: Donna Adelsperger, Senior Site Planner
BCC District: 2
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: Recommended approval by a vote of 8-0-0.
a. **Title:** a Development Order Amendment **Request:** to modify the Overall MUPD Site and Conditions of Approval on 28.06 acres
MOTION: To adopt a resolution approving item 7.a.
b. **Title:** a Class A Conditional Use **Request:** to modify a previously approved Charter School to increase the number of students greater than 200 on 28.06 acres
MOTION: To adopt a resolution approving item 7.b.
8. [ABN-2025-00789 Boca Raton Achievement Center \(2023-00035\)](#)
Zoning Application of Zetz Re 1, LLC by Boynton Beach Associates XXXI LLLP
Location: 8839 155th Rd S, Delray Beach, FL 33446
Project Manager: Wendy Hernandez, Deputy Director
BCC District: 5
DISCLOSURES
Staff Recommendation: Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibit C.
Zoning Commission: Not applicable
a. **Title:** a Development Order Abandonment **Request:** to abandon a Private Elementary or Secondary School on 5.00 acres
MOTION: To adopt a resolution approving item 8.a.
9. [PDD/DOA-2025-00126 Whitworth AGR-PUD \(2021-00031\)](#)
Zoning Application of Boynton Beach Associates XXV, LLLP by G.L. Homes
Location: Approx. 1.5 mile south of Boynton Beach Blvd., east of State Road 7, west of Lyons Road
Project Manager: Wendy N. Hernández, Deputy Zoning Director
BCC District: 5
DISCLOSURES
Staff Recommendation: Staff recommends approval of the requests, subject to the Conditions of Approval as indicated in Exhibit C-1, C-2 and C-3.
Zoning Commission: Recommended approval by a vote of 7-0-1.
a. **Title:** an Official Zoning Map Amendment **Request:** to allow rezoning from Agricultural Reserve (AGR) Zoning District to the Agricultural Reserve Planned Unit Development (AGR-PUD) zoning district on 36.98 acres
MOTION: To adopt a resolution approving item 9.a.

b. Title: a Development Order Amendment **Request:** to modify the Master Plan for the overall AGR-PUD to add land area (36.98 acres) and add units (37), for a new total of 1,177.01 gross acres

MOTION: To adopt a resolution approving item 9.b.

c. Title: a Release of a Conservation Easement **Request:** to allow partial release of Preserve 10 in OR 34404, Pg. 79, on 14.827 acres

MOTION: To approve item 9.c.

d. Title: an Alternative Public Civic Pod Designation **Request:** to allow a cash out of the 0.295-acre public civic pod obligation

MOTION: To approve item 9.d.

D. Other County Department Items

10. Workforce Housing Program Notice of Disposition and Rescission of Master Declaration of Restrictive Covenants for Autumn Ridge Apartments

Summary: Autumn Ridge Apartments is a 106-unit rental project located in the Westgate/Belvedere Homes Community Redevelopment Agency (CRA) area. As required by the Westgate Overlay provisions and the Workforce Housing Program, the project recorded a Master Declaration of Restrictive Covenants that required 20 units to be provided as workforce housing units, for households with incomes at 60-140% of Area Median Income (AMI), and 12 units to be provided for households under 60% of AMI. Subsequently, the project obtained funding from several sources that require 96 of the units to be provided as affordable housing, for households with incomes at or below 80% of AMI, and restricting all units to persons aged 62 and older. Under the terms of these funding agreements, the units are restricted for affordability for a period of 50 years, and will be monitored for compliance by the respective funding entities. Given the requirements of these recorded funding agreements, staff recommends the rescission of the Master Declaration recorded at Book 34101, Pages 1770-1783, of the Official Records of Palm Beach County. The Westgate/Belvedere Homes CRA also agrees to the rescission of the Master Declaration. The Notice of Disposition will be recorded to document this action and to acknowledge that the development approval, which included the use of Westgate Density Bonus Pool units, remains in full force and effect and is unmodified by the rescission set forth in this instrument.

Project Manager: Darren Leiser, Assistant County Attorney

Staff Recommendation: To approve and authorize the Mayor to execute the attached Notice of Disposition of Workforce Housing Program Obligation and Rescission of Master Declaration for the Autumn Ridge Apartments

a. Title: Workforce Housing Program Notice of Disposition and Rescission of Master Declaration of Restrictive Covenants for Autumn Ridge Apartments.

MOTION: To approve item 10.a.

11. Amendment to Workforce Housing Program Master Declaration of Restrictive Covenants for Hendrix Reserve and Cottage District Developments

Summary: The Master Declaration of Restrictive Covenants used for Workforce Housing Program (WHP) units includes a provision which prohibits purchasers from using a developer's own financing company. This provision, which dates from the first WHP unit sales in 2018, was included to address issues encountered at the time. In recent months, Pulte Homes has recorded the required Master Declaration of Restrictive Covenants for two projects, which will provide a total of 55 WHP for-sale units. Pulte has indicated that purchasers who use the developer's financing for these units can receive substantial incentives not available to purchasers using other lenders, and is requesting the amendment of the Master Declarations for these two projects to allow for this. County Administration concurs with this request, and recommends that the standard covenant also be revised for all future projects to allow for the use of a

developer’s financing entity. WHP unit purchasers would not be required to use the builder/developer’s financing, but would have the option to do so.

Project Manager: Darren Leiser, Assistant County Attorney

Staff Recommendation: To approve and authorize the Mayor to execute amendments to the Declarations of Restrictive Covenants for the Workforce Housing Program for the Hendrix Reserve and Cottage District developments, and to direct staff to revise the standard covenant template.

- a. **Title:** Amendment of the Master Declaration of Restrictive Covenants for the Workforce Housing Program for the Pulte Homes Hendrix Reserve and Cottage District developments, and for future for-sale WHP developments.

MOTION: To approve item 11.a

12. **Pal Mar Purchase & Sale Agreement, FDO**

Summary: On November 2, 2021, the Board of County Commissioners (BCC) approved a Fiscal Strategy for the spending of American Rescue Plan Act (ARPA) funds, which included an allocation of \$4,000,000 for the acquisition of environmentally sensitive lands. The parcels owned by Georgia M. Thompson (Thompson Parcel) and Laughton J. Jones and Rejeanne Jones (Jones Parcel), are interior parcels located in an area known as Palm Beach Heights (part of the Pal-Mar Ecosite). The Pal-Mar Ecosite is part of a large ecological greenway that stretches from just west of the Atlantic Ocean to just east of Lake Okeechobee. The area provides habitat for a wide variety of native plants and animals and it is part of a hydrologically significant region that includes the headwaters of the federally designated Wild and Scenic Northwest Fork of the Loxahatchee River. Hence its value as environmentally sensitive land. Appraisals were obtained from Anderson & Carr, Inc. and M.R. Ford & Associates, Inc. who assigned a \$15,000 and \$16,000 per acre value for interior parcels in Palm Beach Heights, respectively. Callaway & Price, Inc. reviewed the appraisals and concluded a reasonable aggregate value of \$15,500 per acre for interior Palm Beach Heights parcels, which is the basis of the offers. The Agreements allow for the County’s due diligence review of the parcels within 45 days of BCC approval. The County will pay title insurance policy premiums, and closing and recording costs estimated to be \$1,000 for the Thompson Parcel and \$800 for the Jones Parcel. The Environmental Resources and Management (ERM) Department will perform pre-acquisition environmental assessments for the parcels prior to closing. Boundary surveys will not be obtained for any of the parcels due to their environmental sensitivity, wet nature and remote location. ERM will be responsible for the administration of the parcel. All costs related to the acquisition will be paid from existing funds received from the ARPA Response Replacement Fund. **These are County ARPA Response Replacement funds that do not require a local match. These acquisitions must be approved by a supermajority vote (5 Commissioners). (Property & Real Estate Management) District 1 (HJF)**

Project Manager: Isamí Ayala-Collazo, Assistant County Administrator

Staff Recommendation: Staff recommends approval.

Title: Approval of Purchase and Sale Agreements and Memorandum of Agreements with (1) Georgia M. Thompson and (2) Laughton J. Jones and Rejeanne Jones:

- a. An Agreement for Purchase and Sale of a 2.10-acre parcel of vacant land located north of Indiantown Road and east of Bee Line Highway from Georgia M. Thompson for \$32,550 plus closing, title insurance and recording costs estimated to be \$1,000;
- b. A Memorandum of Agreement with Georgia M. Thompson to be recorded in the public records to provide notice of this Agreement;
- c. An Agreement for Purchase and Sale of a 1.31-acre parcel of vacant land located north of Indiantown Road and east of Bee Line Highway from Laughton J. Jones & Rejeanne Jones for \$20,150 plus closing, title insurance, and recording costs estimated to be \$800; and

- d. A Memorandum of Agreement with Laughton J. Jones & Rejeanne Jones to be recorded in the public records to provide notice of this Agreement.

MOTION: To approve items 12.a through 12.d.

- END OF CONSENT AGENDA -

REGULAR AGENDA

A. Items Pulled From Consent

B. Zoning Applications

13. [DOA/CA-2024-01285 Sherbrooke Center \(1989-00063\)](#)

Zoning Application of Lyons Retail, Inc., Primrose Schools by HSQ Group LLC

Location: Northeast corner of Lyons Road and Lantana Road

Project Manager: Nancy Frontany Bou, 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: Recommended approval by a vote of 8-0-0.

- a. **Title:** a Development Order Amendment **Request:** to modify the overall Site Plan to add square footage, to modify and add uses, and to modify Conditions of Approval on 8.89 acres

MOTION: To adopt a resolution approving item 13.a.

- b. **Title:** a Class A Conditional Use **Request:** to allow a General Daycare on 2.14 acres

MOTION: To adopt a resolution approving item 13.b.

D. ULDC Revisions

14. [Recreational Vehicle Planned Development \(RVPD\) Regulations, First Reading and Adoption](#)

Summary: The item before the Board are proposed revisions to the Palm Beach County Unified Land Development Code (“ULDC” or “the Code”) to modify setbacks for RV parking pads in RVPDs in the Agricultural Reserve Tier.

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

BCC Permission to Advertise: On May 22, 2025, the BCC approved permission to advertise for first reading and adoption of an Ordinance at the BCC Zoning Hearing on June 18, 2025 at 9:30 a.m., and approved to receive and file the Business Impact Estimate (BIE) by a vote of 7-0-0.

ZC/LDRC Recommendation: On June 5, 2025, the Zoning Commission (ZC) recommended approval by a vote of 8-0, and the ZC, serving as the Land Development Regulation Commission (LDRC) pursuant to 163.3194, F.S., recommended a finding of consistency with the Comprehensive Plan by a vote of 8-0.

MOTION: To adopt an ordinance approving item 14.

15. [Townhouse Regulations, Privately Proposed Revision Phase 1 Initiation](#)

Summary: The item before the Board is a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) to modify Property Development Regulations for Townhouses to reduce setbacks, clarify separation distances, and to re-introduce parking tracts.

Staff Assessment: The purpose of these revisions to the ULDC is to add flexibility for Townhouse developments. The County has not modified property development regulations (PDR)s for Townhouses for many years, and these regulations are outdated and cumbersome for applicants in comparison to Multifamily PDRs. Further, due to the elimination of ‘parking tracts’ in 2014, the PDRs for Townhouses are more restrictive than Multifamily uses, and many of the existing Townhouse communities have been rendered non-conforming. Staff supports the initiation of the Applicant’s request, and additional PDR revisions including the return of ‘parking tracts’ for Townhouses.

Staff Recommendation: Staff recommends approval of Phase 1, thereby initiating the request for Phase 2.

Zoning Commission: Recommended to approve Phase 1 and to initiate Phase 2 by a vote of 8-0 at the June 5, 2025 meeting.

MOTION: To approve staff recommendation for item 15.

E. **Other County Departments Items**

16. [Countywide Transportation Master Plan \(CTMP\) – Consultant Contract for Professional Services](#)

Summary: On July 17, 2024, the Board of County Commissioners (BCC) directed County staff to coordinate with representatives from the 39 municipalities in the development and release of a Request for Proposal (RFP) for transportation professionals for the development of a CTMP. The RFP was released on December 12, 2024, and closed on March 4, 2025. A total of three (3) proposals were received and in its meeting on April 7, 2025, the Selection Committee comprised of seven (7) voting members (3 municipal and 4 County representatives) and four (4) technical advisors or non-voting members (2 municipal and 2 County representatives) shortlisted two (2) consulting firms to give oral presentations. At the April 29, 2025 meeting of the Selection Committee, after hearing from the two (2) short listed consultants, the Selection Committee ranked WSP USA Inc. first. Subsequently, the purchasing staff met with the representatives of WSP USA Inc. and negotiated the terms and conditions of the contract for professional services based on the RFP requirements. The consultant will work with County staff and a technical group of stakeholders regularly in the development of the CTMP. As part of the process, presentations to all stakeholders at key project milestones will be held in various geographical locations within Palm Beach County (PBC). The consultant will be tasked with building consensus through engagement with multiple public, private, and civic stakeholders and utilizing emerging technologies to develop an innovative CTMP to be considered and approved by the BCC. Per the attached timeline in Exhibit A, Scope of Services/Work, the CTMP can be expected to be completed in 2026 with three (3), one (1)-year options to renew at the sole discretion of the County. **Countywide** (DWL)

Project Manager: Thuy Shutt, Planning Director

Staff Recommendation: Staff recommends approval of a contract with WSP USA Inc. in the amount not-to-exceed \$995,190.89 for professional services to assist in the development of a Countywide Transportation Master Plan (CTMP) for the period beginning July 1, 2025 through October 1, 2026.

MOTION: To approve staff recommendation for item 16.

E. Workshop / Presentation

17. [Accessory Dwelling Units, Zoning Division](#)

Summary: The item before the Board is a presentation providing an overview of Accessory Dwelling Units (ADUs) in the County, including an examination of other local governments, and options for potential changes to land development regulations. This information is a follow-up to a Workshop with the BCC and Housing and Economic Development presenting recommendations by the Commission on Affordable Housing (CAH), including a recommendation to allow accessory dwellings to have a separate meter from the principal dwelling.

MOTION: No motion required. Staff seeking BCC direction.

18. [Rental Registration Program, Code Compliance Division](#)

Summary: The item before the Board is a presentation providing an overview of a potential rental registration program as a follow-up to previous Board discussion on such a program.

MOTION: No motion required. Staff seeking BCC direction.

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.