

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date:	December 10, 2024	<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Regular
		<input type="checkbox"/>	Workshop	<input type="checkbox"/>	Public Hearing

Department: Planning, Zoning and Building

Submitted By: Planning Division

Submitted For: Planning Division

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to: proceed with the issuance of the Countywide Transportation Master Plan (CTMP) Request for Proposal (RFP).

Summary: Staff will provide an update of the CTMP RFP for consultant services, including the goals, scope of work, and preliminary timelines (see Attachments 1 and 2). The CTMP will establish a multijurisdictional process and planning framework that provides for a countywide vision for a multimodal system that safely connects people to places. The update will also provide additional information on the CTMP development process once a Consultant is selected that will include the various project components, from project initiation, data collection, analysis and preparation of the CTMP, through presentation of the CTMP and recommendations to the Board of County Commissioners (BCC). As part of the CTMP development process, the Consultant will be working with County staff and a core technical group of stakeholders regularly in the development of the CTMP, in preparation for the presentations to all stakeholders at key project milestones and in various geographical locations within PBC. The Consultant will be tasked with providing a methodology to build consensus through engagement with multiple public, private, and civic stakeholders. **Countywide (DWL)**

Background and Policy Issues: As part of the July 17, 2024 BCC Zoning hearing, Benesch, the County's Mobility Consultant, provided the BCC with an overview of the County's current Road Impact Fee program and alternative funding programs as part of a workshop. The workshop was in response to ongoing changes to the County's impact fee program as a result of state legislative actions and an increase in the number of local municipalities adopting mobility fees. The presentation gave an overview of the similarities and differences between impact fees and alternative mobility funding systems including mobility fees and multimodal fees. The BCC selected the multimodal fees as its preferred funding system. Additionally, the BCC supported (CONTINUED ON PAGE 3)

Attachments:


1. CTMP Scope of Work Summary
2. Preliminary RFP and Post-RFP Timelines
3. July 17, 2024 BCC Workshop Video Link and Results

Recommended by:


Department Director

11/21/2024
Date

Approved By:


County Administration

11/21/24
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income(County)					
In-Kind Match(County)					
NET FISCAL IMPACT	*				
#ADDITIONAL FTE POSITIONS (CUMULATIVE)					

Is Item Included in Current Budget? Yes X No
 Is this item using Federal Funds? Yes No X
 Is this item using State Funds? Yes No X

Budget Account No:

Fund 0001 Dept 760 Unit 7669 Object 3401

B. Recommended Sources of Funds/Summary of Fiscal Impact:

*Fiscal impact cannot be determined at this time until contract is awarded. A subsequent AIS will be submitted for contract approval.

C. Departmental Fiscal Review:

III. REVIEW COMMENTS:

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

Leslie M. ... 11/21/2024
 KK 11/21 OFMB

Brandon ... 11/22/24
 Contract Dev. & Control
 207 11.22.24

B. Legal Sufficiency

[Signature]
 Assistant County Attorney

C. Other Department Review

 Department Director

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT.)

BACKGROUND AND POLICY ISSUES CONTINUED FROM PAGE 1

County Administrator Baker's recommendation to present the concept of a CTMP RFP to the Palm Beach County City Managers Association (PBCCMA) at their upcoming meetings for input and gave direction for staff to develop an RFP by September 2024.

As part of the RFP development process, Planning, Zoning and Building staff have been working with the Department of Engineering and Public Works, Office of Equal Business Opportunity and Purchasing Departments as well as ad hoc multi-jurisdictional groups, including the Palm Beach County City Managers (PBCCMA), Intergovernmental Coordination Program Issues Forum and Intergovernmental Executive Committee, to obtain input for the RFP Scope of Services since the CTMP may be used as a foundation for Palm Beach County and municipalities within the County to separately adopt and/or update their specific plan of improvements. Each jurisdiction may be able to select appropriate recommendations that fit the needs of each unique community while coordinating regionally significant transportation corridors through the recommended framework. Ultimately, each plan of improvement adopted by each jurisdiction may lead to a plan-based improvement methodology as set forth and specifically referenced in Florida State Statutes. If the BCC gives direction to proceed with the RFP, staff will prepare the RFP for advertisement and processing in accordance with County policies.



SUMMARY OF SCOPE OF SERVICES

Countywide Transportation Master Plan (CTMP)

The goal of the Countywide Transportation Master Plan (CTMP) is to establish a multijurisdictional process and planning framework that provides for a countywide vision for transportation and mobility that safely connects people to places. The plan incorporates an intergovernmental coordination approach as may be necessary to create an effective, convenient, and regionally connected multimodal system. The CTMP will identify multimodal transportation needs, and establish a method for on-going intergovernmental coordination of land use and transportation projects. The document will be used as a foundation for Palm Beach County and municipalities within the County to separately adopt and/or update their own specific plan of improvements. Each jurisdiction will be able to select appropriate recommendations that fit the needs of each unique community while coordinating regionally significant transportation corridors through the recommended framework. Ultimately, each plan of improvement adopted by each individual jurisdiction may lead to a plan-based improvement methodology as set forth and specifically referenced in Florida State Statutes.

The following five components are associated with the Scope of Work for the Project. Each component will consist of multiple tasks that must be completed with input from technical stakeholders. The Consultant shall present the information to the stakeholders at key project milestones for additional input as needed.

1. **Project Initiation**
2. **Initial Public Engagement and Data Collection**
3. **Analysis**
4. **Preparation of Master Plan**
5. **Presentation of Draft Master Plan and Recommendations**

Additional Services

The Consultant may be asked to provide additional related services. The cost may be negotiated and contracted on an hourly rate or lump sum basis.

Proposed Timeline for RFP release and recommended Award (the following dates are estimated and may be subject to change):

1. Release of RFP, December 2024
2. RFP submittal date, February 2025
3. RFP Evaluation period (Cone of Silence), February 2025 through April 2025
4. RFP recommendation for Award, BCC June 2025

Countywide Transportation Master Plan RFP Estimated Timeline (DRAFT)

August 30, 2024	September 2024	Early October 2024	Mid-October 18, 2024	November 2024	December 2024
<p>PBCCMA Meeting - Consensus to form Core Technical Team (CTT) to develop Scope of Work (SOW) and review process with MICFEC and PBCCMA Task Force</p>	<p>9/9, 9/13, 9/19, 9/26 CTT meetings to develop Draft SOW</p>	<p>10/3 CTT finalized SOW</p> <p>Distribute draft SOW or summary and timeline to PBC Administration and Purchasing for review</p>	<p>OBEO Goal Setting Committee</p> <p>Issues Forum 10/31 Meeting</p>	<p>11/1 PBCCMA Task Force Meeting to review draft SOW and Timelines</p> <p>11/25 MICFEC to review RFP Summary and Timelines</p>	<p>BCC update</p> <p>RFP Release</p>
January 2025	Late February 2025	March 2025	April 2025	May 2025	June 2025
<p>Pre-submission Meeting</p>	<p>RFP Submission Deadline</p> <p>PBC Purchasing Evaluation Period – Cone of Silence</p>	<p>PBC Purchasing Evaluation Period</p>	<p>PBC Purchasing Evaluation Period</p>	<p>Contract Negotiation Period</p>	<p>PBC BCC Contract Award (TBD)</p>

Countywide Transportation Master Plan (CTMP) Estimated Timeline

(Post RFP/Consultant Selection - DRAFT)

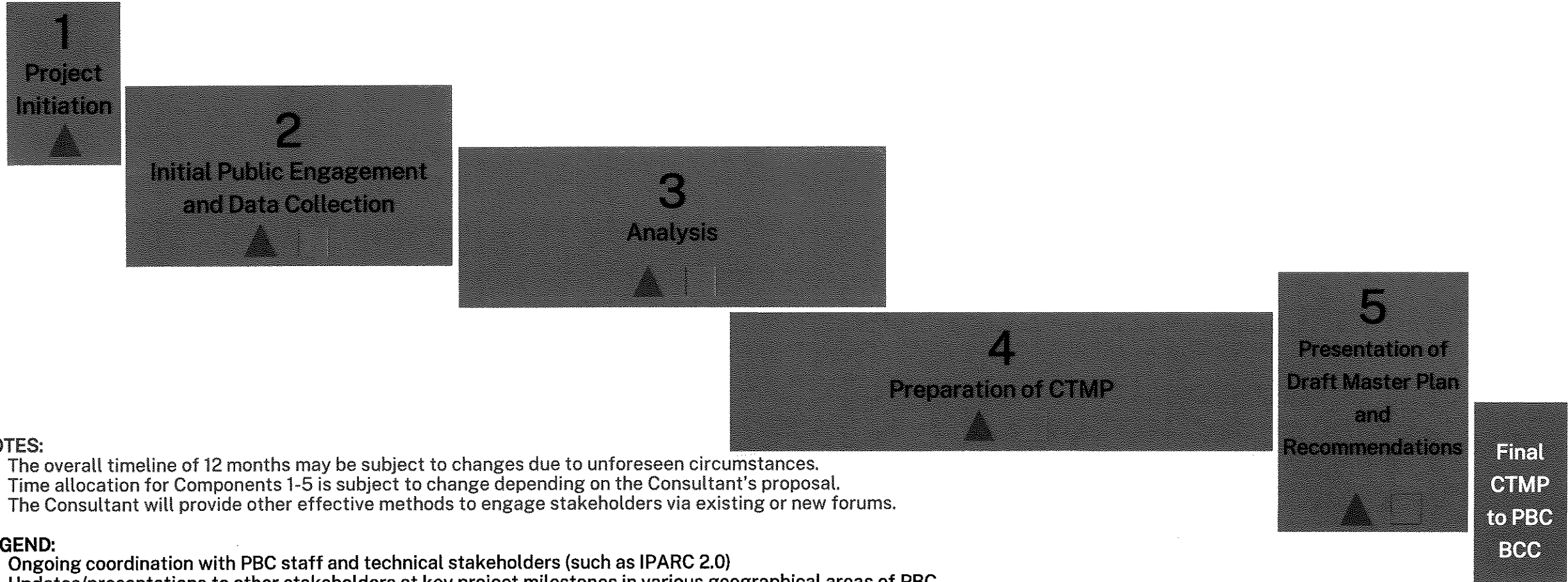
2025

2026

Jul Aug Sep Oct Nov Dec Jan Feb Mar Apr May Jun Jul

Public Involvement Opportunities

Engagement during the first several months and at each milestone through final approval



NOTES:

1. The overall timeline of 12 months may be subject to changes due to unforeseen circumstances.
2. Time allocation for Components 1-5 is subject to change depending on the Consultant's proposal.
3. The Consultant will provide other effective methods to engage stakeholders via existing or new forums.


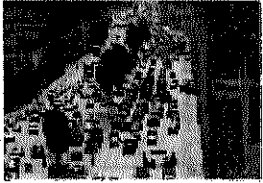
LEGEND:

- ▲ Ongoing coordination with PBC staff and technical stakeholders (such as IPARC 2.0)
- Updates/presentations to other stakeholders at key project milestones in various geographical areas of PBC

July 17, 2024 BCC Workshops Video Link with Time Counters


<https://discover.pbcgov.org/countycommissioners/Pages/bcc-meeting-videos.aspx?videoid=bcc/2024/20240717-bcc-zoning-hearing-pm-1>

1. Part I – Traffic Concurrence and Development Order Monitoring Workshop starts at 2:12:00

WORKSHOP ITEMS	
#. Workshop Items	Countywide
<p>Part I - Traffic Concurrence and Development Order Monitoring Workshop</p> <p>BACKGROUND</p> <ul style="list-style-type: none"> ✓ 1990 - County adopted countywide Traffic Performance Standards for County and State Roads, requiring traffic improvements to be provided concurrent with impacts of development ✓ 2011 and 2013 - Amendments to Section 163.3180, F.S., allowed Prop Share to be used to meet traffic concurrence requirements and local governments were prohibited from denying development approvals based solely on traffic concurrence as long as Prop Share is paid. <p>SUMMARY</p> <ul style="list-style-type: none"> ✓ Presentation will provide following overview: <ul style="list-style-type: none"> - Concurrence and county and legislative actions that have shaped the County's current Traffic Concurrence systems and implications on development review and implementation processes - Application of Comp Plan FLUE Policy 3.3-d - How Prop Share legislation impacts zoning process and County's ability to provide necessary road improvements - An overview of the Development Order monitoring process <p>BOARD DIRECTION</p> <ul style="list-style-type: none"> ✓ Staff to receive BCC direction after presentation 	
 <p>Palm Beach County Traffic Concurrence and Development Order Monitoring Workshop</p>  <p>July 17, 2024</p>	

2. Part II - Impact, Multimodal, and Mobility Fee Workshop starts at 2:39:12

WORKSHOP ITEMS	
#. Workshop Items	Countywide
Part II - Impact, Multimodal, and Mobility Fee Workshop	
✓ Benesch, the County's Mobility Consultant, will provide the BCC an overview of the County's current Road Impact Fee program and alternative funding programs.	
SUMMARY	
✓ The workshop is responding to ongoing changes to our impact fee program as a result of state legislative actions and increase in the number of local municipalities adopting mobility fees.	
✓ The presentation will give an overview of impact fees and alternative mobility funding systems including mobility fees and multimodal fees.	
✓ Staff will provide an explanation of differences and similarities between these three funding systems.	
BOARD DIRECTION	
✓ Staff will seek Board direction on its preferred funding system.	



- Commissioner Weiss Motion to bring back the RFP September 1, 2024, seconded by Commissioner Bernard at 4:36:20
- Commissioner Bernard offered an amended Motion that was accepted by Commissioner Weiss to bring back the RFP at the September meeting for the full Board to consider at 4:47:47, amended second by Commissioner Bernard
- Motion passed 4-0 at 4:48:18 with Mayor Sachs and Commissioners Barnett and Baxter absent (*see Item 10 on Page 2 of 2 of the attached July 17, 2024 BCC Public Hearing Result List*)



**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING
RESULT LIST**

July 17, 2024

<u>Agenda & Application #'s</u>	<u>Applicant & Request</u>	<u>Vote</u>
CONSENT AGENDA - ZONING APPLICATIONS		
1. Z-2024-00162 NorWest Pointe Control#: 2023-00047	CH76 Investment LLC Z: to allow a rezoning from the Commercial Neighborhood (CN) Zoning District on 0.27 acres and Residential High Density (RH) Zoning District on 0.27 acres to the Residential Multifamily (RM) Zoning District on 0.54 acres. Board Decision: Adopted a Resolution approving an Official Zoning Map Amendment by a vote of 6-0-0.	6-0-0
2. DOA-2023-01761 Adolph & Rose Levis JCC Control#: 1984-00139	Jewish Community Facilities Corporation DOA: to modify the overall Master Plan and to modify Conditions of Approval on 115.62 acres Board Decision: Adopted a Resolution approving a Development Order Amendment by a vote of 6-0-0. DOA: to reconfigure the Site Plan to add and delete uses and to modify Conditions of Approval on 40.22 acres Board Decision: Adopted a Resolution approving a Development Order Amendment by a vote of 6-0-0.	6-0-0 6-0-0
3. DOA-2023-00520 Windsor Place MXP Control#: 2003-00079	Hatzlacha-WP Holdings, LLC DOA: to modify the overall Master Plan and Site Plan for the Commercial Pod to add a building, reduce square footage, reconfigure the site layout, and modify uses and Conditions of Approval on 40.0 acres. Board Decision: Adopted a Resolution approving a Development Order Amendment by a vote of 6-0-0. DOA: to modify the Class A Conditional Use Type I Restaurant with drive-through to reduce square footage, relocate to a single building, and modify Conditions of Approval on 40.0 acres. Board Decision: Adopted a Resolution approving a Development Order Amendment by a vote of 6-0-0.	6-0-0 6-0-0
CONSENT AGENDA - OTHER COUNTY DEPARTMENT ITEMS		
4.	TITLE: Amendments to Declarations of Restrictive Covenant for Workforce Housing Program Rental Units Planning Division MOTION: To authorize the Mayor to execute amendments to Declarations of Restrictive Covenants for the Workforce Housing Program. Board Decision: Approved by a vote of 6-0-0.	6-0-0
5.	TITLE: Resolution Authorizing Replacement of Master Declaration of Restrictive Covenants for Wagner Homes Subdivision, Planning Division MOTION: To authorize replacement of the Master Declaration of Restrictive Covenants for rental workforce housing units for the Wagner Homes Subdivision, with a Master Declaration of Restrictive Covenants for for-sale workforce housing units. Board Decision: Adopted a Resolution approving by a vote of 6-0-0.	6-0-0
REGULAR AGENDA - ULDC REVISIONS		
6. PPR-2024-00290	PK Beach Sound LLC PPR: a Privately Proposed Revision (PPR) to the Unified Land Development Code (ULDC) as summarized below. • To establish a Type 2 Waiver process for applicants to request a reduction in front setback and the additional height setback in order to allow for redevelopment of Multifamily residential properties abutting the Atlantic Ocean Board Decision: Approved First Reading and Adopted an Ordinance amending the ULDC by a vote of 6-0-0.	6-0-0
REGULAR AGENDA - ZONING APPLICATIONS		
7. LGA-2024-00005 Spring Haven MUPD Control#: 1973-00033	WPB Apts Holdings, LLC - Arnold Marcus, WPB Lodge No. 1352, Benevolent & Protective Order of Elks of USA, Inc. - Carol Blair, WPB Apts Holdings, LLC - Jonathan Marcus LGA: To change a future land use designation from Institutional with an underlying 5 units per acre (INST/MR-5) to Institutional with an underlying 8 units per acre (INST/HR-8) with conditions Board Decision: Adopted an Ordinance approving a Large Scale Future Land Use Amendment by a vote of 6-0-0.	6-0-0



**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING
RESULT LIST**

July 17, 2024

<u>Agenda & Application #'s</u>	<u>Applicant & Request</u>	<u>Vote</u>
8. ABN/PDD/CA-2023-00832	West Palm Beach Lodge # 1352 ABN: to abandon a Special Exception for a Fraternal Organization approved by Resolution R-73-401 on 11.22 acres	
Control#: 1973-00033	Board Decision: Adopted a Resolution approving a Development Order Abandonment by a vote of 6-0-0.	6-0-0
	PDD: to allow a rezoning from the Agricultural Residential (AR) Zoning District to the Multiple Use Planned Development (MUPD) Zoning District on 11.22 acres	
	Board Decision: Adopted a Resolution approving an Official Zoning Map Amendment by a vote of 6-0-0.	6-0-0
	CA: to allow a combined density increase through the Workforce Housing Program (WHP) (+71) and Transfer of Development Rights (TDR) (+34) in excess of 2 units per acre (a combined total increase of 105 WHP and TDR units) 11.22 acres	
	Board Decision: Adopted a Resolution approving a Class A Conditional Use by a vote of 6-0-0.	6-0-0
9. ABN/PDD/CA-2023-00996	Alex Martin, True Shot, True Shot LLC ABN: to abandon Special Exception to allow a Golf Course, Clubhouse and accessory facilities on 130.30 acres	
Control#: 1977-00052	Board Decision: Approved a Development Order Abandonment (with conditions) by a vote of 6-0-0.	6-0-0
	PDD: To allow a rezoning from the Agricultural Residential (AR) Zoning District in part on 121.09 acres and the Single Family Residential (RS) Zoning District in part on 1.47 acres to the Planned Unit Development (PUD) Zoning District on 122.56 acres	
	Board Decision: Adopted a Resolution approving an Official Zoning Map Amendment by a vote of 6-0-0.	6-0-0
	CA: to allow Type 2 Excavation with removal of more than ten percent of the extracted material from the site on 122.56 acres	
	Board Decision: Adopted an Resolution approving a Class A Conditional Use by a vote of 6-0-0.	6-0-0

REGULAR AGENDA - OTHER COUNTY DEPARTMENT ITEMS

10.	TITLE: Traffic and Mobility Workshop Board Motion: Request for Proposal at September meeting for a full Board to be able to review and vote on by a vote of 4-0-0.	4-0-0
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END OF RESULT LIST