



## II. FISCAL IMPACT ANALYSIS

### A. Five-Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures					
Operating Costs					
External Revenues	(150,000)				
Program Income(County)					
In-Kind Match(County)					
NET FISCAL IMPACT	*(150,000)				
#ADDITIONAL FTE					
POSITIONS (CUMULATIVE					

Is Item Included in Current Budget? Yes X No       
 Does this item include the use of state funds? Yes      No X  
 Does this item include the use of federal funds? Yes      No X

#### Budget Account No:

Fund	Dept	Unit	RevSc
0001	743	6001	6999

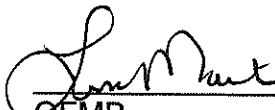
### B. Recommended Sources of Funds/Summary of Fiscal Impact:

\*\$150,000.00 Administrative fee is received by the county

### C. Departmental Fiscal Review: \_\_\_\_\_

## III. REVIEW COMMENTS

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

 8/14/2025  
 OFMB  
 AMF 8/14

 8/19/25  
 Contract Development and Control  
 26 8-18-25

### B. Legal Sufficiency:

 8/20/2025  
 Assistant County Attorney

### C. Other Department Review:

\_\_\_\_\_  
 Department Director

**This summary is not to be used as a basis for payment.**

**Background and Justification (cont. from pg. 1):** The Hospitals report that, on average, Medicaid typically covers only 60% of the costs of the health care services actually provided by hospitals to Medicaid-eligible persons, leaving hospitals with significant uncompensated costs.

The Centers for Medicare & Medicaid Services (CMS) Medicaid managed care regulations at 42 C.F.R Part 438 govern how states may direct plan expenditures in connection with implementing delivery system and provider payment initiatives under Medicaid managed care contracts. In November of 2017, CMS published guidance for states to obtain approval of state-directed payments under 42. C.F.R. § 438.6(c). Overall, CMS has reviewed and approved more than 450 state directed payment arrangements. The State of Florida first received CMS approval of its proposal for its hospital Medicaid-shortfall directed payment arrangement on April 26, 2021. The non-federal share of the program is obtained, in part, through non-ad valorem assessments levied on each participating hospital in Palm Beach County, as described in the LPPF Ordinance. An annual resolution sets the special assessment rate, and the District coordinates the special assessments with AHCA.

**RESOLUTION NO. 2025-\_\_\_\_\_**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING EMERGENCY RESOLUTION R2025-0882 ESTABLISHING NON-AD VALOREM SPECIAL ASSESSMENTS WITHIN THE COUNTY LIMITS PURSUANT TO THE PALM BEACH COUNTY LOCAL PROVIDER PARTICIPATION FUND ORDINANCE FOR THE PURPOSE OF BENEFITING ASSESSED HOSPITAL PROPERTIES THROUGH ENHANCED MEDICAID PAYMENTS FOR LOCAL SERVICES; AMENDING THE COMPUTATION OF ASSESSMENT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on August 26, 2021, the Palm Beach County Board of County Commissioners (the Board) adopted The Palm Beach County Local Provider Participation Fund Ordinance (R2021-024, the Ordinance), as amended by Emergency Ordinance (R2025-017), enabling Palm Beach County (the County) to levy a uniform non-ad valorem special assessment, which is fairly and reasonably apportioned among Hospitals' property interests within the County's jurisdictional limits for the purpose of benefiting assessed Hospital properties through enhanced Medicaid payments for local services; and

**WHEREAS**, the Hospitals subject to the Ordinance asked the County to enact the Ordinance imposing a special assessment on certain real property owned or leased by the Hospitals to help finance the non-federal share of the state's Medicaid program, in exchange for which the Hospitals agreed to indemnify and/or hold harmless the County and its assigns for any and all liability of any kind resulting from enactment, application, or enforcement of this Ordinance; and

**WHEREAS**, the Hospitals subject to the Ordinance entered into Indemnification Agreements or Assent and Non Objection Agreements with the County in which each Hospital expressly waived actual receipt of notice under the Ordinance and Resolution; and

**WHEREAS**, the funding raised by the non-ad valorem assessment will, through intergovernmental transfers (IGTs) provided consistent with federal guidelines, support additional funding for Medicaid payments to Hospitals; and

**WHEREAS**, the Ordinance provides that the Board must adopt an Annual Final Assessment Resolution and Non-Ad Valorem Assessment Roll which shall: a) describe the Medicaid payments proposed for funding from proceeds of the Assessment; b) describe the methodology for computing the Assessment to be imposed; c) set the Non-Ad Valorem Assessment Roll, with such amendments as it deems just and right; and d) describe the method of collection; and

**WHEREAS**, the County and the Health Care District of Palm Beach County (the District) entered into an Interlocal Agreement (R2021-1369) in which the District accepted the role of Assessment Coordinator to administer the Assessment imposed pursuant to the Ordinance and this Resolution; and

**WHEREAS**, on July 2, 2025, the Board adopted Emergency Resolution No. 2025-0882, adopting and imposing uniform non-ad valorem special assessments within the County limits pursuant to the Ordinance, as amended by Emergency Ordinance (R2025-017); and

**WHEREAS**, pursuant to Sec. 2-43(m) of the Ordinance, as amended, the Board may revise the Non-Ad Valorem Assessment Roll during the Fiscal Year to modify the Assessment rate and adopt an Amended Annual Final Assessment Resolution during the Fiscal Year to memorialize the final rate applicable for the Fiscal Year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, THAT:**

1. **Section 4. Computation of Assessment.** shall be amended to read as follows:

The Assessment shall be amended to 0.70% of gross inpatient revenue and 0.70% of gross outpatient revenue for each Assessed Property specified in the attached Non-Ad Valorem Assessment Roll, which the Board hereby approves. This amended assessment rate supersedes the initial rate of 0.82% of gross inpatient revenue and 0.82% of gross outpatient revenue adopted by the Board on July 2, 2025. The amount of the Assessment required of each Assessed Property may not exceed an amount that, when added to the amount of other hospital assessments levied by the state or local government, exceeds the maximum percent of the aggregate net patient revenue of all Assessed Hospitals in the state permitted by 42 C.F.R. § 433.68(f)(3)(i)(A). Assessments for each Assessed Property will be derived from data contained in cost reports and/or in the Florida Hospital Uniform Reporting System, as available from the Florida Agency for Health Care Administration.

2. This Resolution shall take effect upon its adoption.

3. All sections of R2025-0882 not amended herein shall remain in full force and effect.

The foregoing Resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

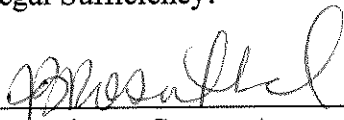
Commissioner Maria G. Marino, Mayor	-	_____
Commissioner Sara Baxter, Vice Mayor	-	_____
Commissioner Gregg K. Weiss	-	_____
Commissioner Joel G. Flores	-	_____
Commissioner Marci Woodward	-	_____
Commissioner Maria Sachs	-	_____
Commissioner Bobby Powell, Jr.	-	_____

The Mayor thereupon declared the Resolution duly passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:  
CLERK OF CIRCUIT COURT  
AND COMPTROLLER

By: \_\_\_\_\_  
Deputy Clerk

Approved as to Form  
and Legal Sufficiency:

By:  \_\_\_\_\_  
Assistant County Attorney

**ATTACHMENT**  
**2025-2026 NON-AD VALOREM**  
**SPECIAL ASSESSMENT ROLL**

MCD ID #	Organization	Facility	Hospital Address	Parcel #	2023 Gross Inpatient Revenue
10140100	Baptist Health - South Florida	Bethesda Hospital East	2815 S. Seacrest Blvd., Boynton Beach, FL 33435	08-43-45-33-10-000-0010	\$1,431,967,219
10141900	Baptist Health - South Florida	Boca Raton Regional Hospital	800 Meadows Rd., Boca Raton, FL 33486	06-43-47-19-14-013-0085	\$1,253,398,098
10146000	HCA	HCA Florida JFK Hospital	5301 S. Congress Ave., Atlantis, FL 33462	02-43-44-31-21-001-0000	\$4,542,681,884
12026000	HCA	HCA Florida Palms West Hospital	13001 Southern Blvd., Loxahatchee, FL 33470	00-41-43-33-06-000-0010	\$1,340,369,342
12029400	Independent	Jupiter Medical Center	1210 S. Old Dixie Hwy., Jupiter, FL 33458	30-42-41-12-00-000-1060	\$872,619,680
417000	Kindred Healthcare	Kindred Hospital - The Palm Beaches	5555 W. Blue Heron Blvd., Riviera Beach, FL 33418	56-42-42-25-41-000-0010	\$182,564,602
120053400	Pam Health	PAM Health Rehabilitation Hospital of Jupiter	5075 Innovation Way, Jupiter, FL 33458	30-42-41-24-33-000-0000	\$21,196,411
104084	NeuroBehavioral Hospital	West Palm Beach Florida Behavioral Health Hospital LLC DBA NeuroBehavioral Hospitals of the Palm Beaches North	993 45th Street, West Palm Beach, FL 33407	74-43-43-04-33-002-0000	\$25,931,500
104085	NeuroBehavioral Hospital	Boynton Beach Florida Behavioral Health Hospital LLC DBA NeuroBehavioral Hospitals of the Palm Beaches South	4905 Park Ridge Boulevard, Boynton Beach, FL 33426	08-43-45-17-10-000-0481	\$14,366,250
10376400	Select Medical Corporation	Select Specialty Hospital - Palm Beach	3060 Melaleuca Ln., Lake Worth, FL 33461	70-43-44-30-22-000-0000	\$290,899,282
12009000	Tenet Healthcare	Delray Medical Center	5352 Linton Blvd., Delray Beach, FL 33484	12-42-46-26-00-000-1040	\$3,580,737,023
10152400	Tenet Healthcare	Good Samaritan Medical Center	1309 N. Flagler Dr., West Palm Beach, FL 33401	74-43-43-15-19-001-0010	\$1,445,113,066
10210500	Tenet Healthcare	Palm Beach Gardens Medical Center	3360 Burns Rd., Palm Beach Gardens, FL 33410	52-43-42-07-41-001-0000	\$1,658,486,668
10148600	Tenet Healthcare	St. Mary's Medical Center	901 45th St., West Palm Beach, FL 33407	74-43-43-04-33-002-0010	\$2,234,193,936
12024300	Tenet Healthcare	West Boca Medical Center	21644 State Rd. 7, Boca Raton, FL 33428	00-42-47-19-20-002-0000	\$920,904,074
10213000	UHS	Wellington Regional Medical Center	10101 Forest Hill Blvd., Wellington, FL 33414	73-42-43-27-05-018-0204	\$1,705,640,136

**County Phone Number:** 561-355-2040

**BCC Address:** Board of County Commissioners, 301 N. Olive Ave., West Palm Beach, FL 33401

**Ordinance Date:** August 26, 2021

**Resolution Date:** September 16, 2025

**Disability Contact:** Palm Beach County at 561-355-2754 or e-mail at [pbccaccessibility@pbccgov.org](mailto:pbccaccessibility@pbccgov.org)

**Mandatory Payments Due Date:** Upon County's request pursuant to Sec. 7 of the Resolution

SFY2026 Assessment of Gross IP	2023 Gross Outpatient Revenue	SFY2026 Assessment of Gross OP	Mandatory Payment	Invoice Recipient	Invoice Address
0.70% GR IP		0.70% GR OP			
\$10,023,771	\$1,104,223,268	\$7,729,563	\$17,753,334	Janette Sanchez & Sarah Vaupen	6855 S. Red Rd., Ste. 600, Coral Gables, FL 33143
\$8,773,787	\$2,414,324,106	\$16,900,269	\$25,674,056	Janette Sanchez & Sarah Vaupen	6855 S. Red Rd., Ste. 600, Coral Gables, FL 33143
\$31,798,773	\$2,846,013,469	\$19,922,094	\$51,720,867	Thomas Schlemmer	5301 S. Congress Ave., Atlantis, FL 33462
\$9,382,585	\$1,021,275,683	\$7,148,930	\$16,531,515	Samantha Silverberg	13001 Southern Blvd., Loxahatchee, FL 33470
\$6,108,338	\$972,153,216	\$6,805,073	\$12,913,411	Michael Loftus & Mary Messina	1210 S. Old Dixie Hwy., Jupiter, FL 33458
\$1,277,952	\$466,601	\$3,266	\$1,281,218	Sabah Hashi	680 S. Fourth St., Louisville, KY 40202
\$148,375	\$293,039	\$2,051	\$150,426	Nikki McCartin, Chris Strum, Elizabeth Wilson	5075 Innovation Way, Jupiter, FL 33458
\$181,521	\$0	\$0	\$181,521	Alexis Altier	993 45th Street, West Palm Beach, FL 33407
\$100,564	\$0	\$0	\$100,564	Alexis Altier	4905 Park Ridge Boulevard, Boynton Beach, FL 33426
\$2,036,295	\$0	\$0	\$2,036,295	Theresa Hackman, Ashley Confer	4714 Gettysburg Rd., Mechanicsburg, PA 17055
\$25,065,159	\$1,347,042,486	\$9,429,297	\$34,494,456	Michelle Cartwright, Angelo Pagano, Rob Koch	5352 Linton Blvd., Delray Beach, FL 33484
\$10,115,791	\$1,394,561,264	\$9,761,929	\$19,877,720	Michelle Cartwright, Angelo Pagano, Rob Koch	5352 Linton Blvd., Delray Beach, FL 33484
\$11,609,407	\$954,764,193	\$6,683,349	\$18,292,756	Michelle Cartwright, Angelo Pagano, Rob Koch	5352 Linton Blvd., Delray Beach, FL 33484
\$15,639,358	\$900,082,808	\$6,300,580	\$21,939,938	Michelle Cartwright, Angelo Pagano, Rob Koch	5352 Linton Blvd., Delray Beach, FL 33484
\$6,446,329	\$1,012,208,337	\$7,085,458	\$13,531,787	Michelle Cartwright, Angelo Pagano, Rob Koch	5352 Linton Blvd., Delray Beach, FL 33484
\$11,939,481	\$951,571,525	\$6,661,001	\$18,600,482	Jermaine Bucknor, Gary Branum, Merrick Morgan	10101 Forest Hill Blvd., Wellington, FL 33414





[illegible]

Number	ORGANIZATION	FACILITY DESCRIPTION	FACILITY ADDRESS	PARCEL #	LEGAL DESCRIPTION
1	BETHESDA HOSPITAL INC.	Bethesda Hospital East	2815 S. Seacrest Blvd. Boynton Beach, FL 33435	08-43-45-33-10-000-0010	PINE CREST RIDGE LTS 1 TO 4 INC & SUB 33-45-43, SLY 200 FT OF NWLY 353.22 FT OF LT 14, TRGLR PAR OF LT 15, E 1/2 OF TR 18 (LESS 50 FT RD R/W) & TRGLR PAR OF LT 19 LYG W OF SEACREST BLVD & B M H PROPERTY PB49P43 ALL OF PLAT
2	BOCA RATON REGIONAL HOSPITAL INC.	Boca Raton Regional Hospital	800 Meadows Rd. Boca Raton, FL 33486	06-43-47-19-14-013-0085	FLORESTA ADD TO BOCA RATON PART OF PARCELS C & D LYING S OF MEADOWS RD
3	JFK MEDICAL CENTER LIMITED PARTNERSHIP	HCA Florida JFK Hospital	5301 S. Congress Ave. Atlantis, FL 33462	02-43-44-31-21-001-0000	CITY OF ATLANTIS PL 7 TRS A & B, TR C (LESS NLY 509.26 FT & SLY 497.41 FT) A/K/A PH I (LESS TRGLR PAR S CONGRESS AVE R/W), TR D (LESS E 12 FT S CONGRESS AVE R/W), N 1/2 OF 50 FT ABND PT OF JOHN F KENNEDY DR LYG SLY OF & ADJ TO TRS B & D IN OR10727P1709 (LESS E 12 FT S CONGRESS AVE R/W) & S 1/2 OF 50 FT ABND PT OF JOHN F KENNEDY DR LYG NLY OF & ADJ TO TR C (LESS E 12 FT S CONGRESS AVE R/W) & 31-44-43, PAR IN NE 1/4 LYG BET JOHN F KENNEDY DR & S CONGRESS AVE R/WS (LESS PB28P174 & PAR IN OR6210P139)
4	PALMS WEST HOSPITAL LIMITED PARTNERSHIP	HCA Florida Palms West Hospital	13001 Southern Blvd. Loxahatchee, FL 33470	00-41-43-33-06-000-0010	PALMS WEST MEDICAL CENTER REPL NO 1 LT 1A
5	JUPITER MEDICAL CENTER INC	Jupiter Medical Center	1210 S. Old Dixie Hwy., Jupiter, FL 33458	30-42-41-12-00-000-1060	12-41-42, S 982 FT OF N 1,978.79 FT OF W 1,269.03 FT OF E 1,481.35 FT OF NE 1/4 (LESS S 40 FT JUPITER LAKES BLVD & TRGLR PAR R/WS)
6	KINDRED HOSPITALS EAST LLC	Kindred Hospital - The Palm Beaches	5555 W. Blue Heron Blvd., Riviera Beach, FL 33418	56-42-42-25-41-000-0010	TRIANGLE COMMERCE CENTER LT 1
7	PAM Health	PAM Health Rehabilitation Hospital of Jupiter	5075 Innovation Way, Jupiter, FL 33458	30-42-41-24-33-000-0000	ABACOA REPL PAR B TR WK4A LT 3
8	NeuroBehavioral Hospital	West Palm Beach Florida Behavioral Health Hospital LLC DBA NeuroBehavioral Hospitals of the Palm Beaches North	993 45th Street, West Palm Beach, FL 33407	74-43-43-04-33-002-0000	TENET ST MARYS PARCEL B REPL TR B (LESS QUANTUM HOUSE BLDG ONLY PAR, 5205 BLDG ONLY PAR IN OR20609P1368, GROUND LEASE PAR IN OR24135P381 & S 12 FT OF ELY 992.89 FT 45TH ST R/W)
9	NeuroBehavioral Hospital	Boynton Beach Florida Behavioral Health Hospital LLC DBA NeuroBehavioral Hospitals of the Palm Beaches South	4905 Park Ridge Boulevard, Boynton Beach, FL 33426	08-43-45-17-10-000-0481	QUANTUM PARK AT BOYNTON BEACH PL 10 LTS 48-A, 48-B, 48-C & 48-D
10	SELECT SPECIALITY HOSPITAL PALM BEACH INC.	Select Specialty Hospital - Palm Beach	3060 Melaleuca Ln., Lake Worth, FL 33461	70-43-44-30-22-000-0000	SELECT PLAZA MUPD ALL OF PLAT
11	TENET HEALTHCARE CORP.	Delray Medical Center	5352 Linton Blvd., Delray Beach, FL 33484	12-42-46-26-00-000-1040	26-46-42, N 1/2 OF NE 1/4 LYG S OF & ADJ TO LINTON BLVD, E OF & ADJ TO E-3 CNL & W OF & ADJ TO DELRAY MEDICAL CENTER CONDS I & III & PB66P41 (LESS WLY 375.71 FT, TR E IN IN OR3442P306, TRS N & Z IN OR9048P476 & LEASE PAR IN OR29183P1946)
12	TENET GOOD SAMARITAN INC.	Good Samaritan Medical Center	1309 N. Flagler Dr., West Palm Beach, FL 33401	74-43-43-15-19-001-0010	GRUBER CARLBERG ADD LT 1 (LESS W 12 FT DIXIE HWY R/W), LT 2 (LESS W 12 FT DIXIE HWY & S 36.5 FT PALM BEACH LAKES BLVD R/WS), LT 3 (LESS S 36.5 FT PALM BEACH LAKES BLVD R/W), LTS 4 & 5 (LESS SLY 36.5 FT PALM BEACH LAKES BLVD R/W), LTS 6 THRU 11 (LESS S 30 FT PALM BEACH LAKES BLVD R/W), LT 12, LT 13 (LESS S 30 FT PALM BEACH LAKES BLVD R/W) BLK 1 & 13.5 FT ABND ALLEY LYG N OF & ADJ TO (LESS W 87 FT), LT 1, LT 2 (LESS S 30 FT PALM BEACH LAKES BLVD R/W) BLK 6 & 13.5 FT ABND ALLEY LYG N OF & ADJ TO, 60 FT ABND OLIVE ST LYG BET, TR LYG E OF & ADJ TO IN OR244P97 (LESS OR989P450, S 30 FT PALM BEACH LAKES BLVD & N FLAGLER DR R/WS) & 15-43-43, S 507.56 FT OF N 837.56 FT OF GOV LT 6 & TR LYG ELY OF & ADJ TO & WLY OF & ADJ TO CITY OF WEST PALM BEACH BULKHEAD LINE (LESS LEASE PAR IN OR26341 P1236 K/A FARRIS BLDG, W 37 FT DIXIE HWY & N FLAGLER DR R/WS)
13	PALM BEACH GARDENS COMMUNITY HOSPITAL IN.	Palm Beach Gardens Medical Center	3360 Burns Rd., Palm Beach Gardens, FL 33410	52-43-42-07-41-001-0000	PALM BEACH GARDENS MEDICAL CENTER PAR A K/A COMMERCIAL DEVELOPMENT
14	TENET ST. MARY'S INC.	St Mary's Med Ctr	901 45th St., West Palm Beach, FL 33407	74-43-43-04-33-002-0010	TENET ST MARYS PARCEL B REPL TR B K/A ALL OF PLAT (LESS QUANTUM HOUSE BLDG ONLY PAR, 5205 BLDG ONLY PAR IN OR20609P1368 & GROUND LEASE PAR IN OR24135P381)
15	WEST BOCA MEDICAL CENTER INC.	West Boca Med Ctr	21644 State Rd. 7, Boca Raton, FL 33428	00-42-47-19-20-002-0000	RAINBERRY WEST OF BOCA PL 1 TR B
16	UNIVERSAL HEALTH REALTY INCOME	Wellington Regional Medical Center	10101 Forest Hill Blvd., Wellington, FL 33414	73-42-43-27-05-018-0204	PALM BEACH FARMS PL 3 TH PT OF TRS 20, 21, 22, 27 & 28 AS IN OR5118P1393 BLK 18

**LOCAL PROVIDER PARTICIPATION FUND ASSESSMENT AREA**

**Provider List**

All participating private hospitals in Palm Beach County, being more particularly described as follows:

Hospital Name: Bethesda Hospital East  
Hospital Address: 2815 S. Seacrest Blvd., Boynton Beach, FL 33435  
Parcel ID: 08-43-45-33-10-000-0010

Hospital Name: Boca Raton Regional Hospital  
Hospital Address: 800 Meadows Rd., Boca Raton, FL 33486  
Parcel ID: 06-43-47-19-14-013-0085

Hospital Name: HCA Florida JFK Hospital  
Hospital Address: 5301 S. Congress Ave., Atlantis, FL 33462  
Parcel ID: 02-43-44-31-21-001-0000

Hospital Name: HCA Florida Palms West Hospital  
Hospital Address: 13001 Southern Blvd., Loxahatchee, FL 33470  
Parcel ID: 00-41-43-33-06-000-0010

Hospital Name: Jupiter Medical Center  
Hospital Address: 1210 S. Old Dixie Hwy., Jupiter, FL 33458  
Parcel ID: 30-42-41-12-00-000-1060

Hospital Name: Kindred Hospital - The Palm Beaches  
Hospital Address: 5555 W. Blue Heron Blvd., Riviera Beach, FL 33418  
Parcel ID: 56-42-42-25-41-000-0010

Hospital Name: Select Specialty Hospital - Palm Beach  
Hospital Address: 3060 Melaleuca Ln., Lake Worth, FL 33461  
Parcel ID: 70-43-44-30-22-000-0000

Hospital Name: Delray Medical Center  
Hospital Address: 5352 Linton Blvd., Delray Beach, FL 33484  
Parcel ID: 12-42-46-26-00-000-1040

Hospital Name: Good Samaritan Medical Center  
Hospital Address: 1309 N. Flagler Dr., West Palm Beach, FL 33401  
Parcel ID: 74-43-43-15-19-001-0010

Hospital Name: Palm Beach Gardens Medical Center  
Hospital Address: 3360 Burns Rd., Palm Beach Gardens, FL 33410  
Parcel ID: 52-43-42-07-41-001-0000

Hospital Name: St Mary's Medical Center  
Hospital Address: 901 45th St., West Palm Beach, FL 33407  
Parcel ID: 74-43-43-04-33-002-0010

Hospital Name: West Boca Medical Center  
Hospital Address: 21644 State Rd. 7, Boca Raton, FL 33428  
Parcel ID: 00-42-47-19-20-002-0000

Hospital Name: Wellington Regional Medical Center  
Hospital Address: 10101 Forest Hill Blvd., Wellington, FL 33414  
Parcel ID: 73-42-43-27-05-018-0204

Hospital Name: PAM Health Rehabilitation Hospital of Jupiter  
Hospital Address: 5075 Innovation Way, Jupiter, FL 33458  
Parcel ID: 30-42-41-24-33-000-0000

Hospital Name: West Palm Beach Florida Behavioral Health Hospital LLC DBA  
NeuroBehavioral Hospitals of the Palm Beaches North  
Hospital Address: 993 45th Street, West Palm Beach, FL 33407  
Parcel ID: 74-43-43-04-33-002-0000

Hospital Name: Boynton Beach Florida Behavioral Health Hospital LLC  
DBA NeuroBehavioral Hospitals of the Palm Beaches South  
Hospital Address: 4905 Park Ridge Boulevard, Boynton Beach, FL 33426  
Parcel ID: 08-43-45-17-10-000-0481

Being in total sixteen (16) parcels of land to be included in the Local Provider Participation Fund and subject to a non-ad valorem special assessment to be levied by the Board of County Commissioners of Palm Beach County, Florida after due notice and public hearing thereon.

**EMERGENCY ORDINANCE NO. 2025- 017**

**AN EMERGENCY ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AMENDING "SECTION 2. APPLICABILITY" OF THE "PALM BEACH COUNTY LOCAL PROVIDER PARTICIPATION FUND ORDINANCE", (R2021-024), BY ADDING THREE ADDITIONAL NONPUBLIC HOSPITALS THAT WILL BE SUBJECT TO THE SPECIAL ASSESSMENT; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; PROVIDING FOR CAPTIONS; AND PROVIDING FOR AN EFFECTIVE DATE, AND WAIVING THE NOTICE REQUIREMENTS OF SECTION 125.66(2), FLORIDA STATUTES BY A FOUR-FIFTHS VOTE OF THE MEMBERSHIP OF THE BCC, DECLARING THAT AN EMERGENCY EXISTS AND THAT THE IMMEDIATE ENACTMENT OF THIS ORDINANCE IS NECESSARY.**

1       **WHEREAS**, on August 26, 2021, the Palm Beach County Board of County  
2 Commissioners (BCC) adopted the Palm Beach County Local Provider Participation Fund  
3 Ordinance (R2021-024), which provides for a non-ad valorem special assessment to be imposed  
4 by the County on all nonpublic hospitals within Palm Beach County's jurisdiction (Hospitals);  
5 and

6       **WHEREAS**, Hospitals annually provide millions of dollars of uncompensated care to  
7 persons who qualify for Medicaid because Medicaid, on average, covers only 60% of the costs  
8 of the health care services actually provided by Hospitals to Medicaid-eligible persons, leaving  
9 hospitals with significant uncompensated costs ("Medicaid shortfall"); and

10       **WHEREAS**, the State of Florida received federal authority to establish the Statewide  
11 Medicaid Managed Care hospital-directed payment program (DPP) to offset hospitals' Medicaid  
12 shortfall and improve quality of care provided to Florida's Medicaid population; and

13       **WHEREAS**, impacted Hospitals asked Palm Beach County to enact an Ordinance  
14 imposing a special assessment on certain real property owned or leased by the Hospitals to help  
15 finance the non-federal share of the State's Medicaid program, in exchange for which each  
16 Hospital agreed to indemnify the County for any and all liability of any kind resulting from  
17 enactment, application, or enforcement of this Ordinance, or agreed not to object to or challenge  
18 the enactment, application, or enforcement of the Ordinance and Resolution in any administrative  
19 or legal action; and

20       **WHEREAS**, the only properties assessed are the real property sites of such Hospitals;  
21 and

1       **WHEREAS**, three additional nonpublic hospitals within Palm Beach County have been  
2 licensed since the adoption of the Local Provider Participation Fund Ordinance and the most  
3 recent Annual Final Assessment Resolution in September of 2024, and these three hospitals need  
4 to be added to the Local Provider Participation Fund Ordinance; and

5       **WHEREAS**, the Board of County Commissioners of Palm Beach County, pursuant to its  
6 authority under the Florida Constitution, Article VIII, Section 1(g), Section 125.01, Florida  
7 Statutes, and the Palm Beach County Charter, hereby amends the Palm Beach County Local  
8 Provider Participation Fund Ordinance; and

9       **WHEREAS**, the Board of County Commissioners has called a special meeting to  
10 consider this Emergency Ordinance pursuant to Section 125.66(4), Florida Statutes (2024), and  
11 has waived the notice requirements of section 125.66(2), Florida Statutes (2024), by a four-fifths  
12 vote of the membership of the BCC, declaring that an emergency exists and that the immediate  
13 enactment of this Ordinance is necessary.

14       **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**  
15 **COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA**, that:

16  
17 **SECTION 1. AMENDMENT OF SECTION 2. APPLICABILITY**

18       SECTION 2. APPLICABILITY of the Local Provider Participation Fund Ordinance is  
19 hereby amended by adding the following three nonpublic hospitals to that Section:

20 NeuroBehavioral Hospitals of the Palm Beaches North, 901 45th Street, West Palm Beach, FL  
21 33407

22 NeuroBehavioral Hospitals of the Palm Beaches South, 4905 Park Ridge Blvd., Boynton Beach,  
23 FL 33426

24 PAM Rehabilitation Hospital of Jupiter, 5075 Innovation Way, Jupiter, FL 33458  
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26 **SECTION 2. REPEAL OF LAWS IN CONFLICT:**

27       All local laws and ordinances in conflict with any provisions of this Ordinance are hereby  
28 repealed to the extent of such conflict.

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**SECTION 3. SEVERABILITY:**

If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a Court of competent jurisdiction to be unconstitutional, inoperative, or void, such holding shall not affect the remainder of this Ordinance.

**SECTION 4. INCLUSION IN THE CODE OF LAWS AND ORDINANCES:**

The provisions of this Ordinance shall become and be made a part of the Palm Beach County Code. The sections of this Ordinance may be renumbered or relettered to accomplish such, and the word Ordinance may be changed to section, article, or other appropriate word.

**SECTION 5. CAPTIONS:**

The captions, section headings, and section designations used in this Ordinance are for convenience only and shall have no effect on the interpretation of the provisions of this Ordinance.


**SECTION 6. EFFECTIVE DATE:**

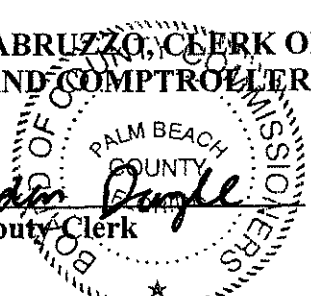
The provisions of this Ordinance shall become effective upon filing with the Department of State.

**THE NOTICE REQUIREMENTS OF SECTION 125.66(2) ARE HEREBY  
WAIVED BECAUSE AN EMERGENCY EXISTS AND THE IMMEDIATE  
ENACTMENT OF THIS ORDINANCE IS NECESSARY.**

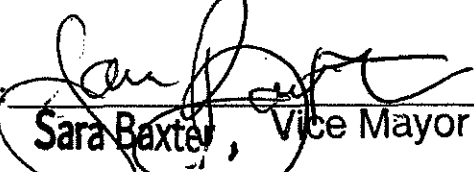
**APPROVED and ADOPTED** by the Board of County Commissioners of Palm Beach County, Florida, on this the 2 day of July, 2025.

**JOSEPH ABRUZZO, CLERK OF  
COURT AND COMPTROLLER**

By:   
Deputy Clerk



**PALM BEACH COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS**

By:   
Sara Baxter, Vice Mayor

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY**

By:   
County Attorney

**EFFECTIVE DATE:** Filed with the Department of State on the 2 day of July, 2025.



## EMERGENCY RESOLUTION NO. 2025- 0882

**EMERGENCY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ESTABLISHING NON-AD VALOREM SPECIAL ASSESSMENTS WITHIN THE COUNTY LIMITS PURSUANT TO THE PALM BEACH COUNTY LOCAL PROVIDER PARTICIPATION FUND ORDINANCE FOR THE PURPOSE OF BENEFITING ASSESSED HOSPITAL PROPERTIES THROUGH ENHANCED MEDICAID PAYMENTS FOR LOCAL SERVICES.**

**WHEREAS**, on August 26, 2021, the Palm Beach County Board of County Commissioners (the Board) adopted The Palm Beach County Local Provider Participation Fund Ordinance (R2021-024, the Ordinance) enabling Palm Beach County (the County) to levy a uniform non-ad valorem special assessment, which is fairly and reasonably apportioned among Hospitals' property interests within the County's jurisdictional limits for the purpose of benefiting assessed Hospital properties through enhanced Medicaid payments for local services; and

**WHEREAS**, the Hospitals subject to the Ordinance asked the County to enact the Ordinance imposing a special assessment on certain real property owned or leased by the Hospitals to help finance the non-federal share of the state's Medicaid program, in exchange for which the Hospitals agreed to indemnify and/or hold harmless the County and its assigns for any and all liability of any kind resulting from enactment, application, or enforcement of this Ordinance; and

**WHEREAS**, the Hospitals subject to the Ordinance entered into Indemnification Agreements or Assent and Non Objection Agreements with the County in which each Hospital expressly waived actual receipt of notice under the Ordinance and Resolution; and

**WHEREAS**, the funding raised by the non-ad valorem assessment will, through intergovernmental transfers (IGTs) provided consistent with federal guidelines, support additional funding for Medicaid payments to Hospitals; and

**WHEREAS**, the Ordinance provides that the Board must adopt an Annual Final Assessment Resolution and Non-Ad Valorem Assessment Roll which shall: a) describe the Medicaid payments proposed for funding from proceeds of the Assessment; b) describe the methodology for computing the Assessment to be imposed; c) set the Non-Ad Valorem Assessment Roll, with such amendments as it deems just and right; and d) describe the method of collection; and

**WHEREAS**, the County and the Health Care District of Palm Beach County (the District) entered into an Interlocal Agreement in which the District accepted the role of Assessment Coordinator to administer the Assessment imposed pursuant to the Ordinance and this Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:**

**Section 1. Definitions.** As used in this Resolution, the following capitalized terms, not otherwise defined herein or in the Ordinance, shall have the meanings below, unless the context otherwise requires.

*Assessed Property* means the real property in the County to which an Institutional Health Care Provider holds a right of possession and right of use through an ownership or leasehold interest, thus making the property subject to the Assessment.

*Assessment* means a non-ad valorem special assessment imposed by the County on Assessed Property to fund the non-federal share of Medicaid and Medicaid managed care payments that will benefit hospitals providing Local Services in the County as provided in the Ordinance.

*Assessment Coordinator* means the Health Care District of Palm Beach County, an Assignee of the County covered under the indemnification and hold harmless protections afforded to the County by agreement with the Hospitals, which is entering into an Interlocal Agreement

with the County concurrently with the adoption of this Resolution to administer the Assessment imposed pursuant to the Ordinance and this Resolution.

*Board* means the Palm Beach County Board of County Commissioners.

*Comptroller* means the Palm Beach County Clerk of Court and Comptroller.

*County* means Palm Beach County, Florida.

*Fiscal Year* means the period commencing on October 1 of each year and continuing through the next succeeding September 30, or such other period as may be prescribed by law as the fiscal year for the County.

*Institutional Health Care Provider* means a private for-profit or not-for-profit hospital that provides inpatient hospital services.

*Local Services* means the provision of health care services to Medicaid, indigent, and uninsured members of the Palm Beach County community.

*Non-Ad Valorem Assessment Roll* means the special assessment roll prepared by the County.

*Ordinance* means the Palm Beach County Local Provider Participation Fund Ordinance, Palm Beach County Code Sec. 2-43.

*Tax Collector* means the Palm Beach County Tax Collector.

**Section 2. Special Assessment.** The non-ad valorem special assessment discussed herein shall be imposed, levied, collected, and enforced against Assessed Properties located within the County. Proceeds from the Assessment shall be used to benefit Assessed Properties through a directed payment program that will benefit the Assessed Properties for Local Services.

When imposed, the Assessment shall constitute a lien upon the Assessed Properties owned by Hospitals and/or a lien upon improvements on the Property made by Hospital leaseholders equal in rank and dignity with the liens of all state, county, district, or municipal taxes and other non-ad valorem assessments. Payments made by Assessed Properties may not be passed along to patients of the Assessed Property as a surcharge or as any other form of additional patient charge. Failure to pay may cause foreclosure proceedings, which could result in loss of title.

**Section 3. Assessment Scope, Basis, and Use.** Funds generated from the Assessment shall be used only to:

- A. Provide to the Florida Agency for Health Care Administration (AHCA) the non-federal share for Medicaid managed care hospital directed payments to be made directly or indirectly in support of hospitals serving Medicaid beneficiaries; and
- B. Reimburse the County and Assessment Coordinator for administrative costs associated with the implementation of the Assessment authorized by the Ordinance and this Resolution.

**Section 4. Computation of Assessment.** The Assessment shall equal 0.82% of gross inpatient revenue and 0.82% of gross outpatient revenue for each Assessed Property as specified in the attached 2025-2026 Non-Ad Valorem Assessment Roll, which the Board hereby approves. The amount of the Assessment required of each Assessed Property may not exceed an amount that, when added to the amount of other hospital assessments levied by the state or local government, exceeds the maximum percent of the aggregate net patient revenue of all Assessed Hospitals in the County permitted by 42 C.F.R. § 433.68(f)(3)(i)(A). Assessments for each Assessed Property will be derived from data contained in cost reports and/or in the Florida Hospital Uniform Reporting System, as available from the Florida Agency for Health Care Administration.

**Section 5. Surplus and Returned Funds.** If, at the end of the Fiscal Year, additional amounts remain in the Local Provider Participation Fund, the Board may either: (a) refund to

Assessed Properties, in proportion to amounts paid in during the Fiscal Year, all or a portion of the unutilized local provider participation fund; or (b) if requested to do so by the Assessed Properties, to retain such amounts in the fund to transfer to the Agency in the next fiscal year for use as the non-federal share of Medicaid hospital payments.

If, after the Assessment funds are transferred to AHCA, that State agency returns some or all of the transferred funding to the County (including, but not limited to, a return of the non-federal share after a disallowance of matching federal funds), the Board authorizes a refund to Assessed Properties, in proportion to amounts paid in during the Fiscal Year, of the amount of such returned funds, or to retain such amounts in the fund to transfer to the Agency in the next fiscal year for use as the non-federal share of Medicaid hospital payments.

**Section 6. Timing and Method of Collection.** The amount of the assessment is to be collected by the Assessment Coordinator pursuant to the Alternative Method outlined in §197.3631, Florida Statutes. Each of the Hospitals executed either an Indemnification Agreement or an Assent and Non Objection Agreement, in which each Hospital expressly waived receipt of notice of the special assessment as provided in the Ordinance.

The Hospitals will be provided Assessment Invoices to the owner or representative of each affected Hospital. The Invoice shall include: (1) the total amount of the hospital's Assessment for the appropriate period, (2) the location at which payment will be accepted, (3) the date on which the Assessment is due, and (4) a statement that the Assessment constitutes a lien against assessed property and/or improvements equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments.

No act of error or omission on the part of the Assessment Coordinator, Board, or their deputies or employees shall operate to release or discharge any obligation for payment of the Assessment imposed by the Board under the Ordinance and this resolution.

**Section 7. Obligation to Make Payment.** Institutional Health Care Providers are under no obligation to make payment until the Centers for Medicare & Medicaid Services (CMS) approves Florida's preprint for the hospital directed payment program (DPP) for the period or periods starting October 1, 2024, and concluding September 30, 2025.

**Section 8. Administrative Expenses.** The District, as Assessment Coordinator, ay bill and collect an annual amount from the LPPF Fund not-to-exceed \$300,000 for payment of past and future services related to consultants, experts, legal fees, and other expenses incurred in administering the LPPF Ordinance.

**Section 9. Responsibility for Enforcement.** The County, with the assistance of the Assessment Coordinator, shall maintain the duty to enforce the prompt collection of the Assessment by the means provided herein. The duties related to collection of assessments may be enforced by suit in a court of competent jurisdiction, or by other appropriate proceedings or actions.

*Remainder of Page Left Blank Intentionally*

The foregoing emergency resolution was offered by Commissioner Weiss, who moved its adoption. The motion was seconded by Commissioner Woodward, and upon being put to a vote, the vote was as follows:

Commissioner Maria G. Marino, Mayor	-	<u>Absent</u>
Commissioner Sara Baxter, Vice Mayor	-	<u>Aye</u>
Commissioner Gregg K. Weiss	-	<u>Aye</u>
Commissioner Joel G. Flores	-	<u>Aye</u>
Commissioner Marci Woodward	-	<u>Aye</u>
Commissioner Maria Sachs	-	<u>Aye</u>
Commissioner Bobby Powell, Jr.	-	<u>Aye</u>

**THE NOTICE REQUIREMENTS OF SECTION 125.66(2) ARE HEREBY WAIVED BECAUSE AN EMERGENCY EXISTS AND THE IMMEDIATE ENACTMENT OF THIS RESOLUTION IS NECESSARY.**

The Mayor thereupon declared the Emergency Resolution duly passed and adopted this 2 day of July, 2025.

ATTEST:

CLERK OF CIRCUIT COURT  
AND COMPTROLLER  
Joseph Abruzzo

By: [Signature]  
Deputy Clerk

Approved as to Form  
and Legal Sufficiency:

By: [Signature]  
Assistant County Attorney