

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2008	2009	2010	2011	2012
Capital Expenditures					
Operating Costs	* 130,000				
External Revenues					
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	* See Sect b				
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget: Yes _____ No X
 Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
 Program _____

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

The value of the land proposed to be conveyed to Boys & Girls Clubs is estimated to be roughly \$375,000. An appraisal will be obtained once the exact acreage is determined and before formal approval of the conveyance to the Boys & Girls Clubs.

Roughly \$30,000 has been expended to date on the development feasibility analysis. Another \$70 - \$100,000 will be required to seek all permits and approvals required for the workforce housing/Boys & Girls Clubs project. The additional cost associated with the Boys & Girls Clubs facility is minimal.

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

<p><u>Jim Berk 4-24-08</u> OFMB <u>LD</u> <u>ON</u> <u>4/23/08</u></p>	<p><u>Jim J. [Signature] 4/25/08</u> Contract Development and Control E. [Signature] 4/25/08</p>
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B. Legal Sufficiency:

[Signature] 4/23/08
 Assistant County Attorney

C. Other Department Review:

 Department Director

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

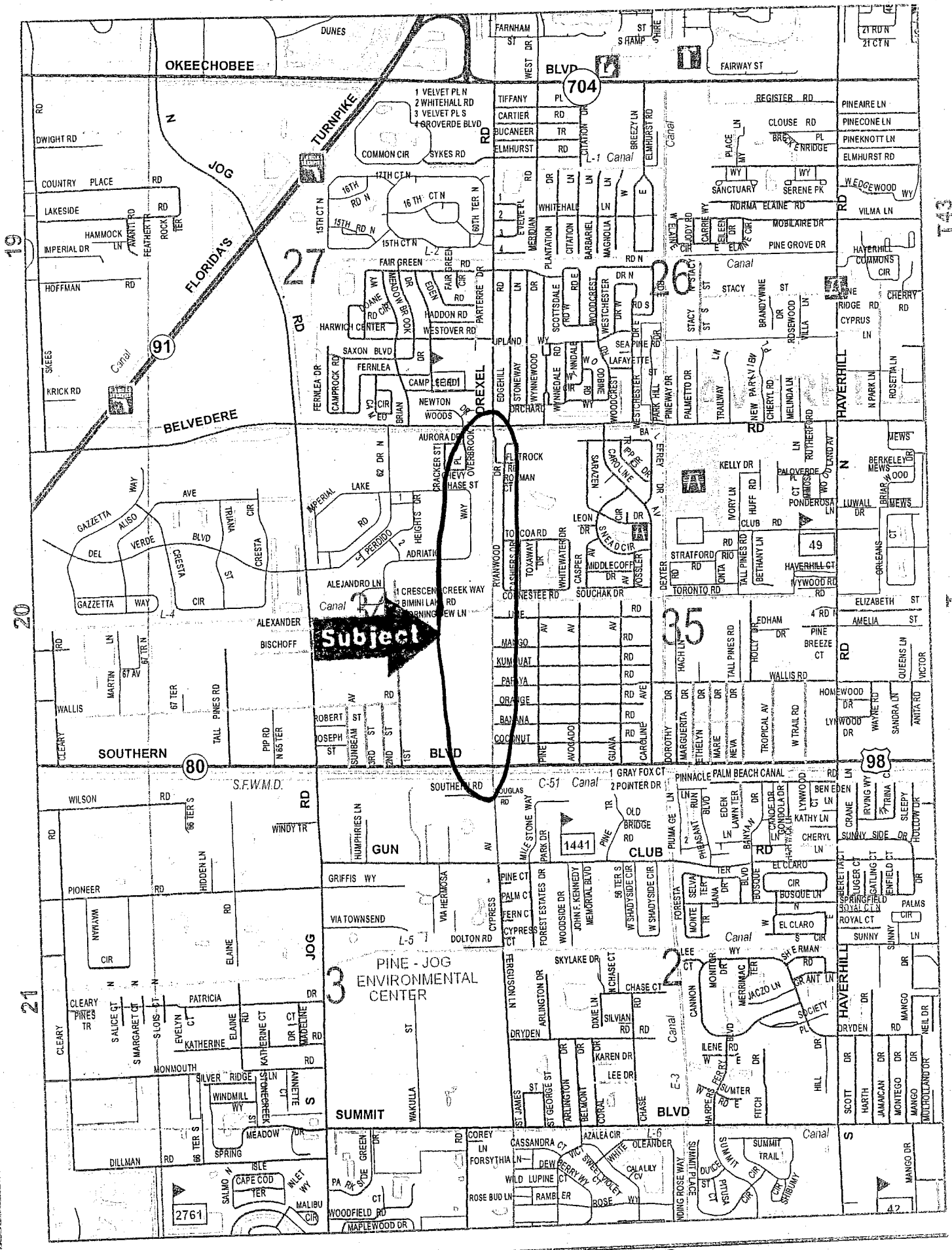
Background and Policy Issues, continued

While the Boys & Girls Clubs facility takes away land area that could be utilized for workforce housing units, the number is not as great as it might appear. Ninety-six (96) units is the maximum number which could be developed on this site due to land use limitations stemming from the fact that density was previously transferred off this site to the Johnson PUD. In addition, the north half of the property is below normal grade and the property is also in the C-51 basin, such that compensating storage is required. Further, any roadway connecting the North and South halves of the property would require construction of a bridge estimated to cost between \$350,000 - \$400,000. In light of the forgoing the conceptual site plan shows residential on the south half of the property, with water storage and the Boys & Girls Clubs facility on the north half, with only a pedestrian bridge connecting the two halves.

Staff recommends the engineering and development approvals be approached as part of a unified project to more efficiently handle roads, utilities and stormwater management. The additional cost associated with the Boys & Girls Clubs facility is minimal, as most of the base work would have to be done for the workforce housing component.

Palm Beach Atlantic University is currently negotiating with potential purchasers of its property which borders the County's property on the west side. In order to develop Palm Beach Atlantic University's property, the purchaser will need to obtain access to Southern Boulevard through the County's property and will also need easements to access utilities running along Belvedere Road. Staff believes that there will be an opportunity to reconfigure the south half of the County's property to accommodate more units or to sell the rest of the property not occupied by Boys & Girls Clubs. In light of this, Staff is delaying further work on the workforce housing component pending receipt of further information on Palm Beach Atlantic University's plans for their property.

In the event that the balance of the property is sold, Staff will recommend that responsibility for performing engineering and seeking development approvals be assumed by the purchaser and/or Boys & Girls Clubs.



19

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2761

704

49

1441

98

Subject

PINE-JOG ENVIRONMENTAL CENTER

SUMMIT

HAVERHILL

LOCATION MAP
ATTACHMENT # 1



Agenda Item #: 5-G-1
K/S 6-0
Wabs

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: May 1, 2007 Consent Regular
 Ordinance Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

A) accept a Special Warranty Deed from the Town of Haverhill conveying approximately 24 acres of land on Belvedere Road.

B) request Board direction regarding proposed uses for the property.

Summary: In 2003, the Town of Haverhill acquired a 210' strip of land extending from Belvedere Road to Southern Boulevard as a condition of approval of the Johnson P.U.D. at the S.W. corner of Belvedere and Jog Roads. This property was planned for a neighborhood linear park in the Haverhill Area Neighborhood Plan. The property lies outside the municipal boundaries of the Town of Haverhill, but within the Town's annexation area. The Town wishes to avoid the obligation to develop the Park and has requested that the County accept title to the property. The property has had all density removed and transferred to the Johnson P.U.D., which is being developed by D.R. Horton as the Terracina Subdivision. In addition, the property is subject to a Conservation Easement in favor of the County which prohibits development and requires the property to remain in its natural state. While the property could be used for a natural area and/or a lineal passive park, neither ERM nor Parks and Recreation desire to assume responsibility for development and maintenance of the Property. Commissioner Santamaria has suggested that this property could be used for development of workforce housing. Development of this property will present challenges due to its configuration and the policy issues associated with releasing the Conservation Easement and utilizing Transfer of Development Rights to replace the residential density. The property could also be used for alternative active recreation uses, such as paint ball fields and archery courses through Concession Agreements which would provide maintenance and security of the property while meeting a public need. Staff requires direction from the Board as to which uses the Board desires Staff to investigate. **(PREM) District 6 (HJF)**

Background and Policy Issues: The Johnson Property P.U.D. was issued a development order in 2002. As part of the approvals, this 24 acre parcel was approved as a TDR sending area, with 97 units. These 97 units were transferred to the Johnson/Terracina P.U.D. being developed at the Southwest corner of Jog and Belvedere Roads.

CONTINUED ON PAGE 3

Attachments:

1. Location Map
2. Conservation Easement
3. Resolution adopted by the Town of Haverhill
4. Special Warranty Deed

Recommended By: [Signature] Anthony Wilf 4/18/07
 Department Director Date

Approved By: [Signature] 4/18/07
 County Administrator Date

ATTACHMENT #2

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2007	2008	2009	2010	2011
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>0</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No _____
 Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
 Program _____

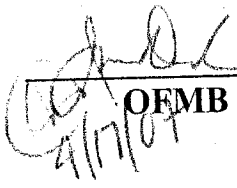
B. Recommended Sources of Funds/Summary of Fiscal Impact:

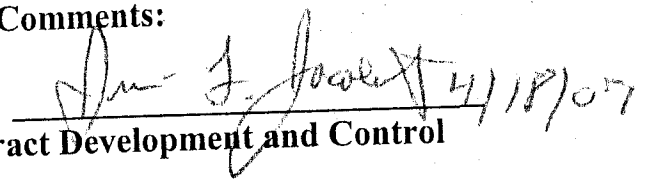
No Fiscal Impact directly associated with the acceptance of this land. However, future development and/or maintenance of the property will become an obligation of the County. Funding for development and maintenance will have to be identified.

C. Departmental Fiscal Review: _____

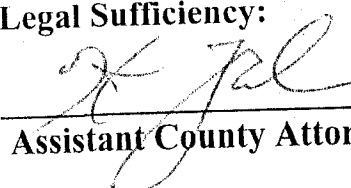
III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

 4-18-07
 OFMB
 4/17/07

 4/18/07
 Contract Development and Control
 4/18/07

B. Legal Sufficiency:

 4/23/07
 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:

In order to meet concurrency for development of the Johnson P.U.D., the Developer had to either widen Belvedere Road or seek approval of a CRALLS on Belvedere. The Town of Haverhill has consistently been opposed to any plans for widening of Belvedere Road. In light of this, the Town entered into an Agreement with the Developer pursuant to which the Town agreed to request approval of a CRALLS on Belvedere Road. In exchange, the Developer agreed to convey the 24 acres to the Town, give the Town \$75,000 for beautification of rights of way within the Town and annex the Johnson P.U.D. into the Town at such point that the municipal boundaries of the Town become adjacent to the Johnson P.U.D.

Initially, it was proposed that the 24 acre property be conveyed to the County, rather than the Town. Due to the fact that neither Parks and Recreation nor ERM desired to accept management responsibilities for the property, the Town agreed to accept the property. At the time, it was contemplated that the Town would annex westward to include this property, but that has not occurred. Subsequently, the Town has questioned whether it can legally expend Town funds outside its municipal boundaries.

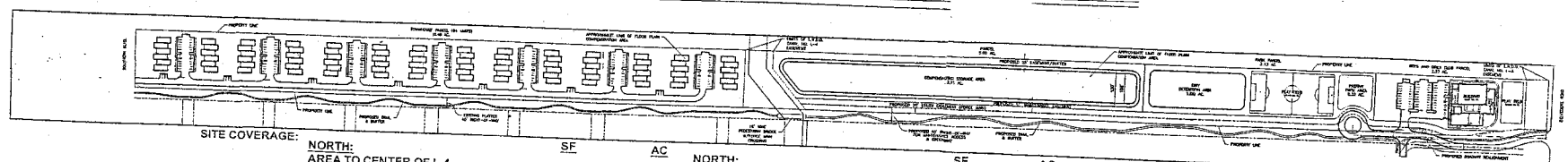
Recently, the Town has approached Commissioner Santamaria and requested that the County agree to take title to and responsibility for the property. While the Town's request is understandable, there remain significant issues with respect to what the County would do with this property. Workforce housing is one potential use. However, the property is only 210' wide, which would only allow for one long row of townhouses or zero lot line units. There could be objection from the surrounding residents.

The Haverhill Neighborhood Plan calls for this property to be used as a linear park. Parks and Recreation has historically not wanted to utilize its limited resources on development and maintenance of this type of park. Staff is concerned that this strip will be costly to maintain and police if not actively used.

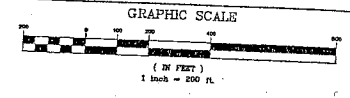
Although approximately 6 acres of the property contain native vegetation which would have to be protected if developed, and ERM has relocated a substantial number of native trees and plants to this property, ERM does not believe that property is sufficiently environmentally sensitive to justify further expenditure of environmental program funds for restoration/maintenance.

As a condition of approval, the Developer recorded a Conservation Easement over the property. The Easement prohibits construction of buildings or other structures, removal of trees or vegetation, and excavation. However, use as a passive, neighborhood linear park is permitted. While the Easement is in favor of the County and could be released and/or modified to allow other uses, doing so would likely encounter opposition from environmental groups who have historically been concerned about such changes to land use and policies as they may affect environmentally sensitive and agricultural land.

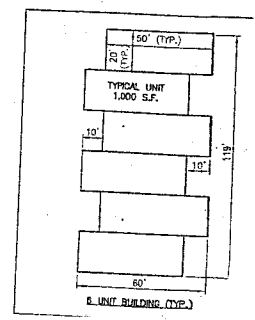
There are alternative recreation needs such as paint ball and archery that are currently not being met due to lack of land area for these activities. Although this would be an ideal property for such activities, such uses may encounter opposition from surrounding residents.



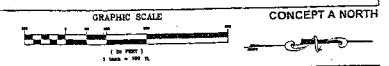
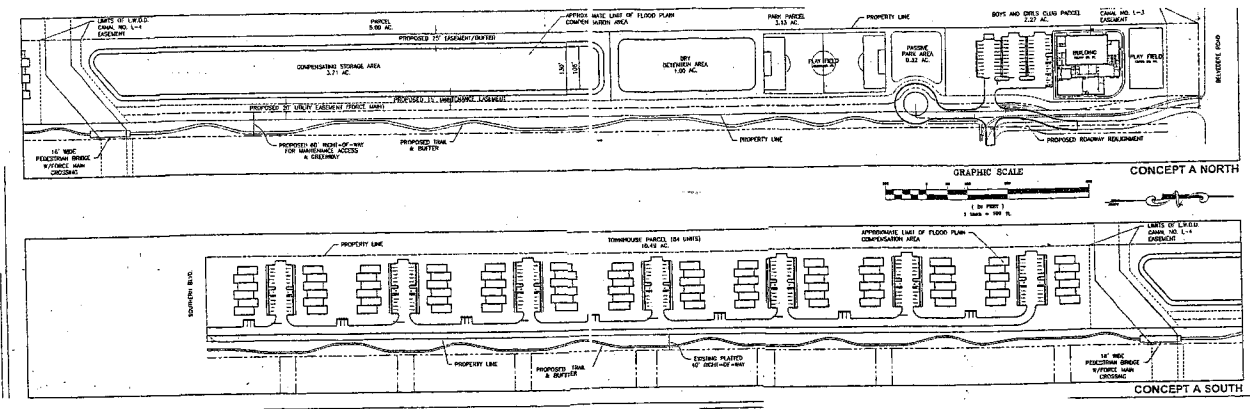
SITE COVERAGE:		SF	AC	NORTH:		SF	AC
AREA TO CENTER OF L-4		473,372	10.87	AREA TO LIMITS OF L-4 EASEMENT		456,410	10.48
SOUTH:				SOUTH:			
AREA TO CENTER OF L-4		577,000	13.25	AREA TO LIMITS OF L-4 EASEMENT		564,263	12.95
TOTAL SITE INCLUDING CANAL:		1050,372	24.12	TOTAL SITE EXCLUDING CANAL:		1020,674	23.43



TOWN HOMES:
TOTAL: **CONC 8**



ATTACHMENT #3



April 3, 2008



BOYS & GIRLS CLUBS
OF PALM BEACH COUNTY

Boys & Girls Clubs of Palm Beach County
General Services Center (all mail)
800 Northpoint Parkway, Suite 204
West Palm Beach, FL 33407-1978
Ph 561-683-3287
Fax 561-683-1618
www.bgcpcb.org

Commissioner Jess Santamaria
Palm Beach County Board of County Commissioners
301 N. Olive Avenue
West Palm Beach, FL 33401

Dear Commissioner Santamaria,

Thank you for arranging the meeting to discuss the construction of a new state-of-the-art Boys & Girls Club on a portion of the County's land, which runs between Belvedere and Southern Blvd. (Haverhill's old Linear Park property). I appreciate your time and that of all of the County staff who are helping to coordinate this effort.

We are very excited about building a new 21,000 square foot clubhouse and have a donor who has committed the majority of the funds to complete the project. She has been joined by others and though we still have some funds to raise, we are ready to proceed as quickly as possible. We have reviewed the preliminary site plan and while we know there is still much work to be done, it will accommodate our needs for the building, parking and outdoor play space we will need.

This new Club will enable us to expand our services and reach hundreds of young people who are in need of a safe, supervised and educational haven during the non-school hours. As the Club will feature a full-size gym, junior and senior games rooms, computer lab, library, dance studio and much more, we know it will be a tremendous asset to the youth of the area and help children, particularly teens, from becoming involved in negative behavior.

It is our understanding that County staff will have the preliminary site plan ready for presentation at the May 6th meeting of the County Commission. We would like to request the donation of the property be placed on the agenda that day to get a consensus from the Commission in regard to the project. This will enable us to publicly announce our plans and our donors. It will also help build the momentum to finish the fundraising effort.

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Wallace Turner*

Vice Chairmen
Bob Bertisch*
Douglas Cooper*
John E. Flagg*
Christine D. Hanley*
Danielle A. Hickox Moore*

Secretary
Sylvia S. James*

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Julie Kine
Kevin Lamb
Troy Maschmeyer
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Michael Mullin*
Pat Murphy
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Christine Pitts
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Andrea Stark
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George D. Buckner, II
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Reed Kellner
Ted Newhook

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Barkley S. Henderson
John Herring
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F. Martin Perry
Lee K. Spencer
Joseph A. Vassallo
Dennis Witkowski
Col. Alfred M. Worden

President & CEO
Mary T. O'Connor

***Executive Committee Member**

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Beach, Pahokee, Riviera Beach, South Bay,
Wellington, West Palm Beach



ATTACHMENT # 4

Commissioner Jess Santamaria
April 3, 2008
Page 2

I am leaving for the Boys & Girls Clubs of America's National Conference that day and unfortunately have a flight at 2:00 p.m. As this is a major milestone for our organization, I would truly appreciate it if the item could be discussed prior to my having to leave for the airport at noon.

Thank you again for all you continue to do to make Palm Beach County the best place to be. Should you be in need of any additional information, please let me know and I will be happy to supply it.

Sincerely,



Mary T. O'Connor
President & CEO

MTO:jaj

cc: Robert Weisman, County Administrator