

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: October 20, 2009

Consent
 Ordinance

Regular
 Public Hearing

Department: Parks and Recreation

Submitted By: Parks and Recreation Department

Submitted For: Parks and Recreation Department

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to receive and file: status report of the \$5,000,000 funding agreement with the City of Lake Worth for their Municipal Beach Redevelopment Project.

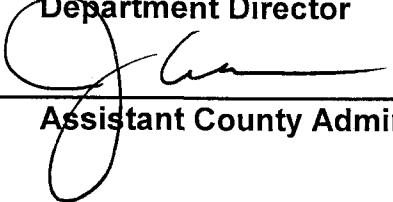
Summary: The report provides a brief history and current status of the County's efforts to provide funding assistance to the City of Lake Worth for improvements to the Lake Worth Municipal Beach. The current funding agreement with Lake Worth for \$5,000,000 from the 2002 Recreational and Cultural Facilities General Obligation Bond expires October 16, 2009. The City is now requesting a new agreement for a similar project that excludes the commercial elements of this plan. The County's Economic Development staff is currently evaluating the opportunity to utilize Historic Tax Credits (HTC) and New Market Tax Credits (NMTC) for the commercial elements of the Lake Worth Municipal Beach and Casino project. District 7 (PFK)

Background and Policy Issues: See attached report.

Attachment: Report

Recommended by: 
Department Director

10-8-09
Date

Approved by: 
Assistant County Administrator

10/13/09
Date

LAKE WORTH BEACH REDEVELOPMENT – INTERLOCAL AGREEMENT.

Background & History

In January of 2003, County staff notified the City of Lake Worth that the County's approved project list for the 2002 Recreational and Cultural Facilities General Obligation Bond included an amount not-to-exceed \$5,000,000 from Commission District 3 for a redevelopment project at the Lake Worth Municipal Beach and Casino. After approximately twenty meetings and discussions with the City spanning five years (2002-2006), an Interlocal Agreement was finalized with Lake Worth for a project totaling \$8,620,800 (with \$5,000,000 from the County bond and a \$3,230,800 from the City) and was approved by the BCC on August 17, 2006. The Interlocal Agreement focused on public use and non-commercial project elements, and intentionally excluded elements of the City's partnership with Greater Bay Group, LLC for commercial redevelopment of the beach. The County's

Interlocal Agreement with Lake Worth included the following project elements:

- A minimum of 628 non discriminatory public use (regardless of residency) parking spaces;
- Driveways and internal vehicular/pedestrian circulation improvements;
- Reconfiguration and renovations to landscaped areas and park improvements such as passive recreation areas, a public restroom building, picnic shelters and volleyball court, pool and lifeguard/locker room including public restrooms;
- Improvements to water, sewer, storm drainage and franchise utilities; and
- Improvements to the beach-side walkway/promenade.

The County's incentive to provide \$5,000,000 from the 2002 Recreational and Cultural General Obligation Bond for this beach redevelopment project was to ensure that there was no net loss of the existing 628 public parking spaces at Lake Worth Beach. Furthermore, the use of Bond funds for redevelopment of the public parking spaces required that these spaces remain available to both City and County residents on a non-discriminatory basis regardless of residency. In addition to the required 628 minimum parking spaces, the City's 2006 site plan set aside parking spaces on a parking deck and outside of the bond project area for the exclusive use of City residents. The 2006 Interlocal Agreement also required that the project be completed by October 16, 2009, and since the City has terminated its contract with Greater Bay and construction never commenced on the project, this Agreement will soon lapse.

In recognition of this fact, the City has met with the District 3 Commissioner and County staff to review new site plan options for the Municipal Beach Redevelopment project and to define the terms of a new Interlocal Agreement. The new options presented by the City would reduce the cost of the project to \$5,000,000 from the County Bond funds, with no matching dollars by the City. The City is also seeking to reduce the number of parking spaces and to reserve 50-60 existing parking spaces for City residents. The City is seeking the support of the District 3 Commissioner and County staff for one of their revised site plan options and negotiation of a new Interlocal Agreement with a revised site plan.

It should be noted that all previous County-funded municipal park improvement projects have been required by the County to be open to the general public on a non-discriminatory basis regardless of residency. In the past, there have been occasions where municipalities have not accepted funding because of this Board Policy requiring non-discriminatory use of County funded projects.

Current Status

On September 17, 2009, representatives of the City of Lake Worth met with Commissioner Vana and Parks and Recreation Department staff to discuss the City's requested changes to their Municipal Beach Redevelopment Project that included two new site plan options endorsed by their City Council. The first option provided a total of 580 spaces with 32 of the total reserved for City residents. The second option provided a total of 679 spaces with 52 spaces reserved for City residents. Discussions of these two options centered around the fact that the County will not fund resident only parking and how the City could meet the minimum 628 public parking spaces the County required under the existing Interlocal Agreement. From this discussion, two proposed scenarios were suggested as follows:

1. The City's first site plan option would be amended to include additional spaces from Causeway/Old Bridge Park to meet the required 628 public parking spaces. The City would reserve 52 spaces for resident only parking north of the Lake Worth Road entranceway that would be outside the project area.
2. The City's second site plan option would provide 628 spaces on the property, including 52 resident only parking spaces outside the project area. The project area would include room to add an additional 56 spaces for public use at the City's expense if needed in the future based on future phases of Casino development or increased beach usage.

The County is currently awaiting a response from the City of Lake Worth regarding the issues discussed.