

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: August 17, 2010

Consent Regular
 Ordinance 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: **A) approve** in concept the Loggerhead Marinelife Center, Inc.'s request to lease additional park property in order to expand the existing Loggerhead Marinelife Center facility; and **B) direct** staff to negotiate a Second Amendment to Agreement of Lease for future consideration by the Board.

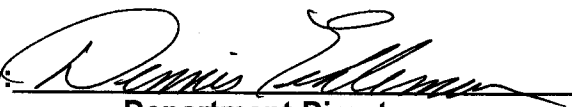
Summary: On August 19, 2003, the Board approved a thirty (30) year Lease Agreement (R2003-1246) with the Loggerhead Marinelife Center, Inc. (Center) to construct a research and educational facility on 1.28 acres within Loggerhead Park. Construction of this 12,000 square foot facility was completed in December 2007. On October 7, 2008, the Board approved a First Amendment to Agreement of Lease (R2008-1749) granting the Center utility easements for the installation and maintenance of underground saltwater lines within the park. The Center is now seeking a Second Amendment to Agreement of Lease to add up to three quarters of an acre to their lease premises in order to expand their existing facility. The Center estimates that the expansion will cost approximately \$5 million and may take up to five years to raise the funds needed to proceed. The proposed expansion area is north of the existing Center and would displace three small picnic shelters and associated parking spaces, that can be mitigated at the Center's expense in other areas of the park. During initial meetings with County staff, members of the Center's Board of Directors were confident they would be able to raise the money for the expansion without any financial assistance from the County. The County staff believes the proposed expansion will not adversely impact the public's use and enjoyment of the park and, therefore, supports this request. District 1 (AH)

Background and Policy Issues: The Center has operated in Loggerhead Park since 1984, and has grown into an internationally renowned scientific research and rehabilitation center for sea turtles. The Center monitors eight miles of shoreline in northern Palm Beach County that are among the most active sea turtle nesting beaches in the world. The Center attracts over 200,000 visitors annually and, according to the Center's data base, over 40% of the visitors reside outside of Palm Beach County. The Center is also a local community education resource that serves over sixty local schools, offers lecture series, a Junior Marine Biology Camp, turtle nesting walks, and outreach presentations. The current campus includes a state-of-the-art full-service veterinary hospital, exhibit hall, outdoor classroom, research lab, resource center, and a marine-oriented gift shop.


The Center is proposing a \$5 million expansion of their campus which includes increasing the size of the gift shop and exhibit hall, construction of new classrooms and offices, installation of new holding tanks and touch tanks, the provision of additional courtyard seating, and construction of a small outdoor amphitheater. The proposed addition will expand this world class facility and provide increased educational and leisure activities for both residents and visitors to Palm Beach County. Any loss of existing recreational facilities resulting from the expansion can be mitigated by relocating them to other areas of the park. The Center's proposal will require staff to negotiate a Second Amendment to their existing lease agreement to add acreage and to extend the term of the lease. After approval by the Loggerhead Marinelife Center, Inc., staff will submit the Second Amendment to Agreement of Lease to the Board for consideration.

Attachments:

- 1. Letter of request from the Loggerhead Marinelife Center, Inc.
- 2. Marinelife Center's Proposed expansion plans
- 3. Loggerhead Park proposed Site Plan

Recommended by: 
Department Director

7-23-10
Date

Approved by: 
Assistant County Administrator

8/2/10
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2010	2011	2012	2013	2014
Capital Expenditures	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Operating Costs	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
External Revenues	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Program Income (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
In-Kind Match (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
NET FISCAL IMPACT	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>

ADDITIONAL FTE POSITIONS (Cumulative) 0

Is Item Included in Current Budget? Yes ___ No X
 Budget Account No.: Fund ___ Department ___ Unit ___
 Object ___ Program N/A

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

There is no financial impact to County associated with this item.

C. Departmental Fiscal Review: ckopelakis

III. REVIEW COMMENTS

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

[Signature] OFMB *2128/10 DP*
[Signature] Contract Development and Control *7/28/10*

B. Legal Sufficiency: *7/27/10*

[Signature] Assistant County Attorney *7/30/10*

C. Other Department Review:

 Department Director

REVISED 10/95
 ADM FORM 01

Attachment 1



LOGGERHEAD

Marinelife Center

14200 U.S. Highway One
Juno Beach, Florida 33408
561.627.8280 • Fx: 561.627.8305
marinelife.org

Board of Directors

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- Jim Mastad
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- Todd Hutchison
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- Ann Miller
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- Raymond E. Graziotto
Immediate Past Chair
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- Russ Morley
- James F. Mullen IV, CPA
- Gail Nelson
- Elizabeth Neuhoff
- James Raichford
- Emmy S. Rayne
- Lynne Wells
- Jeanette Wyneken, Ph.D.

June 17, 2010

Dennis Eshleman, Director
Palm Beach County Parks & Recreation Department
2700 Sixth Avenue South
Lake Worth, Florida 33461

Dear Mr. Eshleman:

Thank you very much for allowing Ray Graziotto, David McClymont and I to present the Loggerhead Marinelife Center's proposed expansion plans on June 7th. Please consider this our formal request to expand our campus on the approximate ¼ acre parcel to the north.

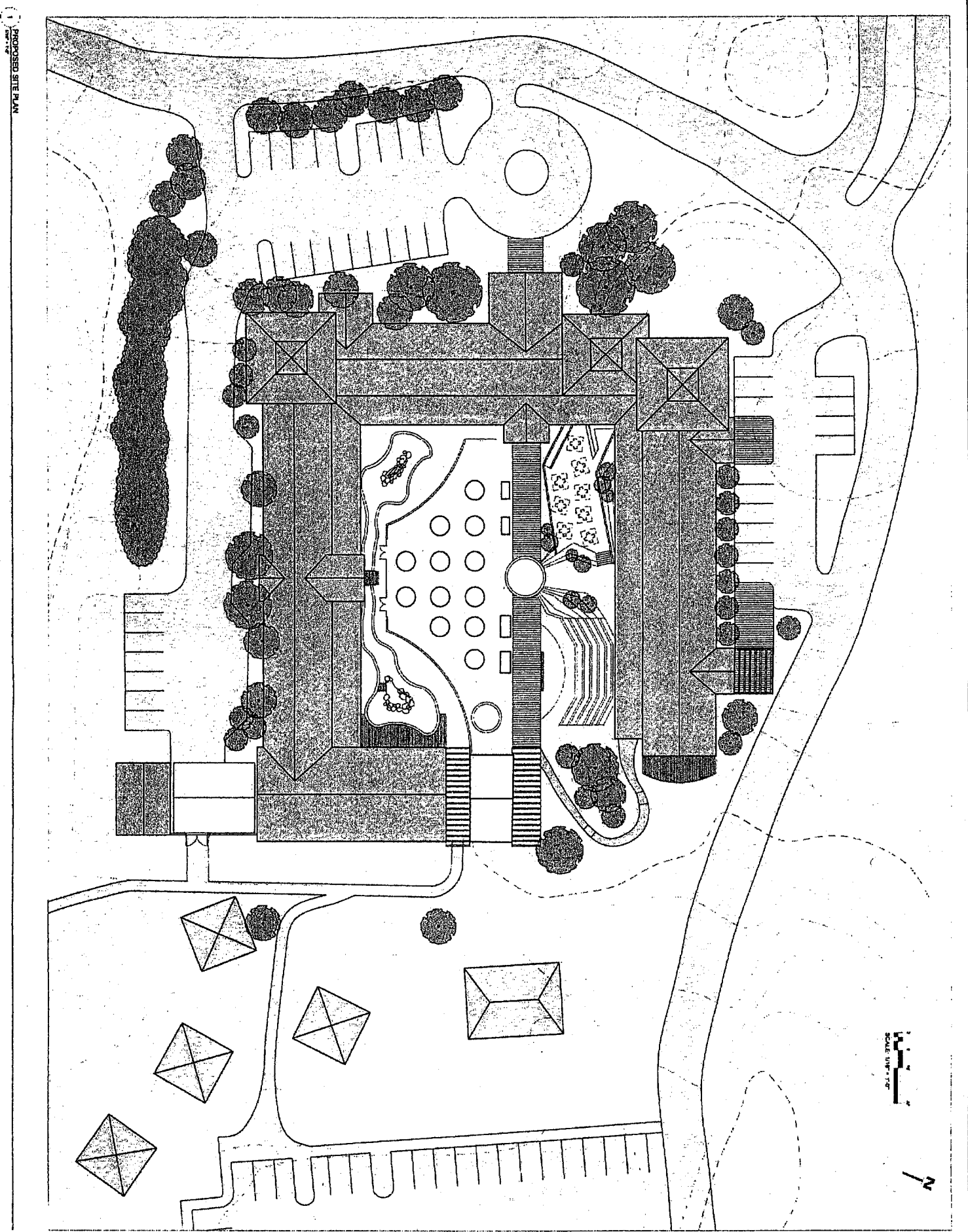
As discussed, we would like to use the land to expand our education and public programming as well as upgrade our scientific capabilities. We currently attract over 200,000 visitors to our campus each year and have been recognized as a statewide leader in sea turtle rehabilitation and science. It is our goal to become a top statewide cultural and educational destination as well as a national leader in marinelife science. We firmly believe our expansion will help attract visitors to Palm Beach County. Our current visitor data indicates that over 40% of our traffic resides outside of the county.

We have retained nationally recognized conservation design consultants, Cambridge 7, to advise us on the expansion as well as an upgrade of our current exhibits. I have attached a copy of the proposed expansion and upgrade plans. We currently estimate the cost at \$5 million dollars and believe it may take up to five years for us to raise the money to proceed. We are requesting an amendment to our existing lease with reasonable benchmarks so that we may proceed with our efforts.

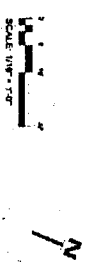
On behalf of our staff and board of directors, I truly thank you for the consideration

Sincerely,

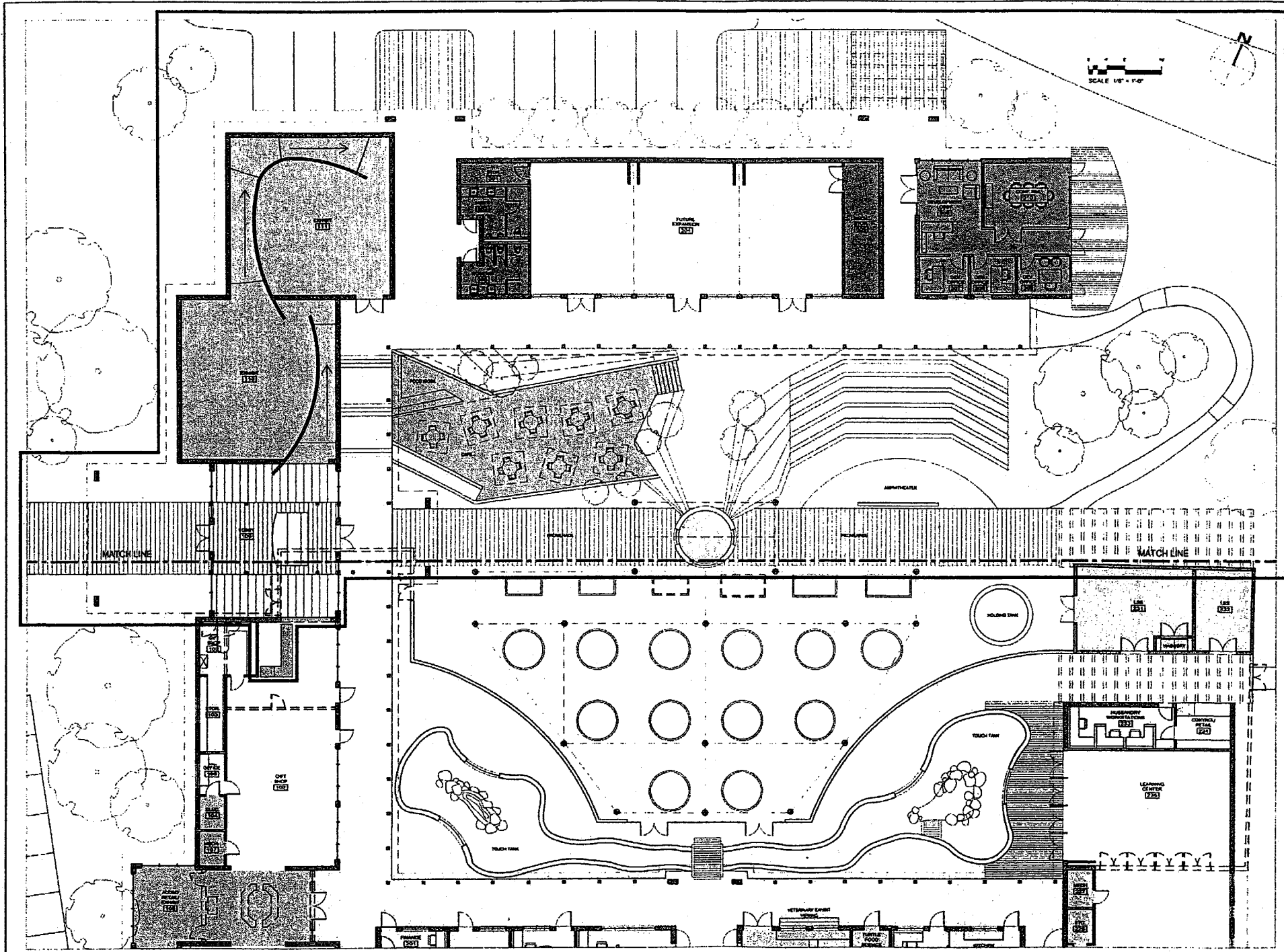
Brian K. Waxman
Board Chairman



PROPOSED SITE PLAN



<p>Cambridge Green Associates, Inc. Architects and Planners 500 Massachusetts Ave. Cambridge, MA 02139 Tel: (617) 452-1000 Fax: (617) 452-1001</p>	
<p>Project: UNIVERSITY COMMONS, 1ST OFFICE</p>	<p>Sheet No. 01</p>
<p>Date: 7/20/2003</p>	<p>Drawn by: JD</p>
<p>Scale: AS SHOWN</p>	<p>Checked by: JD</p>
<p>Project No. 03-001</p>	<p>Sheet No. 01</p>
<p>Issued for the PROPOSED SITE PLAN</p>	
<p>A0.02</p>	



LEGEND

exist.	new	
		retail
		office
		research
		vet. area
		lobby
		exhibit
		learning
		back-of-house
		circulation
		rehabilitation

Number	Revised	Date

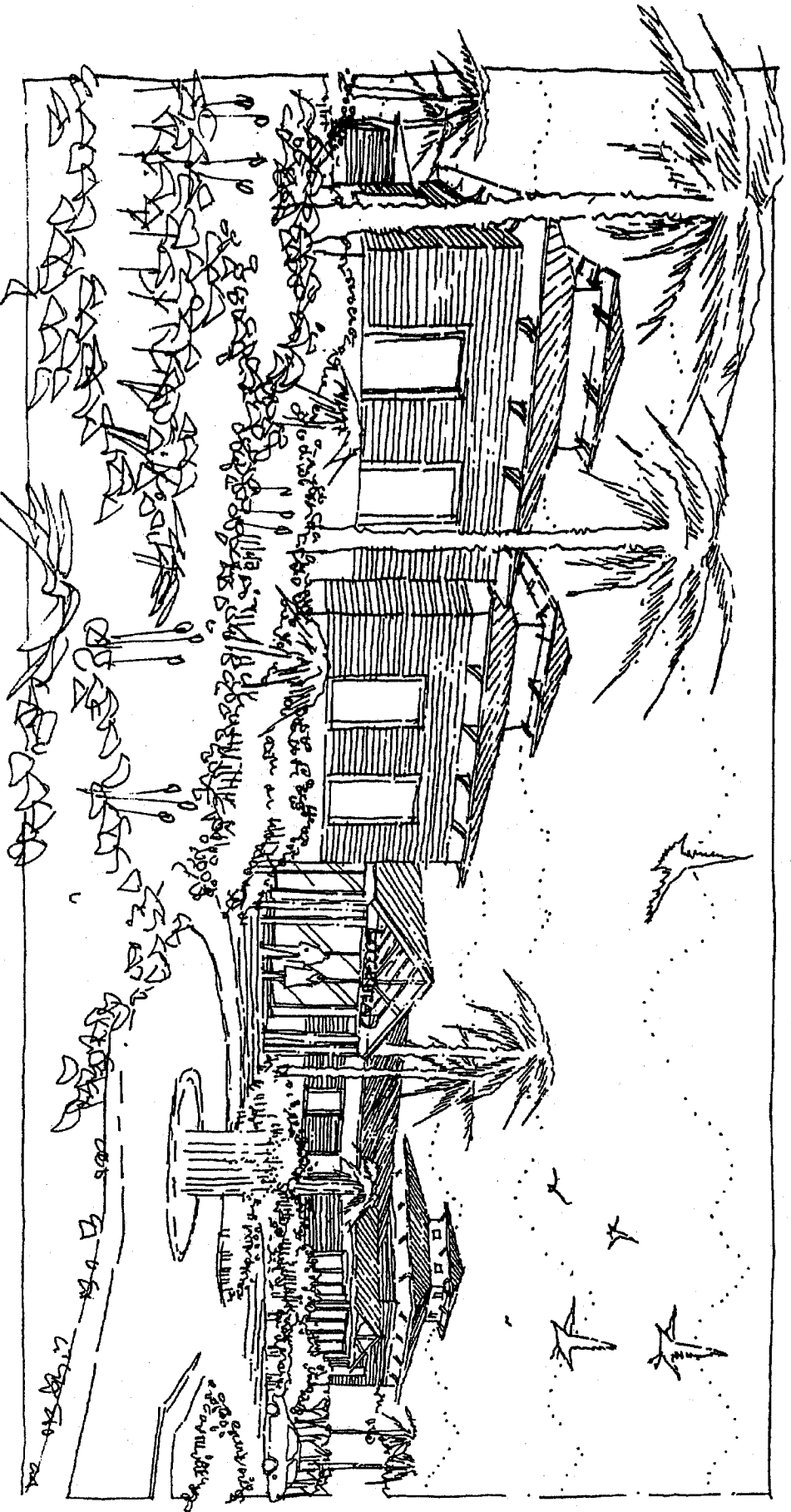
Cambridge Seven Associates, Inc.
 Architects and Planners
 555 Massachusetts Ave.
 Cambridge, MA 02139
 Tel: 617-452-7000 Fax: 617-452-7007

July 2, 2010
 Project: CAMBRIDGE MARINE LIFE CENTER
 Drawn by: [Name] Checked by: [Name]
 Date: 24 MAY 2010
 Scale: 1/8" = 1'-0"

Showing the
**PARTIAL FLOOR
 PLAN 2 - PHASE 3**

A1.05

1 PARTIAL FLOOR PLAN 2 - PHASE 3
 W.P.T.P.



1 EXTERIOR VIEW

Scale	
Notes	

Cambridge Seven Associates, Inc.

Architectural Firm
 100 Cambridge Street, Suite 200
 Cambridge, MA 02142
 Tel: 617.452.1234

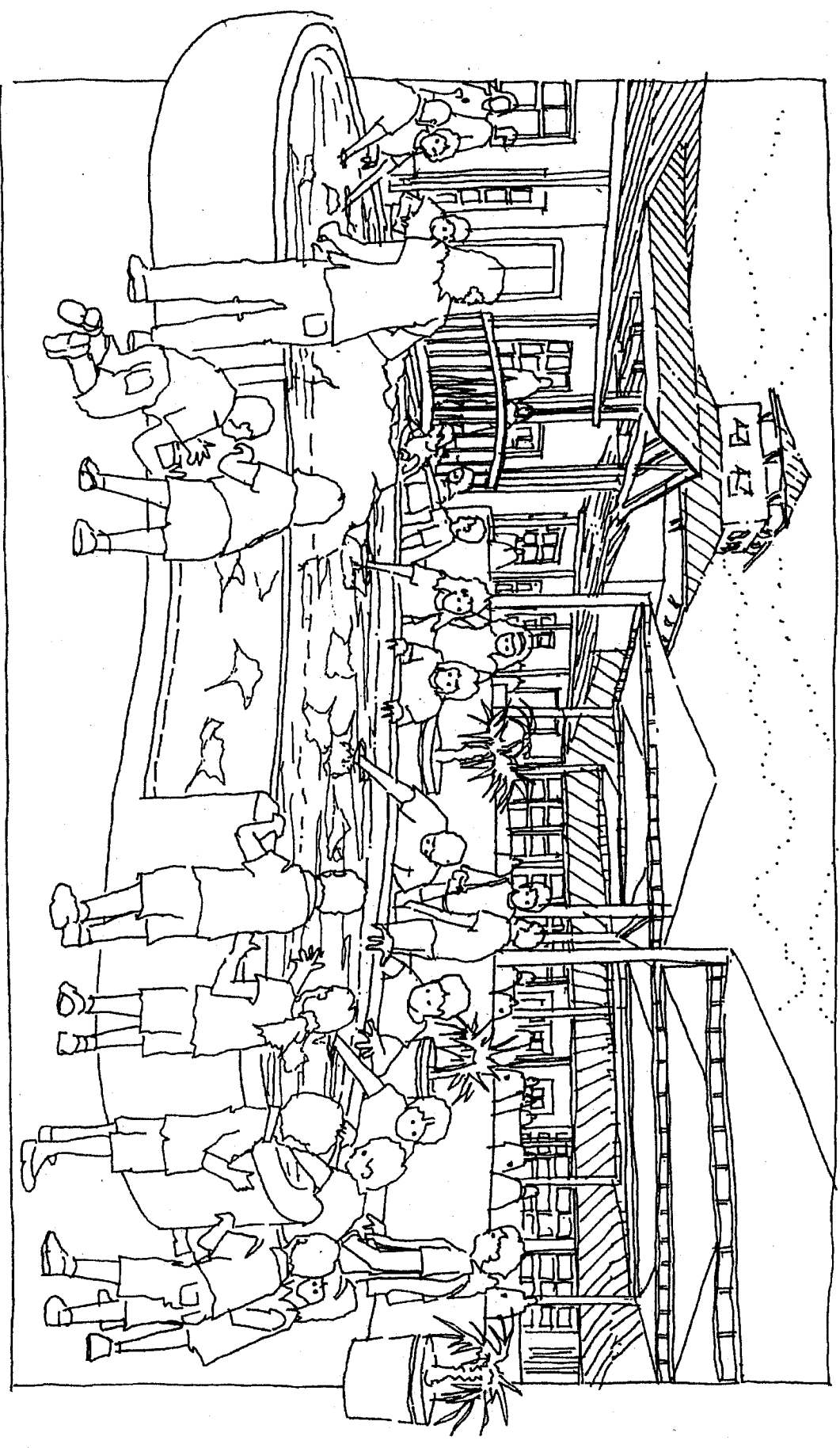
Date: 10/15/2010

Project: Cambridge Seven Associates, Inc.

Sheet: 1 of 1

PERSPECTIVE VIEW

A2.01



1 VIEW OF INTERACTIVE TOUCH TANK AREA

NO.	REVISION

Cambridge Seven Associates, Inc.

Cambridge Seven Associates, Inc.
 100 Massachusetts Ave.
 Cambridge, MA 02139
 TEL: 617.452.2200
 FAX: 617.452.2201
 WWW: CS7A.COM

DATE: 27 JUN 2010

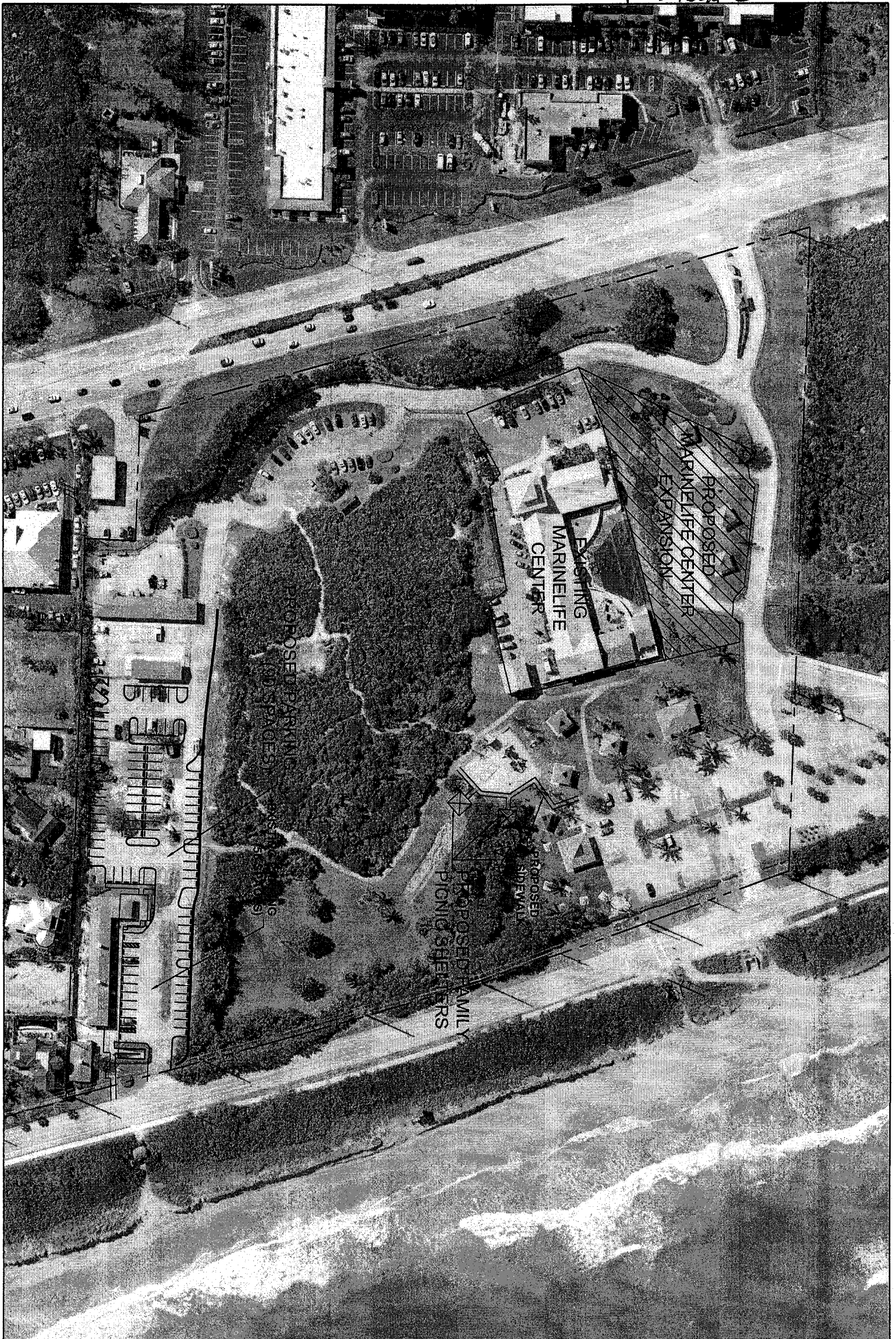
PROJECT: INTERACTIVE TOUCH TANK AREA

DESIGNER: CS7A

PROJECT NO. A2.05

A2.05

PERSPECTIVE VIEW



LOGGERHEAD PARK PROPOSED MARINELIFE CENTER EXPANSION & PARKING IMPROVEMENTS