

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

Meeting Date: December 7, 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 approve: request by the Loggerhead Marinelife Center, Inc. to construct a 1,500 square foot addition within their existing lease premises at Loggerhead Park.

**Summary:** The Loggerhead Marinelife Center, Inc. (Center) is requesting County approval to construct a 1,500 square foot classroom addition to help accommodate the large number of annual visitors to the Center. The Lease Agreement (R2003-1246) with the County requires Board approval for any improvements, additions, modifications, or alterations to the premises in excess of \$25,000. The proposed classroom addition is estimated to cost approximately \$150,000 and take 3 to 6 months to complete. County staff supports the proposed expansion of this cultural facility and the addition will not adversely impact the public's use and enjoyment of the park. District 1 (AH)

**Background and Policy Issues:** The Center has operated in Loggerhead Park on leased park property since 1984, and has grown into an internationally renowned scientific research and rehabilitation center for sea turtles. On August 19, 2003, the Board approved a thirty (30) year Lease Agreement with the 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 the Lease Agreement (R2008-1749) granting the Center utility easements through the park for the installation and maintenance of underground saltwater lines.

On August 17, 2010, (6G-1) the Board approved in concept the Center's request to lease additional property in order to expand their existing facility, and directed staff to negotiate a Second Amendment to the Lease Agreement. The proposed Amendment will add up to three quarters of an acre to Center's lease premises in order to allow an expansion to 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 classroom addition will be identical to the current building in terms of appearance and quality.


The Center attracts over 200,000 visitors annually and according to the Center's data base, over 40% of the visitors reside outside of the County. In addition, the Center monitors 8 miles of shoreline in northern Palm Beach County that are among the most active sea turtle nesting beaches in the world. The Center is also a countywide cultural and educational resource that serves over 60 local schools, and 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 marine-oriented gift shop.

**Attachments:**

1. Letter of request from the Loggerhead Marinelife Center, Inc.
2. Loggerhead Park proposed site plan
3. Loggerhead Marinelife Center's plans for the proposed classroom expansion

Recommended by:   
Department Director

11/8/10  
Date

Approved by:   
Assistant County Administrator

11/17/10  
Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2011	2012	2013	2014	2015
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>
<b>NET FISCAL IMPACT</b>	<b>* <u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>	<b><u>-0-</u></b>
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	<b><u>0</u></b>				

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

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

\* There is no fiscal impact to Palm Beach County associated with this item.

**C. Departmental Fiscal Review:**

*M. H. [Signature]*

**III. REVIEW COMMENTS**

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

*[Signature]* 11/16/10  
 OFMB  
 8/11/10  
 11/7/10

*[Signature]* 11/16/10  
 Contract Development and Control

**B. Legal Sufficiency:**

*Anne Welford* 11/16/10  
 Assistant County Attorney

**C. Other Department Review:**

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

REVISED 10/95  
 ADM FORM 01



**VIA E-MAIL & U.S. MAIL**

October 20, 2010

Mr. Ross Hering, Director  
Property & Real Estate Management Division  
Palm Beach County  
2633 Vista Parkway  
West Palm Beach, FL 33411-5605

Ms Jean Matthews, Senior Planner  
Parks & Recreation Department  
Palm Beach County  
John Prince Park  
2700 Sixth Avenue South  
Lake Worth, Florida 33461

Re: Loggerhead Marineline Center Learning Center expansion  
Loggerhead Park, Juno Beach, Florida

Dear Ross and Jean:

Pursuant to phone conversations with Mr. Graziotto this morning, I am attaching the following items:

- General site plan layout, reflecting the location of the proposed addition; and
- A copy of the building plan and elevations of the proposed 1,500 square foot addition;

The proposed improvement is intended to match identically the current building appearance in terms of exterior roof line, siding, and wainscoting as to texture, materials, and color. The type and quality of structure and material will be identical to the existing improvements. When finished, the goal is to have the addition appear as though it was in fact built as part of the existing facility. From the east (park) side of the building, the same rhythm of windows and architectural details are to be included.

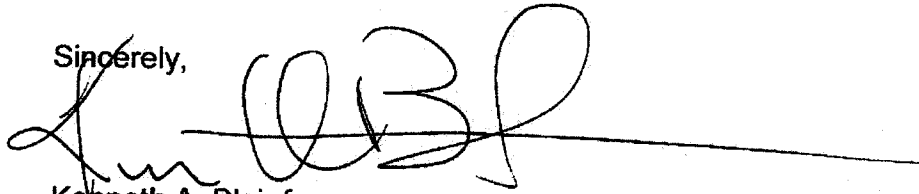
Loggerhead Park, 14200 U.S. Highway One, Juno Beach, Florida 33408  
(561) 627-8280 fax (561) 627-8305

Mr. Ross Hearing, Director  
Ms Jean Matthews, Senior Planner  
Palm Beach County  
Page 2 of 2

As can be seen on the attached, the addition amounts to basically no more than a box of three walls and roof. I anticipate the receipt of Structural / MEP details early next week and will submit same to you as soon as they become available.

We would request your approval of these improvements in accordance with the lease. We would also ask that you issue a letter to the Town of Juno Beach authorizing them to begin the permitting process. Your continued attention in this matter is much appreciated, and we look forward to hearing back from you.

Sincerely,

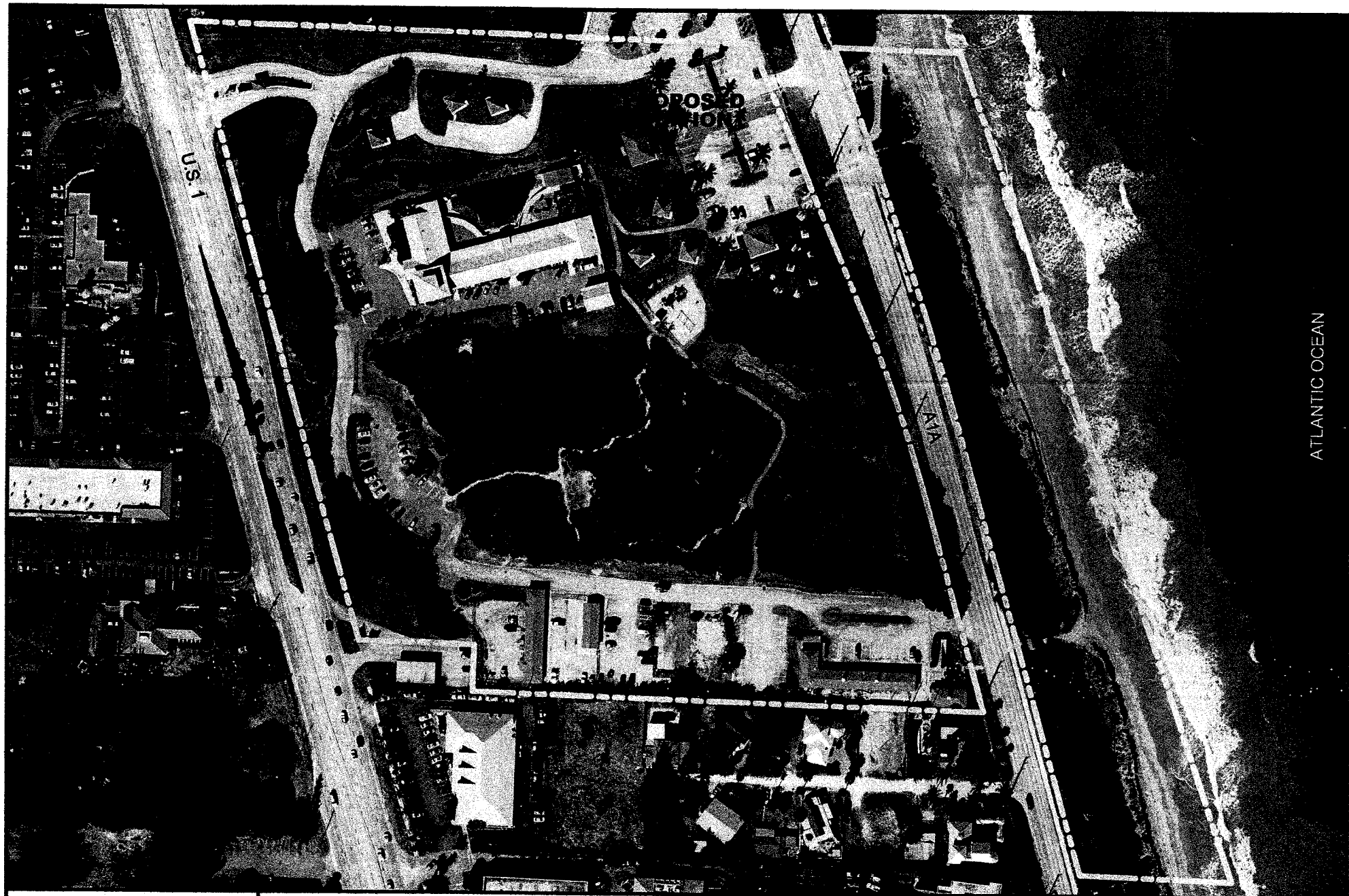
A handwritten signature in black ink, appearing to read 'Ken Blair', with a long horizontal line extending to the right.

Kenneth A. Blair for  
Loggerhead Marinelifelife Center

Encl.

Cc: Raymond E. Graziotto, Loggerhead Marinelifelife Center  
David McClymont, President, Loggerhead Marinelifelife Center

LOGGERHEAD MARINELIFE CENTER  
Loggerhead Park, 14200 U.S. Highway One, Juno Beach, Florida 33408  
(561) 627-8280 fax (561) 627-8305



ATLANTIC OCEAN



PALM BEACH  
COUNTY  
PARKS &  
RECREATION  
DEPARTMENT

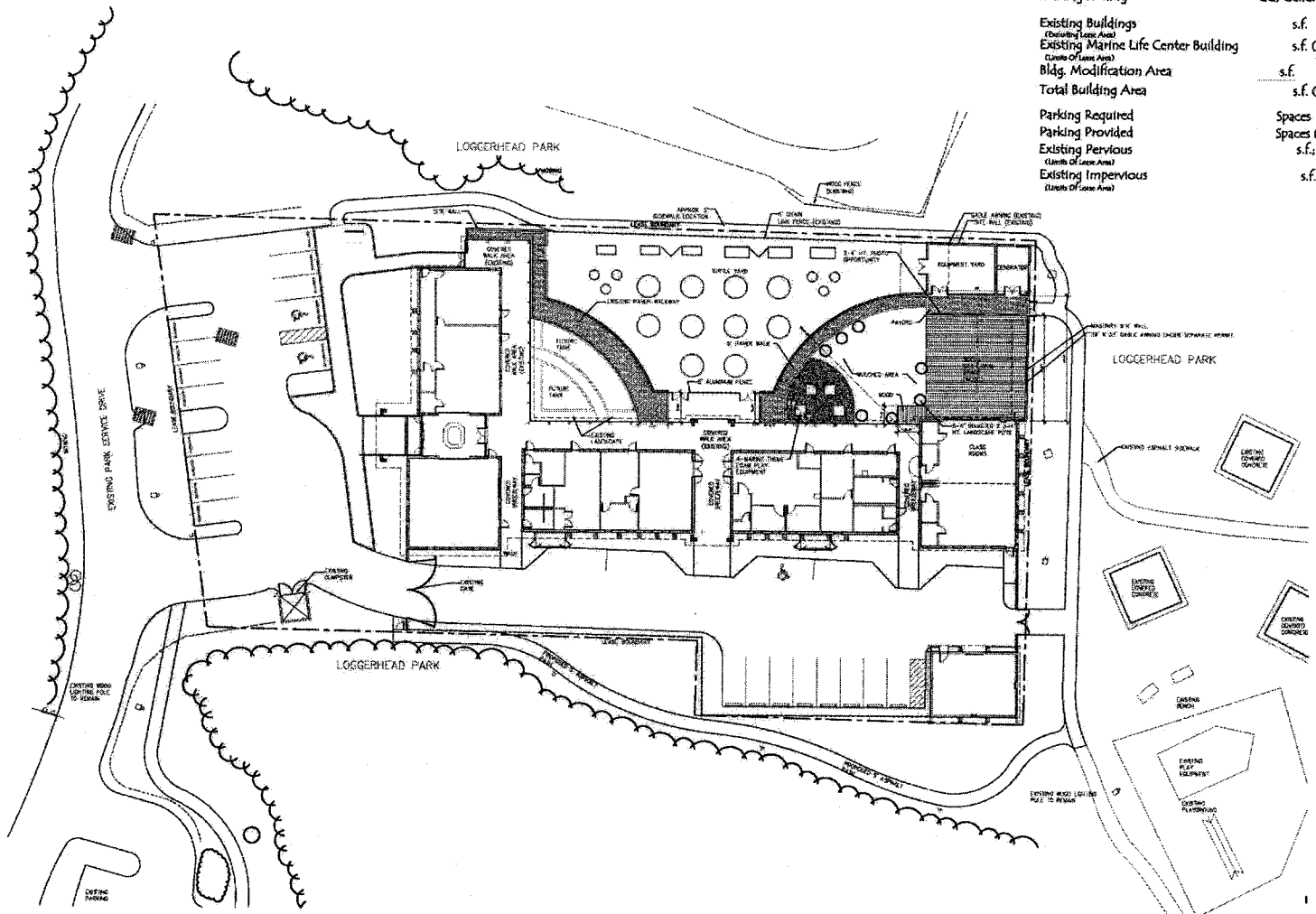
LOGGERHEAD PARK  
14200 U.S. Highway 1  
Juno Beach, FL 33408

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IMAGE DATE: 2009 MAP DATE: 10/7/2010 N. OUELLETTE



0' 80' 160'



**Site Data**

Site Area (Including Lease Area)	Acres:	
Site Lease Area (Limits Of Lease Area)	Acres:	s.f.
Total Site Area	Acres:	s.f.
Existing Zoning	CG:	General Commercial
Existing Buildings (Including Lease Area)	s.f.	
Existing Marine Life Center Building (Limits Of Lease Area)	s.f.	(Marine Life Center) (1/290 s.f.)
Bldg. Modification Area	s.f.	
Total Building Area	s.f.	(Overall Site)
Parking Required	Spaces	
Parking Provided	Spaces	(Includes 1 Handicap Space)
Existing Pervious (Limits Of Lease Area)	s.f.:	
Existing Impervious (Limits Of Lease Area)	s.f.:	



**Gentile  
Holloway  
O'Mahoney  
& Associates, Inc.**  
Landscape Architects  
Planners and  
Environmental Consultants

1801 Commerce Lane  
Suite 201  
Jupiter, Florida 33458  
904-731-0001  
904-731-0002 FAX  
www.landscapemasters.com

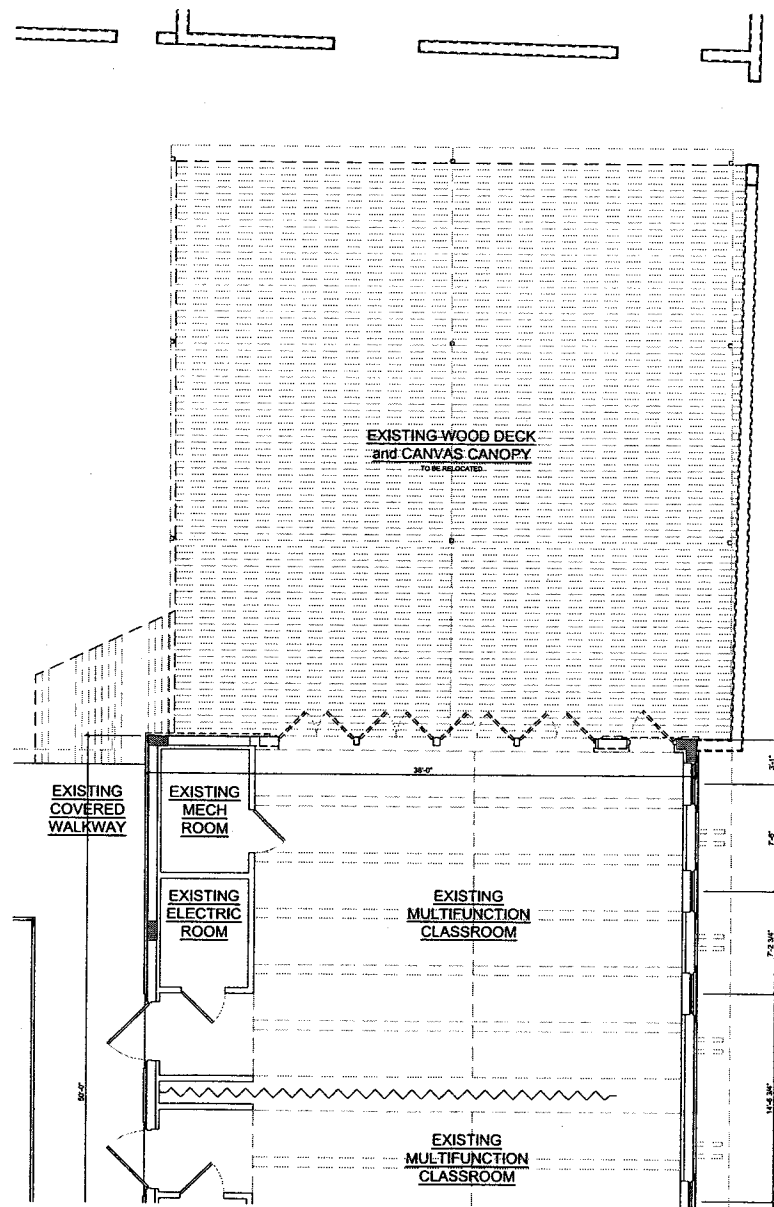
Designed: G.H.O.  
Drawn: J.B.  
Approved: G.H.O./J.B.  
Date: 03/2008  
Job no.: 10-1012  
Revisions:

Project Title:  
**Conceptual  
Site  
Plan**

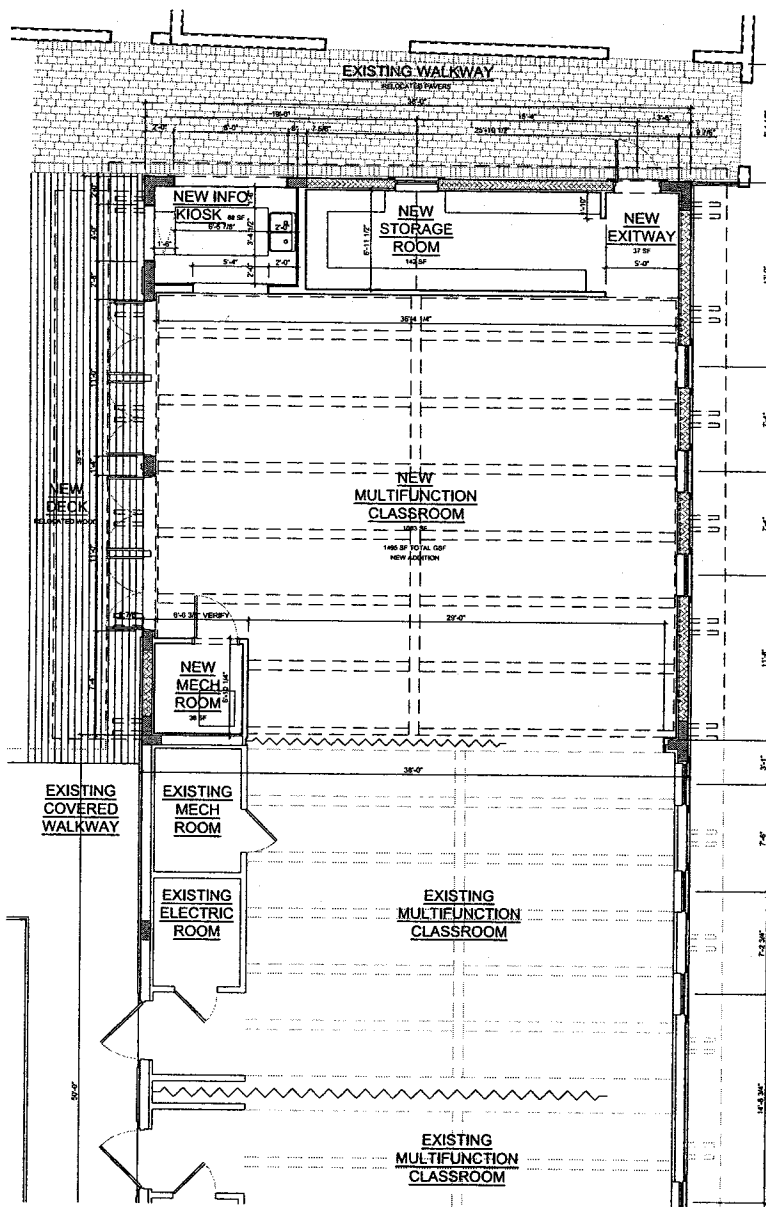
Scale: 1"=20'  
Sheet No.

**SP-1**  
10-1012

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01 Architectural Demolition Plan 1/8" = 1'-0"



02 Architectural Floor Plan - Proposed 1/8" = 1'-0"

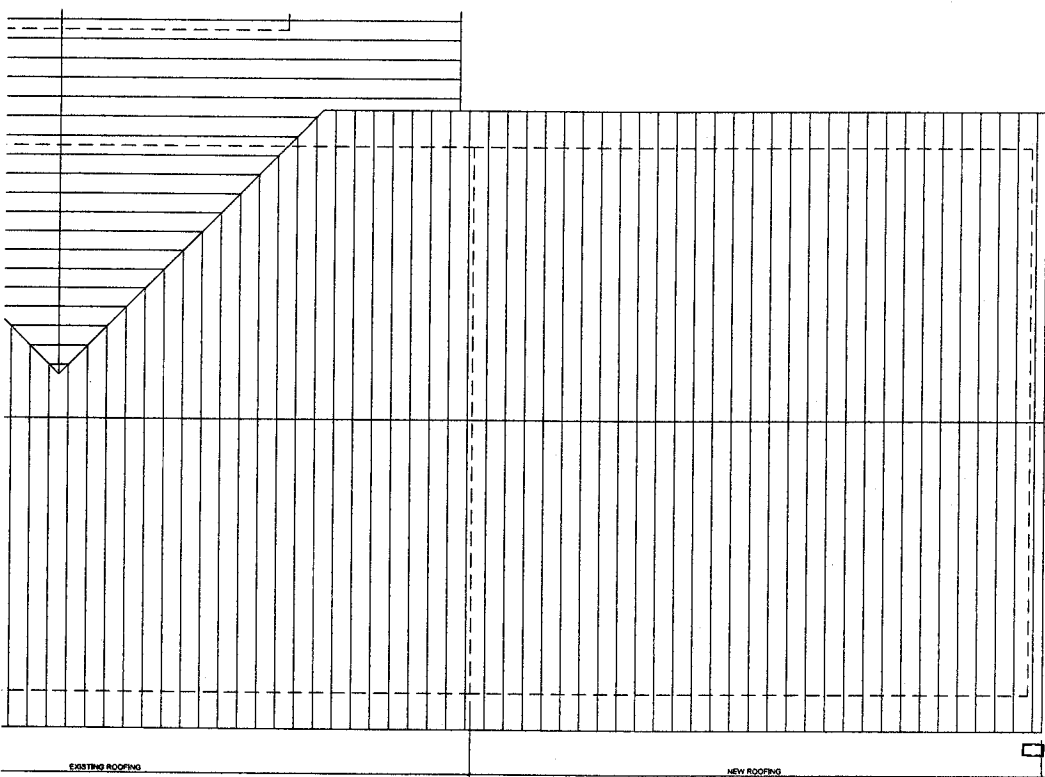
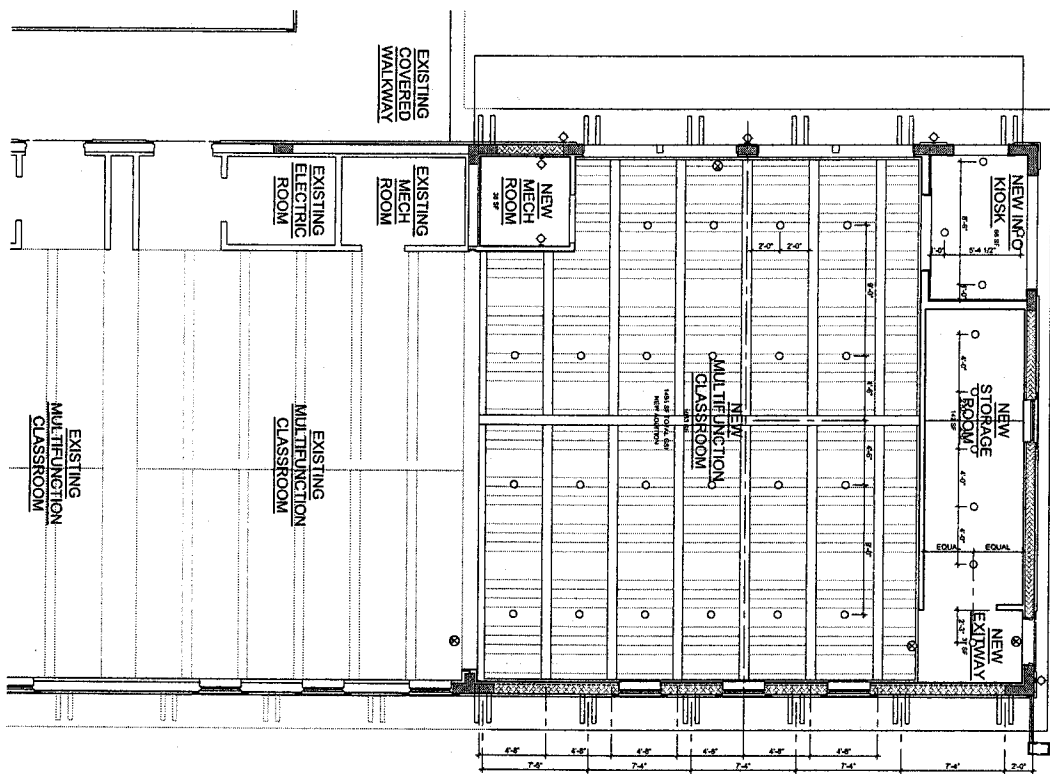
RK Architecture LP  
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914.483.8629  
brkarchitect@gmail.com



Loggerhead MarineLife Center  
Classroom Addition  
14200 US Highway 1  
Juno Beach, Florida 33408

Revisions

A1.1  
Architectural  
Floor Plans  
Date/Revision Set 02.00.00



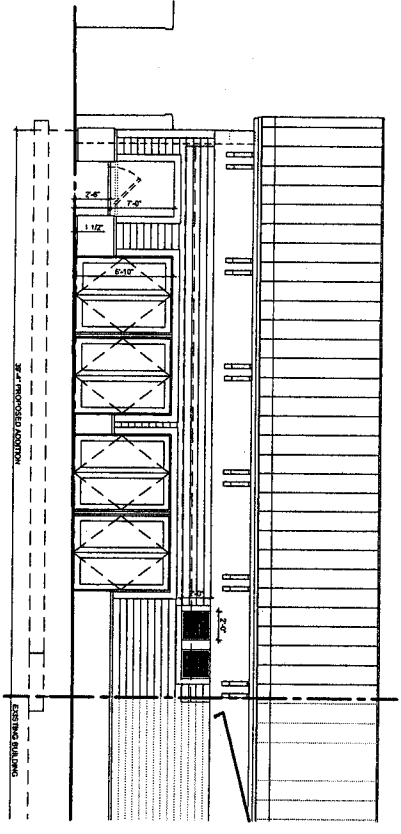
**A1.2**  
Architectural  
Floor Plans  
Revised: 10.18.16

Revisions

**Loggerhead Marinelife Center  
Classroom Addition**  
14200 US Highway 1  
Juno Beach, Florida 33408

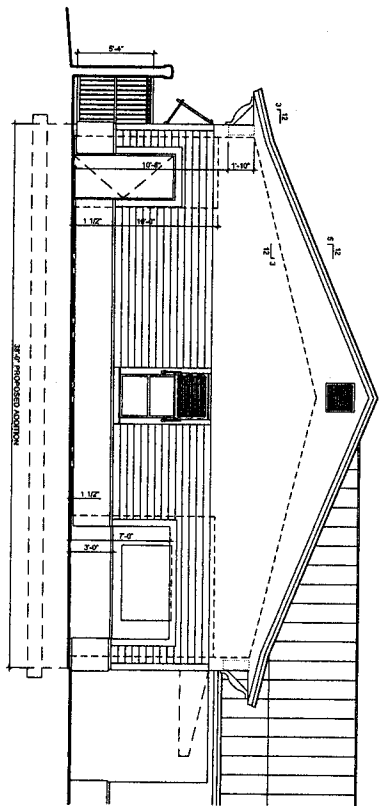
RK Architecture LLP  
2226 Mirabella Drive  
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Florida 33404  
814.659.6829  
blenking@gmail.com





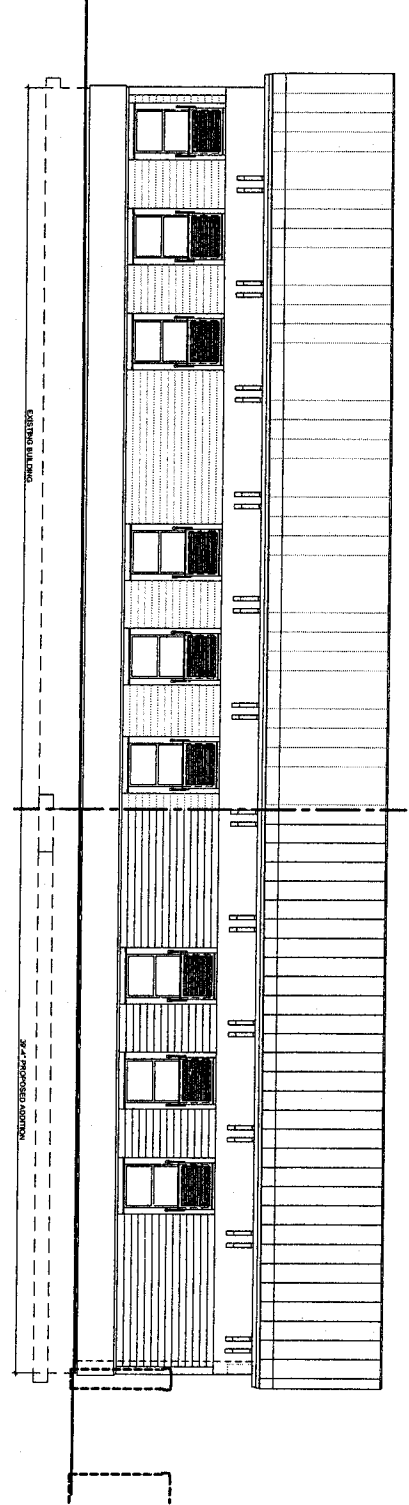
01 Proposed West Elevation

1/4" = 1'-0"



02 Proposed North Elevation

1/4" = 1'-0"



03 Proposed East Elevation

1/4" = 1'-0"

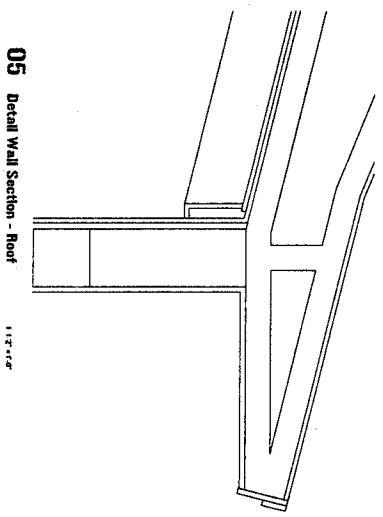
Revisions

**Loggerhead Marinelife Center**  
**Classroom Addition**  
 14200 US Highway 1  
 Juno Beach, Florida 33408



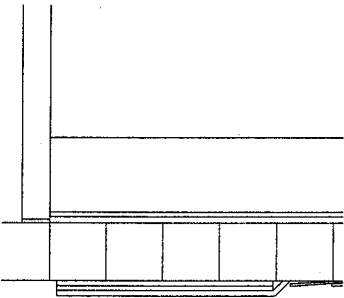
RK Architecture LLP  
 3226 Mirra Drive  
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 brian.kring@gmail.com





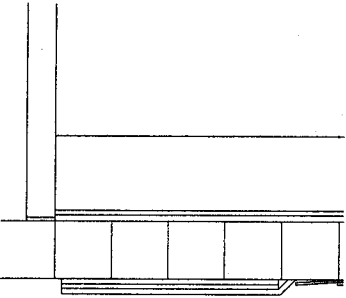
05 Detail Wall Section - Roof

1/2" = 1'-0"



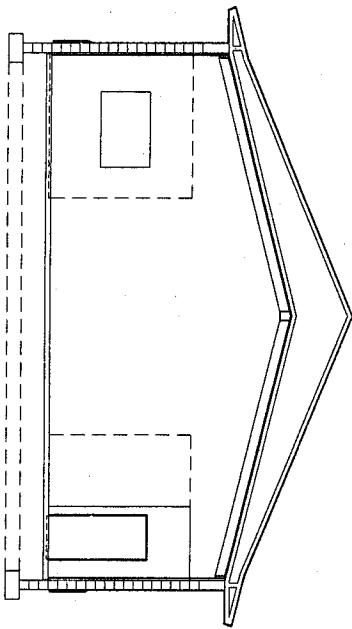
04 Detail Wall Section - Windows

1/2" = 1'-0"



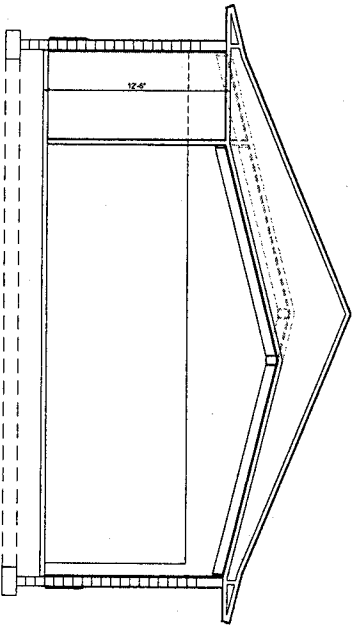
03 Detail Wall Section - Base

1/2" = 1'-0"



02 Proposed Building Section

1/4" = 1'-0"



01 Existing Building Section

1/4" = 1'-0"

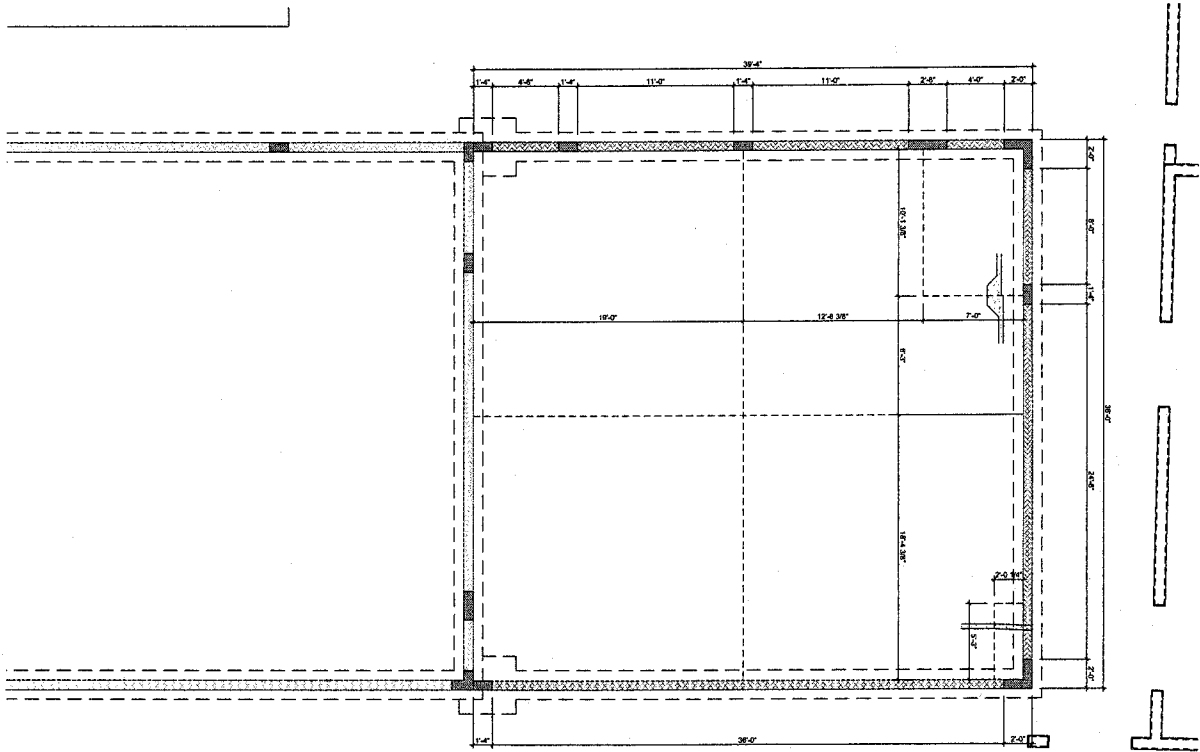
Revisions		

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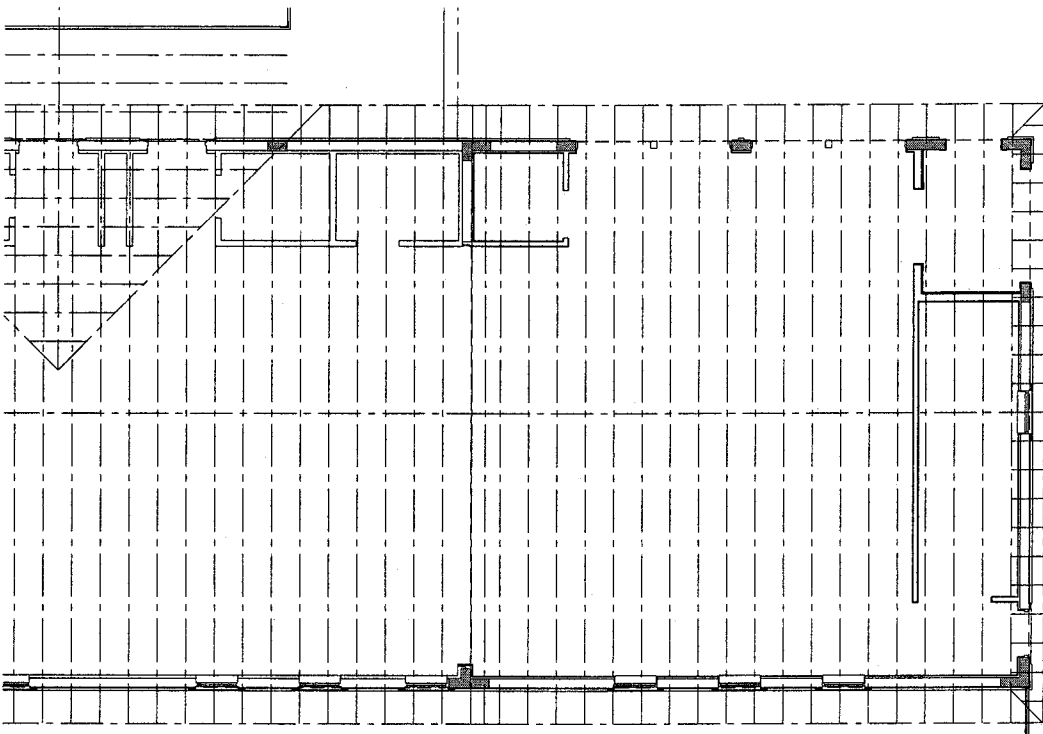
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 3226 Mirabella Drive  
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 brish.rk@rk.com





01 Structural Foundation Plan

1/4" = 1'-0"



02 Structural Floor Plan

1/4" = 1'-0"



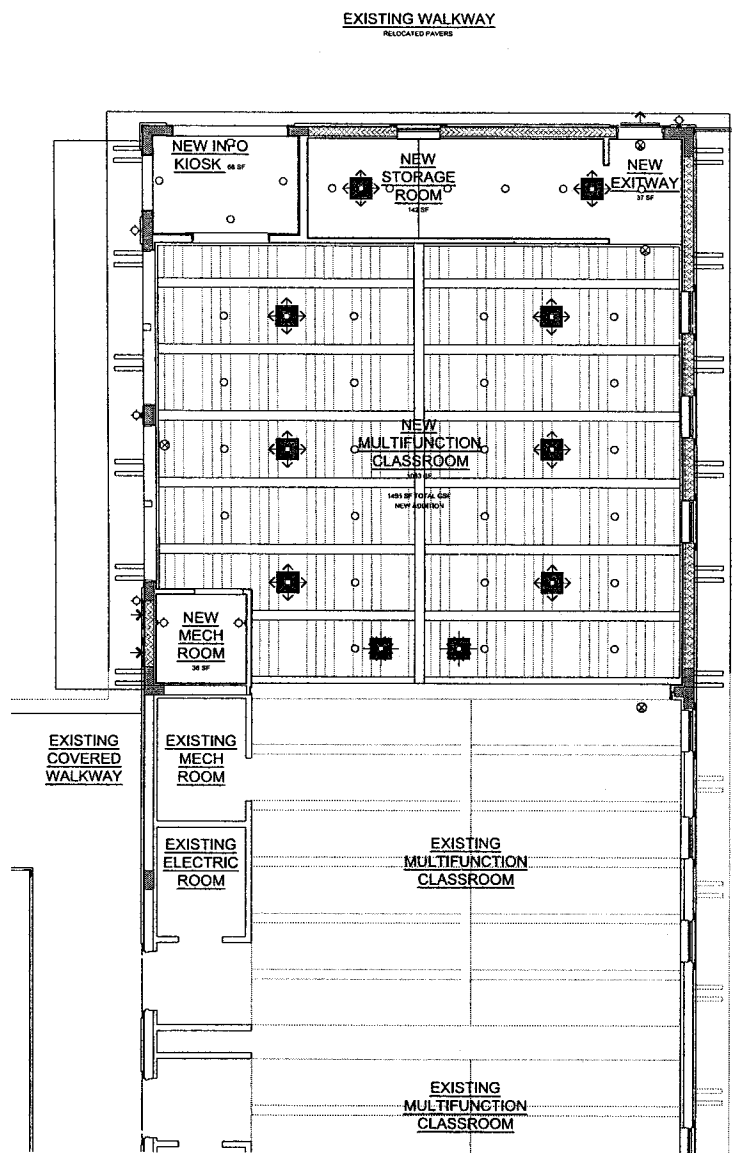
Revisions

**Loggerhead Marinelifelife Center**  
**Classroom Addition**  
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 Juno Beach, Florida 33408

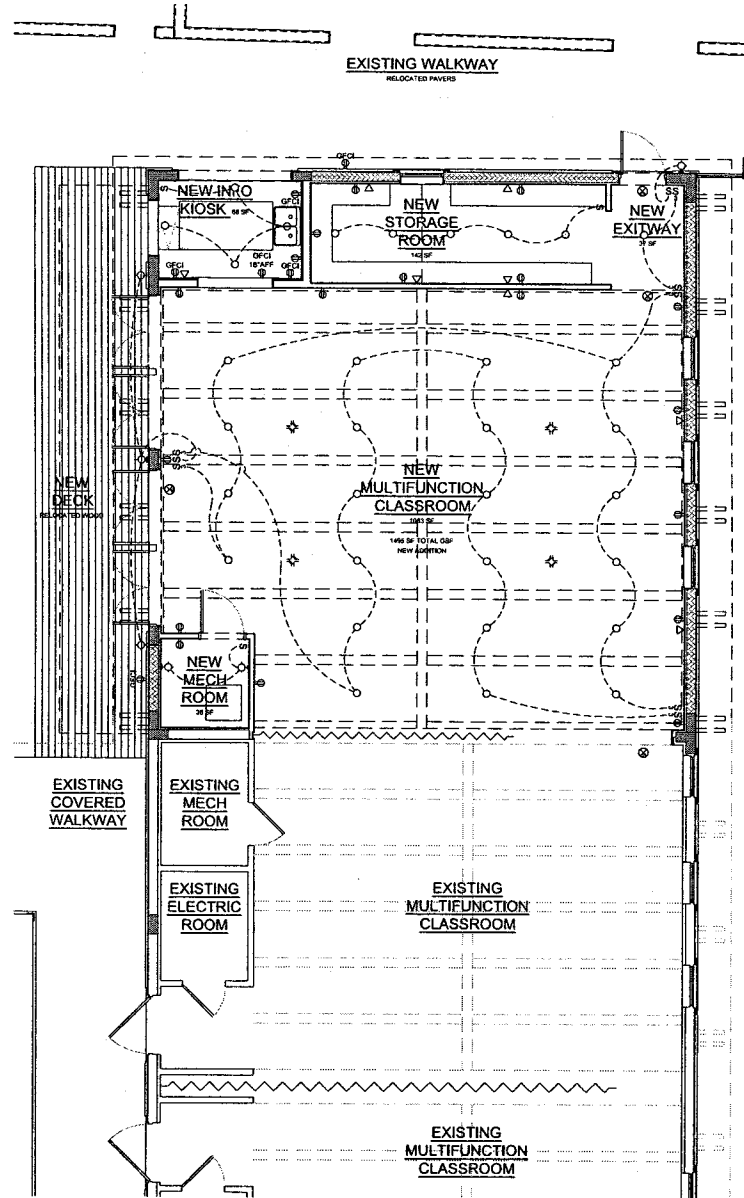


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01 MEP Reflected Ceiling Plan V4.1.10



02 Electrical Floor Plan V4.1.10

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Loggerhead MarineLife Center  
Classroom Addition  
14200 US Highway 1  
June Beach, Florida 33408

Revisions

MEP1.1  
Mech Elect Plumb  
Floor Plans  
Contributor: R.K. A.S.