

4E-1

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

## AGENDA ITEM SUMMARY

Meeting Date: March 6, 2012

☐ Consent☒ Regular☐ Ordinance☐ Public HearingDepartment: Parks and RecreationSubmitted By: Parks and Recreation DepartmentSubmitted For: Parks and Recreation DepartmentI. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to authorize: staff to negotiate a lease of 1.75 acres of County property within Loggers' Run Park with DROP IN SK8PARK INC. (DISP) to construct and operate a Skate/BMX facility.

**Summary:** The Board of Directors of DISP, a 501(c)(3) not-for-profit corporation, is requesting that the County enter into a no-cost long term lease agreement for 1.75 acres on the east side of Loggers' Run Park. DISP is proposing to construct a skate and BMX facility utilizing the existing covered roller hockey rink and adjoining area. DISP would bear all costs for construction, operation, and maintenance of the facility with revenue from user fees, lessons, foundation grants, fundraisers, and a pro shop. Once staff has negotiated the specific lease arrangements with DISP, an agreement will be brought back to the Board for consideration. District 5 (AH)

**Background and Policy Issues:** DISP is seeking a lease site to operate a Skate/BMX recreational facility on the east side of Loggers' Run Park. The park located on the north side of Palmetto Park Road west of US 441 is a District level park that serves residents of western Boca Raton. The Parks and Recreation Department is unable to pursue any additional skate parks due to the high staffing and operational costs associated with this type of facility. Leasing the park's existing hockey rink area to a not-for-profit corporation to operate a Skate/BMX facility will allow for the immediate development of such a facility.

DISP's proposed improvements include a covered skate rink; Pro BMX and Pro Skate courses; outside Novice skate and Novice BMX courses; pro shop/entrance booth; and vehicular drop off area. DISP would operate and maintain its improvements within the lease area, while the County would remain responsible for the covered shelter, sports lighting, and the remainder of the park including parking lots and restrooms that serve the Skate/BMX facility. The proposed location within Loggers' Run Park is compatible with the existing and proposed site uses, and should have little fiscal impact on the operation of the remainder of the park.

**Attachments:**

- A. Letter of request from the DISP
- B. Letter of support from West Boca Community Council
- C. Letter of support from the Loggers' Run HOA
- D. Proposed Lease Area
- E. Location Map

Recommended by:   
Department Director2/9/2012  
DateApproved by:   
Assistant County Administrator\_\_\_\_\_  
Date

## II. FISCAL IMPACT ANALYSIS

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

Fiscal Years	2012	2012	2014	2015	2016
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 \_\_\_\_\_  
Budget Account No.: Fund \_\_\_\_\_ Department \_\_\_\_\_ Unit \_\_\_\_\_  
Object \_\_\_\_\_ Program N/A

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

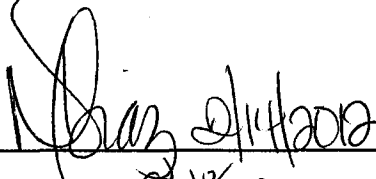
\* There is no fiscal impact associated with this agenda item.

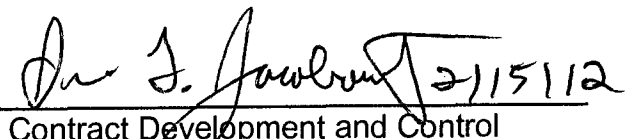
### C. Departmental Fiscal Review:



## III. REVIEW COMMENTS

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

  
OFMB  
2/14/12  
2/14/12  
2-14-12

  
Contract Development and Control  
2-15-12 B.L.P. [unclear]

### B. Legal Sufficiency:

  
Anne Delaney 2/17/12  
Assistant County Attorney

### C. Other Department Review:

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

REVISED 10/95  
ADM FORM 01

g:\planning and development section\granow\agenda\agenda item seeking bcc approval for Loggers' run skate park lease.docx

"A"

January 9, 2012

Drop In SK8 Park  
21271 Millbrook Court  
Boca Raton, Florida 33498

Mr. Eric Call  
Parks and Recreation Director  
2700 Sixth Avenue South  
Lake Worth, Florida 33461

Dear Mr. Call,

Pursuant to our conversation at your office, please accept this letter as a request for the County to grant a 10 year lease of the "skating facility" at the Loggers' Run County park to Drop In SK 8 Park, a 501C3 corporation, in order to convert it to a hi tech skating, biking and skateboarding venue.

In exchange for the lease of the skate facility, we plan on investing up to \$500,000 in improvements to the facility to accommodate, skating, biking and skateboarding. We also expect to expend up to \$80,000 annually in staff and operating costs for the facility.

As a non-profit corporation, our mission includes giving back to the community through free use of the facility to other non-profit groups and children with disabilities (see attached). We will offer use of the park on a daily fee basis to all children and adults and hopefully draw them away from using parking lots and benches at nearby local businesses.

We have discussed this proposal with Community leaders in the West Boca Area and have requested their support. Thank you and the Board of County Commissioners for your favorably consideration of our request.

Sincerely,



Cindi Shendell,  
President/CEO  
Drop In SK 8 Park

## Objectives

1. To enhance the quality of life for the residents of West Boca Raton and the surrounding area by providing a permanent and safe facility for skating and biking.
2. To create and execute a working relationship based on guidelines established by a cooperative consisting of West Boca Raton Commissioner and Chamber of Commerce, Palm Beach County Park and Recreation Department, local Police Department and Cindi Shendell.
3. To manage, staff, operate, and maintain the Skate Park to the highest industry standards in the best interest of West Boca Raton.
4. To develop and consistently implement policies and procedures that ensures the safety of the facility user.
5. To develop programming that maximizes facility use including opportunities for session participation, instruction, clinics, and special events.
6. To provide a wholesome social environment for youth. (home away from home- meet friends and "fit in" somewhere —> self esteem)
7. To promote the facility and programming in such a manner that enhances the reputation of West Boca Raton in the provision of recreation opportunities.
8. To provide a fully staffed skate park enforcing safety practices, wearing protective gear and positive behavior at all times.
9. To develop a skate park designed for safety for skaters and safe for parents to leave children in a supervised activity.
10. To provide children the opportunity to develop their skills in a safe healthy environment.
11. To establish a mentoring program (High School Volunteer Skate Patrol) -older skaters support younger skaters to develop skating skills and provide positive role models.

### Program Plan:

instruction classes

clinics free

special events

adult fitness skate

mentor for HS/elem students

fresh start/ troubled kids

toddler skate

school vacation days

summer /winter camps

# WEST BOCA COMMUNITY COUNCIL

B

January 04, 2012

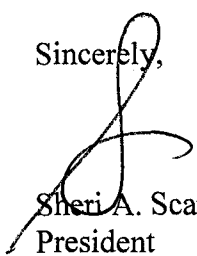
Mr. Eric Call, Director  
Palm Beach County  
Parks and Recreation Department  
2700 Sixth Avenue. South  
Lake Worth, FL 33461

Dear Eric:

The West Boca Community Council is pleased to support a skate park in West Boca. We believe a skate park will be a tremendous asset to the community, as well as to the Palm Beach County Parks and Recreation Department.

We are hopeful that you too believe this worthwhile project. If you have any questions, please do not hesitate to contact me.

Sincerely,



Sheri A. Scarborough  
President

"C"

# **Loggers' Run, Inc.**

January 4, 2012

Drop in Sk8 Park  
21271 Milbrook Ct.  
Boca Raton, Fl. 33498

Dear Ms. Shendell,

The Board of Governors is receipt of your letter referencing the installation of a skate park at the Loggers' Run County Park.

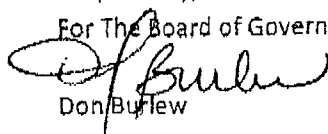
We believe that this addition to the park will be a welcome asset for the reasons you listed as well as the safety of the youths who will hopefully use it.

We, by way of this letter, confirm our support of this project.

Please advise of your opening date so that we may communicate to our residents of this addition to the park.

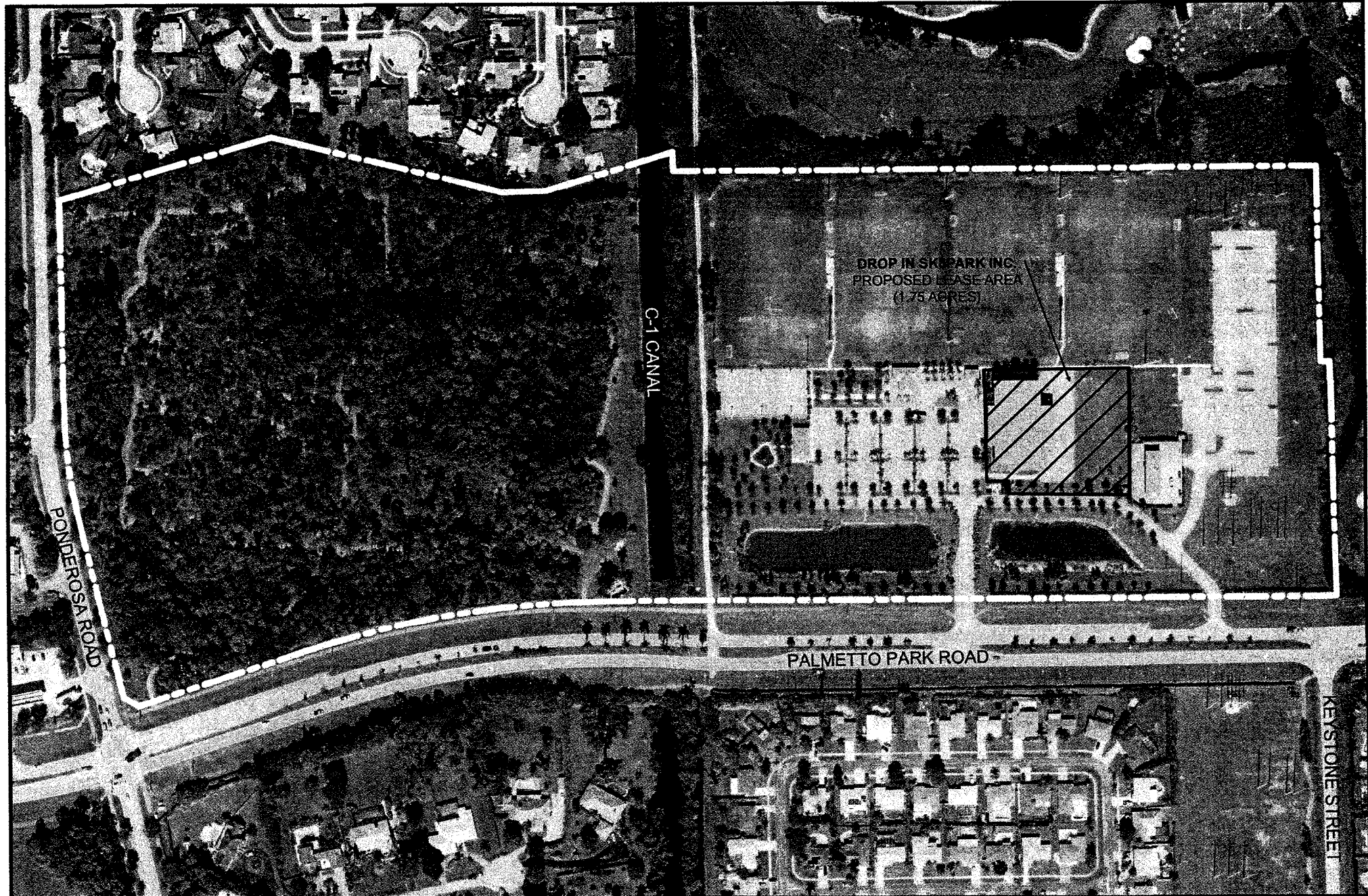
Respectfully,

For The Board of Governors

  
Don Burlew

Property Manager

The Continental Group, Inc.



PALM BEACH  
COUNTY  
PARKS &  
RECREATION  
DEPARTMENT

LOGGER'S RUN PARK  
11185 Palmetto Park Road  
Boca Raton, FL 33428

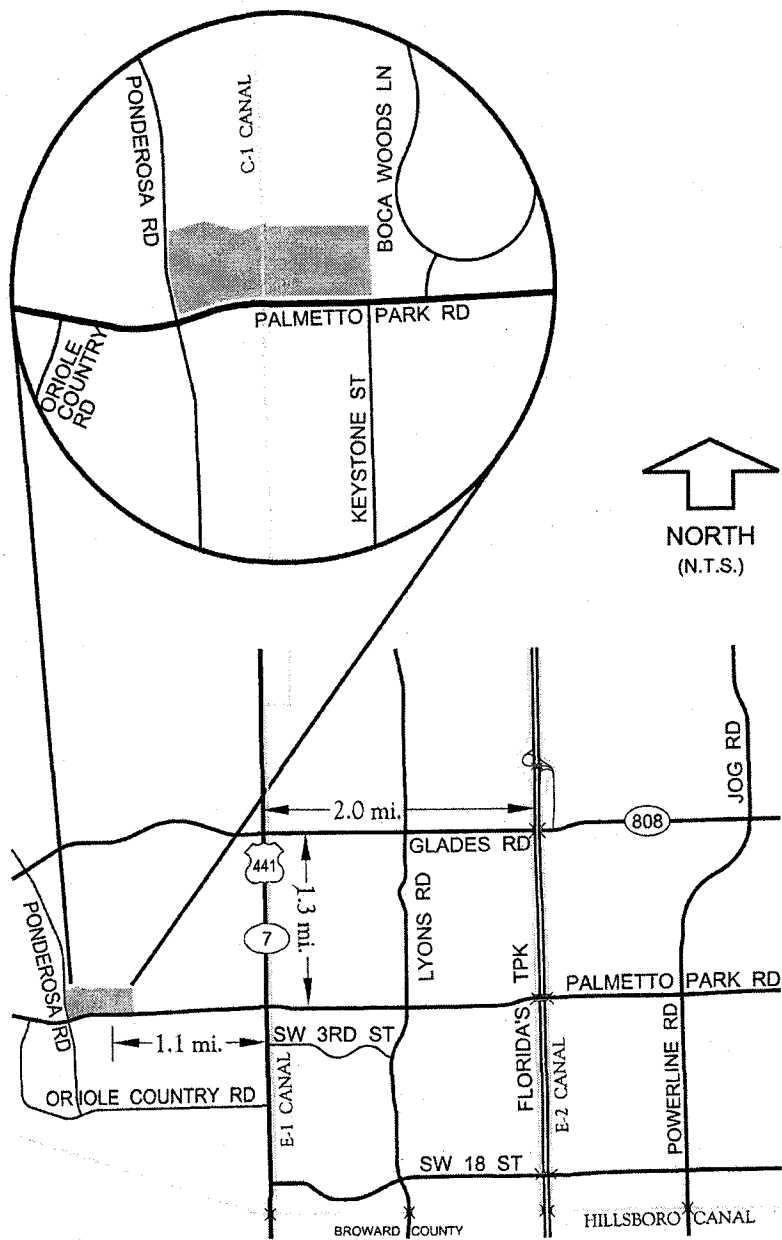
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IMAGE DATE: 2011 MAP DATE: 6/29/2011 N. OUELLETTE



0' 130' 260'

ATTACHMENT D



Loggers' Run Park  
LOCATION MAP