

Agenda Item #:

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: **December 15, 2015** ☐ **Consent** ☒ **Regular**
 ☐ **Ordinance** ☐ **Public Hearing**

Department: Facilities Development & Operations
For: Parks and Recreation

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve:

A) an acquisition from the South Florida Water Management District (SFWMD) of 39.7 acres of vacant land adjacent to the County's 20 Mile Bend property for \$405,000; and

B) a budget transfer of \$202,500 within Park Impact Fee Zone 3 from Reserves to Land Acquisition to fund one-half of the acquisition cost of the SFWMD property.

Summary: The County has been pursuing a long term plan to assemble properties at the Intersection of SR 80 and old 880/20 Mile Bend for County uses requiring an isolated location. The County acquired 91 acres from FPL for the development of the PBSO Law Enforcement Training Facilities. Subsequently, the SFWMD donated 86 acres to the County for development of a public shooting park. The SFWMD retained 39.7 acres which it has recently declared to be surplus. SFWMD is increasing their efforts to dispose of unutilized properties to generate revenue to offset budget shortfalls and SFWMD Staff have offered this property to the County at its appraised value of \$405,000. Staff recommends acquisition of the 39.7 acres to guard against a potential SFWMD sale to a third party for uses which might conflict with the County's existing and planned future uses. This acquisition will be funded from \$202,500 in Park Impact Fee Zone 3 Reserves and \$202,500 in the Public Safety Radio Systems Fund. Due to the extensive history with this property, including the prior acquisition from SFWMD, an existing site plan approval for a County public shooting range and previous environmental evaluation, Staff believes that it is reasonable to rely on the previously developed information and not perform additional pre purchase due diligence. In the event that the sale of this property to the County is approved by the BCC and the SFWMD Governing Board, then Staff will close this transaction by simply delivering a check to SFWMD in exchange for a deed to the property. This acquisition requires a super majority vote (5 votes) for approval. **(PREM) District 6 (HJF)**


Background and Policy Issues: See page 3

Attachments:

1. Location Map
2. Budget Transfer
3. BAS

Recommended By: KCH for my wife
Department Director

Date _____

Approved By: 
County Administrator

Date _____

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2016	2017	2018	2019	2020
Capital Expenditures	\$405,000				
Operating Costs					
External Revenues					
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	\$405,000				
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget: Yes ☒ No ☐

Budget Account No: Fund 3801 Dept 411 Unit B209 Object 6101
Fund 3603 Dept 581 Unit P797 Object 6501

Program _____

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

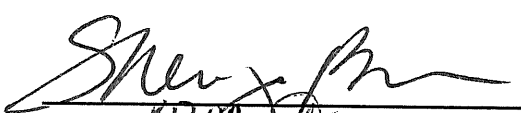
Park Impact Fees Zone 3 (See attached Budget Transfer) 3603-581-P797 \$202,500. Public Safety Radio System Fund account number 3801-411-B209-6101 \$202,500. Funding is split equally between Parks and Recreation and the Public Safety Radio System. If Parks and Recreation subsequently uses the property for recreation purposes, Parks will refund the Radio System's contribution.

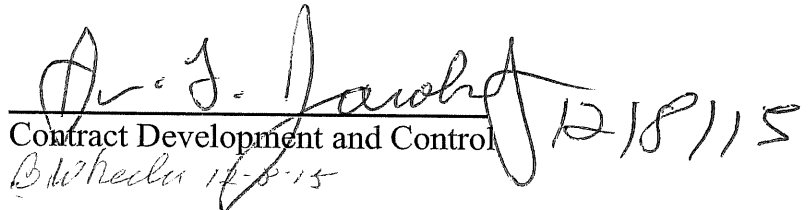
Fixed Assets Number N/A

C. Departmental Fiscal Review: _____

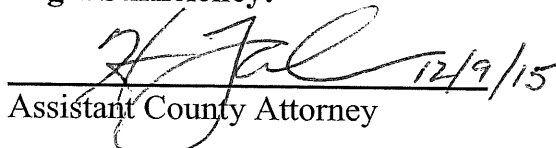
III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:


OFMB 12/2/15 12/3


Contract Development and Control 12/8/15
B. Heckler 12-8-15

B. Legal Sufficiency:


Assistant County Attorney 12/9/15

C. Other Department Review:

Department Director

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

Background and Policy Issues: In 1994 the County acquired 91 acres at 20 Mile Bend from FPL for development of the PBSO Law Enforcement shooting range. SFWMD owned approximately 135 acres adjacent to the PBSO range. In October of 2007, SFWMD conveyed 86.69 acres to the County without charge for the County's development of a public shooting range. Subsequently, the SFWMD has abandoned its plan to develop an operations center at 20 Mile Bend and has declared its remaining acreage totaling 39.7 acres surplus.

SFWMD is increasing efforts to dispose of unutilized properties to generate revenue. The 20 Mile Bend property is ideally situated for development of those incompatible uses which require remote locations set back from residential and commercial uses. In addition to the shooting range, the County has a 315' communications tower which is an essential component of the Public Safety Radio System. Staff believes it advisable to acquire the SFWMD's remaining acreage at 20 Mile Bend to prevent incompatible uses being developed next to the County property and to provide increased flexibility in development of future County uses such as expansion of the existing law enforcement shooting range and potential development of an Off Highway Vehicle Park.

The SFWMD's Staff has agreed to recommend the sale of its 39.7 acres to the County for its appraised value of \$405,000. The County obtained one appraisal valuing the property at \$410,000 and the SFWMD obtained an appraisal valuing the property at \$400,000. The average of the two appraisals is \$405,000. In the event that the sale of this property to the County is approved by the BCC and the SFWMD Governing Board, then Staff will close this transaction by simply delivering a check to SFWMD in exchange for a deed to the property. Due to the extensive history with this property, including the prior acquisition from SFWMD, a joint site plan approval in conjunction with the public shooting range and previous environmental evaluation, Staff believes that it is reasonable to rely on the previously developed information and not perform additional due diligence.

Staff recommends that the property be acquired to: 1) protect the security and existence of the existing uses, and 2) preserve the ability to develop park uses requiring isolation from residential development, or unmet park needs in the mid western communities.

At this time, Parks is projecting recreation needs in excess of that which can be accommodated at existing Park property in the Acreage and the two pending civic site dedications.

Given the above, this acquisition will be equally funded from Park Impact Fee Zone 3 Reserves and the Public Safety Radio System Fund.



Attachment 1
Location Map

16-

0244

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
BUDGET TRANSFER

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BGEX 581 100915*92

FUND 3603 - Park Impact Fees Z-3

ACCT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED 10/09/15	REMAINING BALANCE
Reserves								
3603-581-9900-9909	Res-Improvement Progrm	5,043,086	7,043,086		202,500	6,840,586	0	6,840,586
20 Mile Bend Park Site								
3603-581-P797-6501	Land Acquisition	0	0	202,500		202,500	0	202,500
TOTAL				202,500	202,500			



Parks and Recreation Department
INITIATING DEPARTMENT/DIVISION

Administration/Budget Department Approval

OFMB Department - Posted

Signatures

Date

 11/24/15
 12/3/15

By Board of County Commissioners
At Meeting of
December 15, 2015
Deputy Clerk to the Court

Attachment 2
Budget Transfer
Page 1 of 1

12/3

BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 11/24/15 REQUESTED BY: Audrey Wolf PHONE: 233-0204

PROJECT TITLE: Tower Site Land Acquisition PROJECT NO.:

ORIGINAL CONTRACT/ANNUAL AMOUNT \$202,500 BCC RESOLUTION#/DATE:

CSA/LOA CHANGE ORDER AMOUNT:

CSA/LOA CHANGE ORDER NUMBER:

CONTRACTOR/CONSULTANT NAME:

PROVIDE A BRIEF STATEMENT OF THE SCOPE OF SERVICES TO BE PROVIDED BY THE CONSULTANT/CONTRACTOR: The funding represents 1/2 of the cost of land acquisition. In the event that a determination is made that the entire property is to be developed as park land, Park Impact Fees will reimburse this account for this expenditure. In the event that the entire property is to remain undeveloped, the Park Impact Fees will be reimbursed.

WILL THIS AMENDMENT CHANGE THE ESTIMATED COST OF THE PROJECT? N/A

IF YES, PROVIDE ESTIMATES OF THE NEW COSTS:

CONSTRUCTION	
ARCHITECTURE/ENGINEER	
*STAFF COSTS	
EQUIPMENT/OTHER	202,500
TOTAL	202,500

*By signing this BAS your department agrees to these staff costs and your account will be charged upon receipt of this BAS by FD&O. Unless there is a change in the scope of work, no additional staff charges will be billed.

BUDGET ACCOUNT NUMBER (IF KNOWN):

FUND: 3801 AGENCY: 411 ORG: B209 OBJ: 6101

AGREEMENT TO BE APPROVED BY: BCC

ANTICIPATED DATE OF APPROVAL: 12/15/15

BAS APPROVED BY:  DATE: 10 27-15

ENCUMBRANCE NUMBER: _____