

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: June 20, 2017

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** the conceptual master plan for North County District Park; and **B) authorize** staff to negotiate a long-term Interlocal Agreement with the City of Palm Beach Gardens (City) for the funding, construction, operation and maintenance of an active park on approximately 50 acres identified as Phase One on the master plan.

Summary: Parks and Recreation Department staff worked closely with representatives of Palm Beach Gardens and adjacent municipalities to develop a conceptual master plan for the County owned 80.6 acre North County District Park property. The master plan was developed as a two phase project and takes into consideration the recreational amenities requested by the City as well as expected future recreational needs for residents within the north county area. The plan was approved by the City on May 4, 2017. The Parks and Recreation Department has requested and the City desires to enter into an Interlocal Agreement for the development, operation, and maintenance of the 50 acres designated as Phase One. Staff is seeking authorization to negotiate a long term Interlocal Agreement with the City which will delineate the project scope and elements associated with the construction, management and operation of Phase One. The County has received support for this project from the Town of Jupiter, Village of North Palm Beach, Town of Lake Park, City of West Palm Beach, Village of Tequesta, Town of Juno Beach, Town of Palm Beach Shores, Town of Jupiter Inlet Colony, Palm Beach North Chamber of Commerce and Chamber of Commerce of the Palm Beaches. **District 1 (AH)**

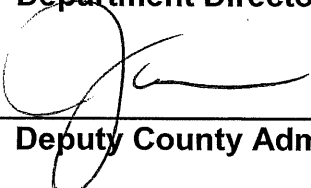
Background and Policy Issues: The City desires to enter into a long term Interlocal Agreement for 50 acres of County owned property to develop a district park. The City will utilize up to \$11.2 million in funding for this project. In February, 2017, the City Council passed a \$30 million bond which will be repaid over the next ten years using proceeds from the Local Government One-Cent Infrastructure Surtax Capital Improvement Fund. A resolution was approved by the City on May 4, 2017, accepting the overall conceptual master plan and authorizing the City Manager to negotiate and execute an Interlocal Agreement with the County. (Continued)

Attachments:

1. Master Plan
2. City of Palm Beach Gardens Resolution
3. Letters of Support from North County Municipalities
4. Brief History of Palm Beach Gardens District Park Property

Recommended by: 
Department Director

5/23/17
Date

Approved by: 
Deputy County Administrator

6/12/17
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2017	2018	2019	2020	2021
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)	<u>0</u>				

Is Item Included in Current Budget? Yes No
 Budget Account No.: Fund _____ Department _____ Unit _____
 Object _____ / Revenue Source _____ Program _____

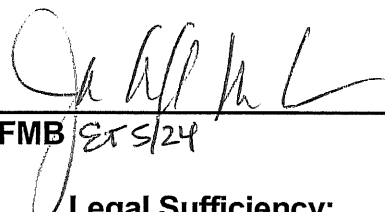
B. Recommended Sources of Funds/Summary of Fiscal Impact:

There is no fiscal impact associated with this item.

C. Departmental Fiscal Review: 

III. REVIEW COMMENTS

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

 5/25/17
 OFMB 5/24 5/24

 6/15/17
 Contract Development & Control 6/8/17

B. Legal Sufficiency:

Anne Delgant 6-12-17
 Assistant County Attorney

C. Other Departmental Review:

 Department Director

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

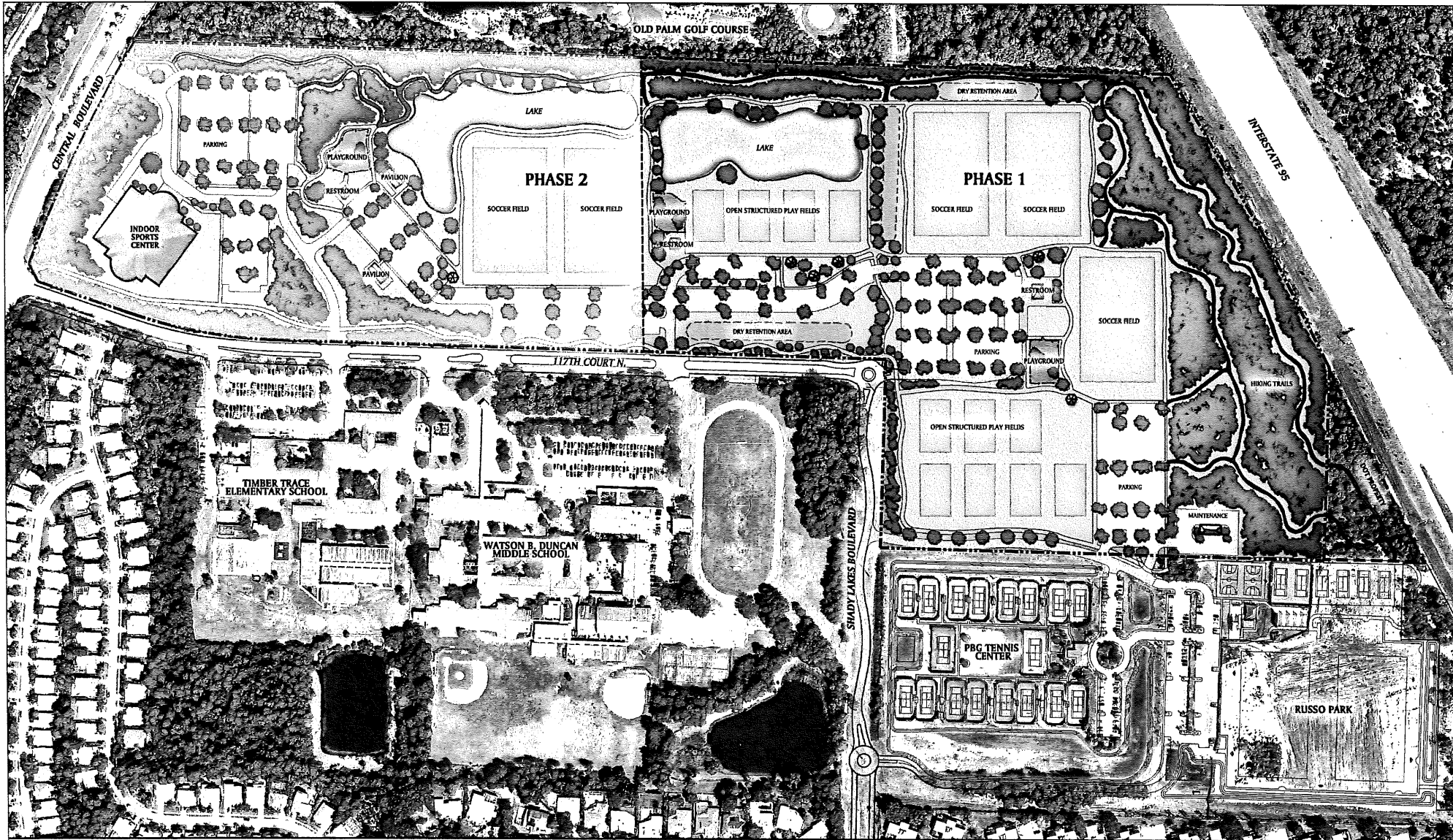
Background and Policy Issues: (Continued on Page 3)

The Parks and Recreation Department is supportive of an Interlocal Agreement for this property provided that no preference is given for programs based on residency, the fields are made available for Sports Commission events and a Park Advisory Committee comprised of representatives from all areas of northern Palm Beach County is established.

The conceptual master plan develops the property in two phases, with Phase One featuring regulation multi-purpose fields, short sided soccer fields, a playground, parking, a restroom, retention pond, maintenance compound and hiking trails located within the 12.7-acre conservation easement. Phase Two, which will not be included in the Interlocal Agreement, includes an indoor sports facility, additional multi-purpose fields, picnic facilities, a playground, restroom, group pavilions, retention pond, and associated parking.

The Palm Beach Gardens Parks and Recreation Department provides recreational programming for almost 10,000 participants annually, with 35% of those participants residing outside of the city limits. In addition, they host Palm Beach Gardens Youth Athletic Association (PBGYAA) events, and approximately 41% of the participants of this organization reside outside of the city limits.

The City would like to begin construction later this year after the Interlocal Agreement is fully executed and hopes to open the park to the public in the fall of 2018. The County's involvement with Palm Beach Gardens on this project dates back to 2000. A Brief History of Palm Beach Gardens District Park is attached.





**City of Palm Beach Gardens
Office of the City Clerk
10500 North Military Trail
Palm Beach Gardens, FL 33410
(561) 799-4122 psnider@pbgfl.com**

Letter of Transmittal

DATE: May 5, 2017

TO: Commissioner Hal R. Valeche
Palm Beach County Commission
301 North Olive Avenue
West Palm Beach, FL 33401

Sent via email to: PWeaver@pbcgov.org
Sent via FedEx to: Commissioner Hal R. Valeche

Re: Resolution 38, 2017.

Attached please find a certified copy of Resolution 38, 2017 adopted by the City Council on May 4, 2017 approving Palm Beach County's North District Park Conceptual Master Plan 2017.

For Your Records

For Recording

As Requested

Returned for Corrections

For Review and Signature

Other: _____

Signed 
Patricia Snider, CMC, City Clerk

Cc: Mayor Paulette Burdick
Vice-Mayor Melissa McKinlay
Commissioner Dave Kerner
Commissioner Steven L. Abrams
Commissioner Mary Lou Berger
Commissioner Mack Bernard

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

RESOLUTION 38, 2017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM BEACH GARDENS, FLORIDA, APPROVING PALM BEACH COUNTY'S NORTH DISTRICT PARK CONCEPTUAL MASTER PLAN - 2017; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN INTERLOCAL AGREEMENT WITH PALM BEACH COUNTY; AUTHORIZING THE EXPENDITURE OF FUNDS FROM THE ONE-CENT SALES SURTAX CAPITAL IMPROVEMENT FUND, PURSUANT TO SECTION 2-293. APPROPRIATIONS. OF THE CITY CODE OF ORDINANCES, NECESSARY TO FUND THE CONSTRUCTION OF THE NORTH COUNTY DISTRICT PARK, IN SUBSTANTIAL CONFORMITY WITH THE ATTACHED EXHIBIT "A"; AUTHORIZING THE CITY MANAGER TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SAID PROJECT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, parks and recreational programs are an integral part of the City of Palm Beach Gardens (City) and neighboring communities; and

WHEREAS, parks and recreation services are central to the quality of life for City residents and visitors; and

WHEREAS, parks and recreational centers contribute to the economic and environmental vitality of the City and region; and

WHEREAS, parks and recreational programs foster personal development, promote health and wellness, and increase cultural unity; and

WHEREAS, currently, the City's recreational facilities and programs are enjoyed by many non-residents as well as residents of the City, along with being utilized by area schools; and

WHEREAS, the City has reserved a portion of its One-Cent Sales Surtax funds to be dedicated to the development of the North County District Park; and

WHEREAS, the County has designed a conceptual master plan of the North County District Park and has expressed intent to lease to the City the park property in order to construct, operate, and maintain the North County District Park; and

WHEREAS, neighboring municipalities, along with business and civic groups, have expressed support and approval of implementing the County's conceptual master plan by authorizing the City to develop, operate, and maintain the North County District Park; and

1
2 **WHEREAS**, the City would operate the North County District Park for the benefit
3 of all recreational participants and programs without discrimination towards non-city
4 residents, except for a modest fee for City non-residents, if applicable; and
5

6 **WHEREAS**, the sports procedures developed and utilized by the City would
7 govern the facilities and programs at North County District Park; and
8

9 **WHEREAS**, the City would be recognized as the lessee operator in the interlocal
10 agreement; and
11

12 **WHEREAS**, the City Council deems approval of this Resolution to be in the best
13 interest of the health, safety, and welfare of the residents and citizens of the City of Palm
14 Beach Gardens and the public at large.
15

16
17 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY**
18 **OF PALM BEACH GARDENS, FLORIDA, that:**
19

20 **SECTION 1.** The foregoing recitals are hereby affirmed and ratified.
21

22 **SECTION 2.** The City Council of the City of Palm Beach Gardens hereby approves
23 Palm Beach County's North District Park Conceptual Master Plan – 2017, which is
24 attached hereto and incorporated herein as Exhibit "A"; authorizes the City Manager to
25 enter into negotiations for an interlocal agreement with Palm Beach County to lease the
26 park property in order to construct, operate, and maintain the North County District Park;
27 and pursuant to Section 2-293. Appropriations. of the City Code of Ordinances, authorizes
28 the City Manager to expend any necessary funds from the One-Cent Sales Surtax Capital
29 Improvement Fund, up to the amount of \$11,200,000.00, to fund all cost associated with
30 construction of the County-owned parkland, in substantial conformity with the conceptual
31 master plan attached as Exhibit "A". The City Council further authorizes the City Manager
32 to take all actions and execute all documents necessary to construct the identified area,
33 which includes, but is not limited to, funding, staffing, procuring professional services,
34 and/or any other related activities.
35

36 **SECTION 3.** The City Clerk is hereby authorized to forward a copy of this
37 Resolution the Palm Beach County Board of County Commissioners.
38

39 **SECTION 4.** This Resolution shall become effective immediately upon adoption.
40

41
42 (The remainder of this page intentionally left blank)
43
44
45
46
47

PASSED AND ADOPTED this 4TH day of May, 2017.

CITY OF PALM BEACH GARDENS, FLORIDA

BY: Maria G. Marino
Maria G. Marino, Mayor

ATTEST:

BY: Patricia Snider
Patricia Snider, CMC, City Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: R. Max Lohman
R. Max Lohman, City Attorney

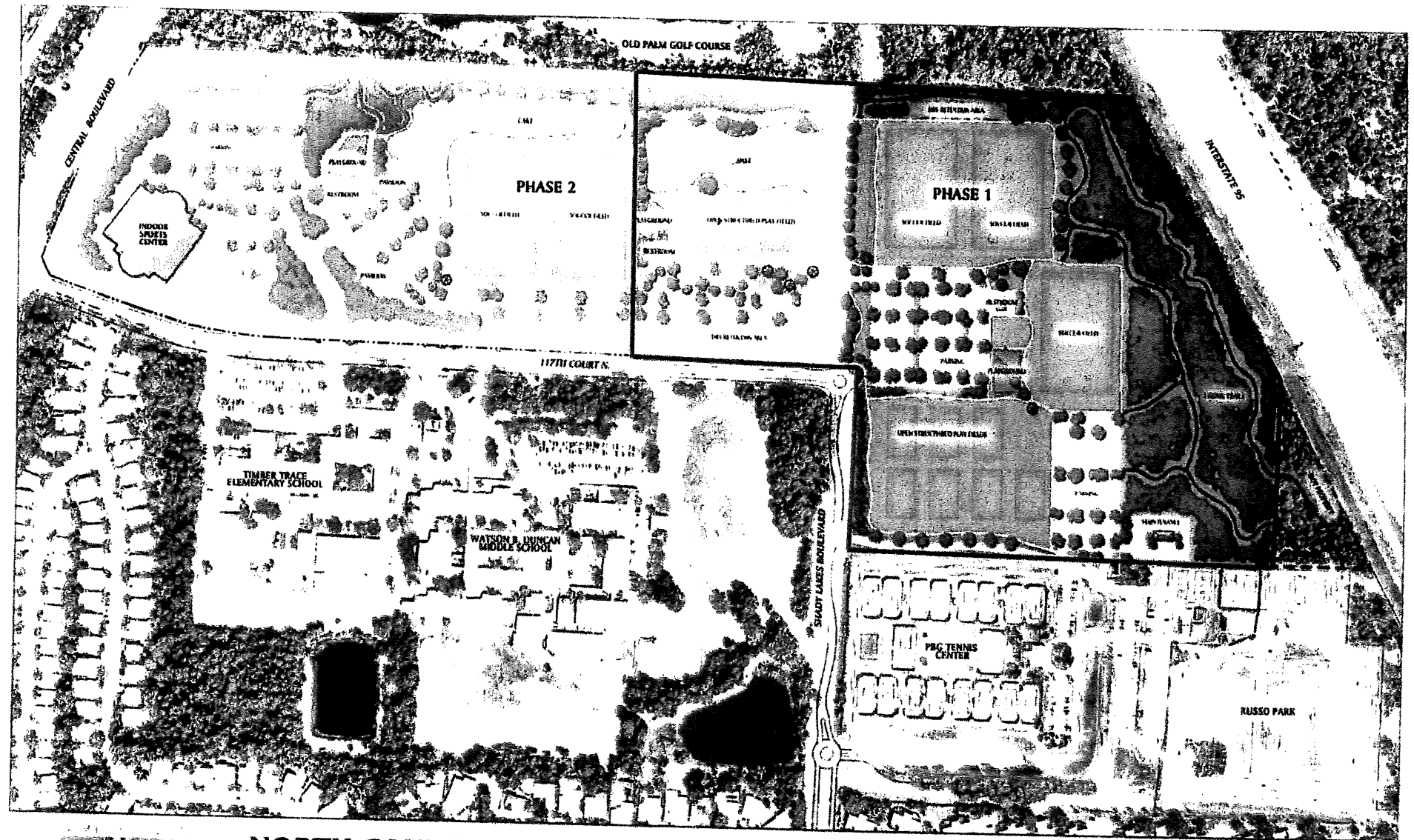
Patricia Snider City Clerk
of the City of Palm Beach Gardens
do hereby certify that this is a true copy
as taken from the Official records of the
City of Palm Beach Gardens.
City Clerk: Patricia Snider
Date: 5-5-17

VOTE:

AYE NAY ABSENT

MAYOR MARINO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VICE MAYOR MARCIANO	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILMEMBER WOODS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILMEMBER LANE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNCILMEMBER LITT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXHIBIT "A"



NORTH COUNTY DISTRICT PARK CONCEPTUAL MASTER PLAN - 2017
 PALM BEACH COUNTY PARKS & RECREATION DEPARTMENT - PLANNING, RESEARCH AND DEVELOPMENT DIVISION
 PALM BEACH GARDENS, FLORIDA



Exhibit A

City of Palm Beach Gardens

Letters of Support

Town of Jupiter

Village of North Palm Beach

Town of Lake Park

City of West Palm Beach (email from mayor)

Village of Tequesta

Town of Juno Beach

Town of Palm Beach Shores

Town of Jupiter Inlet Colony

Palm Beach North Chamber of Commerce

Chamber of Commerce of the Palm Beaches



TOWN OF JUPITER

May 11, 2017

Commissioner Hal Valeche
Palm Beach County Commission
301 North Olive Avenue, Suite 1201
West Palm Beach, Florida 33401

Town Council
(561) 741-2214

TODD WODRASKA
MAYOR
toddw@jupiter.fl.us

WAYNE R. POSNER
VICE-MAYOR
waynep@jupiter.fl.us

RON DELANEY
COUNCILOR
rond@jupiter.fl.us

ILAN KAUFER
COUNCILOR
ilank@jupiter.fl.us

JIM KURETSKI
COUNCILOR
jimk@jupiter.fl.us

Interim Town Manager
LORI BONINO
lorib@jupiter.fl.us
(561) 741-2214

Subject: City of Palm Beach Gardens- Proposed North County District Park

Dear Commissioner Valeche:

The Town Council of the Town of Jupiter has been made aware of the proposed lease and development of 27 of the 81.7 acres of land owned by Palm Beach County, located at 117 Court North, Palm Beach Gardens, Florida, by the City of Palm Beach Gardens for additional multi-purpose fields and recreation space. The Town of Jupiter recognizes that the City of Palm Beach Gardens will be dedicating a significant portion of their 1% sales tax revenue towards the development of this portion of the proposed North County District Park.

On behalf of the Town Council, I would like to extend the support of the Town of Jupiter to this proposed project. The Town's youth sports provider, Jupiter-Tequesta Athletic Association (JTAA), currently relies upon facilities operated by the City of Palm Beach Gardens and looks forward to continuing this principle with the development of this additional recreational space in the north county.

I encourage you to support this proposal as it will provide many beneficial impacts not only to the residents of the City of Palm Beach Gardens, but also to the surrounding communities including the Town of Jupiter. Thank you kindly for your consideration of this matter.

Sincerely,

Todd Wodraska
Mayor, Town of Jupiter

cc: Town of Jupiter Town Council
Mayor Maria Marino, City of Palm Beach Gardens



THE VILLAGE OF

North Palm Beach

501 U.S. HIGHWAY 1 • NORTH PALM BEACH, FLORIDA 33408 • 561-841-3355 • FAX 561-881-7469

VILLAGE COUNCIL

Darryl C. Aubrey, Sc.D., Mayor
Robert A. Gebbia, Vice Mayor
Mark Mullinix, President Pro Tem
David B. Norris, Councilmember
Susan Bickel, Councilmember

VILLAGE MANAGER

Andrew D. Lukasik

VILLAGE CLERK

Melissa Teal, MMC

April 28, 2017

Commissioner Hal Valeche
Board of County Commissioners
301 N. Olive Avenue, Suite 1201
West Palm Beach, Florida 33401

RE: Proposal by City of Palm Beach Gardens for North County District Park

Dear Commissioner Valeche:

Mayor Marino and Sports Director Prieto attended the Village Council meeting on April 27, 2017 and presented a proposal by the City of Palm Beach Gardens to lease and develop approximately 27 acres of Palm Beach County's District Park located at 117th Court North, Palm Beach Gardens. It is our understanding that the City plans to dedicate a significant portion of its 1% sales surtax revenue to develop Phase 1 of the park for youth athletics and recreational opportunities that would be available to all children in the North County area.

On behalf of the Village Council of North Palm Beach, I want to express our support for the City of Palm Beach Gardens proposal to lease and develop a portion of county-owned land for a North County District Park that would be available to residents of neighboring municipalities as well as the citizens of Palm Beach Gardens.

Thank you for your consideration.

Sincerely,

Darryl C. Aubrey
Mayor

cc: Mayor Maria Marino, City of Palm Beach Gardens
Village Council of North Palm Beach



Office of the Mayor
Michael O'Rourke

May 3, 2017

The Honorable Hal R. Valeche
Palm Beach County Commissioner
Board of County Commissioners –District 1
301 North Olive Avenue, Suite 1201
West Palm Beach, FL 33401

Re: City of Palm Beach Gardens Proposed District Park Land Lease and
Phase 1 Development

Dear Commissioner Valeche:

The purpose of this letter is to support the City of Palm Beach Gardens' desire to develop approximately 27 acres of the 81.7 acres of Palm Beach County owned park land known as the, North County District Park, located at 117 Court North, Palm Beach Gardens, FL for recreational use. The Town of Lake Park supports the City's efforts to re-develop this land as a Regional Park for recreational use for all children in the Northern Palm Beach County area.

The Palm Beach Gardens Youth Athletic Association (PBGYAA) and the City of Palm Beach Gardens have an open policy for all participants in youth athletic programs, welcoming residents and non-residents alike to enjoy sports and other recreation programs.

The Town of Lake Park is asking for your support in making this worthwhile endeavor happen. At this time, your support and help is greatly appreciated and will serve to provide recreational opportunities to all the children in the Northern part of Palm Beach County.

Sincerely,

Michael O'Rourke
Mayor, Town of Lake Park

cc: Board of County Commissioners
Lake Park Town Commission
John O. D'Agostino, Town Manager

535 Park Avenue
Lake Park, FL 33403
Phone: (561) 881-3300
Fax: (561) 881-3314

www.lakeparkflorida.gov

Wed 3/22/2017 8:58 AM

J

JMuolio@wpb.org

Re: District Park

To Janice Massie

Cc Carl Woods; Eric Jablin; Marcie Tinsley; Maria Marino; Robert Premuroso; Patty Snider

Dear Ms. Massie,

We have reviewed the letter from Mayor Tinsley and the City of West Palm Beach is happy to support the building of the new park in Palm Beach Gardens.

Regards,

Jeri Muolio

Jeri Muolio, Ph.D

Mayor

City of West Palm Beach



VILLAGE OF TEQUESTA

March 13, 2017

The Honorable Hal R. Valeche
Palm Beach County Commissioner
District 1
301 North Olive Ave., Suite 1201
West Palm Beach, FL 33401

VILLAGE COUNCIL

ABBY BRENNAN
Mayor
abrennan@tequesta.org

VINCE ARENA
Vice-Mayor
varena@tequesta.org

STEVE OKUN
Council Member
sokun@tequesta.org

TOM PATERNO
Council Member
tpaterno@tequesta.org

FRANK D'AMBRA
Council Member
fdambra@tequesta.org

VILLAGE MANAGER

MICHAEL COUZZO
mcouzzo@tequesta.org
561.768.0465

Re: City of Palm Beach Gardens Desire to Acquire Portion of the County's District Park

Dear Commissioner Valeche:

The Village Council of the Village of Tequesta is aware that the City of Palm Beach Gardens wishes to utilize approximately 27 of the 81.7 acres of the County's District Park, located at 117th Court North, Palm Beach Gardens, Florida. It is our understanding that the County has not currently budgeted funds to develop this park which has prevented the public from using it for its intended purpose.

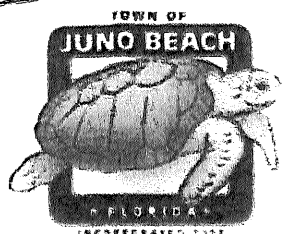
Palm Beach Gardens Youth Athletic Association and the City of Palm Beach Gardens have an open-door policy for its participants in youth athletic programs, allowing residents and non-residents of the City to enjoy these programs. Over 40% of participants in youth athletic programs are non-residents, including 29 of Tequesta's young athletes who belong to the Jupiter Tequesta Athletic Association (JTAA). Currently, the JTAA has the use of the City's baseball fields and basketball courts. The rapid growth in northern Palm Beach County has resulted in the need for more park space to accommodate these athletic programs. The City of Palm Beach Gardens has pledged to continue its policy of allowing the JTAA and other north county athletic associations to utilize this park.

On behalf of the members of Village Council, it is my pleasure to support the efforts of the City of Palm Beach Gardens in obtaining the acreage necessary to serve local communities through youth athletics. I encourage you to support this important mission that will have beneficial impacts for its residents, as well as surrounding communities, for generations to come.

Thank you for your kind consideration of this matter.

Best regards,

345 Tequesta Drive Tequesta, FL 33469-0273 561.768.0700
www.tequesta.org



TOWN OF JUNO BEACH
340 OCEAN DRIVE
JUNO BEACH, FL 33408
PHONE: 561.626.1122 • FAX: 561.775.0812
WEBSITE: www.juno-beach.fl.us
E-MAIL: junobeach@juno-beach.fl.us

TOWN COUNCIL

Jason Haselkorn, Mayor
Jim Lyons, Vice Mayor
Frank Fahy, Vice Mayor Pro Tem
Bill Greene, Councilmember
Peggy Wheeler, Councilmember

TOWN MANAGER

Joseph F. Lo Bello, CPA

TOWN CLERK

Vanessa M. Mutchnik, MMC

March 31, 2017

Commissioner Hal Valeche
Palm Beach County Commission
301 North Olive Avenue
West Palm Beach, FL 33401

RE: City of Palm Beach Gardens Proposed District Park Land Lease and Phase 1 Development

Dear Commissioner Valeche,

The purpose of this letter is to support the City of Palm Beach Gardens' desire to develop approximately 27 acres of the 81.7 acres of Palm Beach County owned park land, North County District Park, located at 117 Court North, Palm Beach Gardens, FL for its intended recreational use. The Town of Juno Beach is in full support of the City's efforts to develop this land as a City Park for recreational use and for the use of **all** children in the Northern Palm Beach County area.

The Palm Beach Gardens Youth Athletic Association (PBGYAA) and the City of Palm Beach Gardens have an open policy for its participants in youth athletic programs, welcoming residents and non-residents of the City to enjoy sports and other recreation programs.

The Town of Juno Beach is asking for your help and support in making this worthwhile endeavor happen. This time, in particular, your support and help is greatly needed and will serve a lot of deserving young people.

Sincerely,

Jason Haselkorn, Mayor

Frank Fahy, Vice Mayor Pro Tem

Peggy Wheeler, Councilmember

Jim Lyons, Vice Mayor

Bill Greene, Councilmember

Joseph Lo Bello, Town Manager



TOWN OF PALM BEACH SHORES

247 Edwards Lane, Palm Beach Shores, Florida 33404-5792

Ph: (561) 844-3457 • Fax: (561) 863-1350

www.palmbeachshoresfl.us

Mayor
Myra Koutzen

Vice Mayor
Lisa A. Tropepe

Commissioner
Roby DeReuil

Commissioner
Gil Gilgallon

Commissioner
Patricia O'Hara

Town Clerk
Evyonne Browning

March 23, 2017

Commissioner Hal Valeche
Board of County Commissioners
301 N. Olive Avenue Suite 1201
West Palm Beach, FL 33401

Dear Commissioner Valeche,

As Mayor of the Town of Palm Beach Shores, I am writing to express my support for the proposal from the City of Palm Beach Gardens to develop 27 acres of Palm Beach County owned park land.

As a small community with very limited public space, our residents have particular need of the types of recreational space proposed for that area of the North County District Park. We are particularly appreciative that Palm Beach Gardens opens their facilities to residents of neighboring communities such as ours. This proposal would support their ability to continue to provide this access in the future.

It is my understanding that the County has neither the plans nor funds to develop this area in a similar manner. I ask that you support the effort by the Gardens to use a portion of their One Cent sales tax revenue to provide needed sports fields. This will benefit us all in many ways.

Thank you, Hal, for your consideration of this matter. Your support is critical to begin the process for the County and City to work together to find a mutually agreeable plan to develop the area sooner rather than later.

Sincerely,

Myra Koutzen
Mayor, Palm Beach Shores

cc: Board of County Commissioners
Palm Beach Shores Town Commission
Marcie Tinsley; Mayor, Palm Beach Gardens

Dr. Daniel J. Comerford III
Mayor



Town of
Jupiter Inlet Colony
50 Colony Road
Jupiter, FL 33469
(561) 746-3787
www.jupiterinletcolony.org

March 15, 2017

Commissioner Hal Valeche
Palm Beach County Commission
301 N. Olive Ave.
West Palm Beach, FL 33401

Ref: City of Palm Beach Gardens Proposed District Park Land Lease and Phase 1 Development

Dear Commissioner Valeche:

The purpose of my letter is to enthusiastically support the City of Palm Beach Gardens' desire to develop approximately 27 acres of the 81.7 acres of Palm Beach County owned park land, North County District Park, located at 117 Court North, Palm Beach Gardens, FL for its intended recreational use. My fellow Commissioners and I are 100% behind their efforts to develop this land as a City Park for the use of ALL children of the North County as all of their recreational programs have been for many, many years.

Their Palm Beach Gardens' Youth Athletic Association (PBGYAA) and the City of Palm Beach Gardens have an open policy for its participants in youth athletic programs, welcoming residents and non-residents of the City to enjoy sports and other recreation program. In fact, over 3000 of the joint participants in programs are non-residents, many of whom are from Jupiter Inlet Colony. As you probably know, the vast majority of our school-aged children do not attend public schools, but in fact, attend the Benjamin School which is located in Palm Beach Gardens. Many of those students participate in athletic and recreational programs with the PBGYAA on these fields. Right now, their recreational facilities are greatly over-stressed and more land is needed to accommodate ALL of the children of the North County.

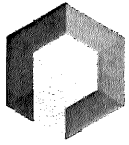
On behalf of all of us, I ask for your help and support in making this worthwhile endeavor happen. Thanks, as always, for your support and your help. This time, in particular, it is really needed and will serve a lot of deserving young people.

Sincerely,

A handwritten signature in black ink that reads "Daniel Comerford III". The signature is written in a cursive style with a horizontal line under the name.

Dr. Daniel J. Comerford, III
Mayor

Cc: Mayor Marcie Tinsley
Mayor Paulette Burdick
Vice-Mayor Melissa McKinlay
Commissioner Dave Kerner
Commissioner Steven L. Abrams
Commissioner Mary Lou Berger
Commissioner Mack Bernard



PALM BEACH NORTH
CHAMBER OF COMMERCE

April 5, 2017

Commissioner Hal Valeche
Palm Beach County Board of County Commissioners
301 N. Olive Street, Suite 1201
West Palm Beach Florida, 33401

Re: City of Palm Beach Gardens Proposal – North County District Park

Dear Commissioner Valeche,

On behalf of the Palm Beach North Chamber of Commerce, I am writing in support of the City of Palm Beach Gardens' proposed North County District Park Land Lease and Phase 1 Development at 117th Court in Palm Beach Gardens.

This initiative is supported by our endorsement of the City of Palm Beach Garden's sales tax dollar plan and the City will be dedicating a significant portion of their 1% sales tax revenue to the funding of the lease and development of the land. The Chamber's endorsement came with a strong recommendation from our organization's Government Affairs Committee which includes voting members from both the public and private sectors.

This project will provide our Palm Beach North residents with multiple recreational opportunities that will enhance the overall quality of life for all involved, **especially our most precious resource, our children**. The concept of a youth sports hub in a central location for Palm Beach North provides an ideal opportunity for our region's children and parents to benefit, particularly when at least 41% of the existing youth participants in the Palm Beach Gardens' youth athletic programs come from areas outside the City.

Additionally, these planned collocated facilities offer opportunities to capture regional and national sports competitions that will benefit the region and the County with valuable economic activity, as well as bed tax dollars.

The Palm Beach North Chamber of Commerce respectfully requests that you support this North County District Park proposal.

Thank you for your dedication and service to Palm Beach County and its citizens.

Sincerely,

Beth R. Kigel
President and CEO
Palm Beach North Chamber of Commerce

cc: Mayor Marcie Tinsley, City of Palm Beach Gardens

Add 5520 PGA Blvd, Ste 200, Palm Beach Gardens, FL 33418

Tel 561.746.7111

Fax 561.366.2396

Web www.pbnchamber.com



CHAMBER *of* COMMERCE

OF THE PALM BEACHES

May 9, 2017

Commissioner Hal Valeche
Palm Beach County Board of County Commissioners
301 North Olive Avenue, Suite 1201
West Palm Beach, FL 33401

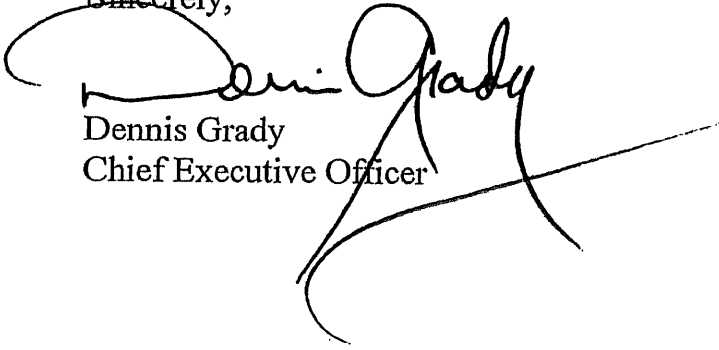
Dear Commissioner Valeche:

On behalf of the Chamber of Commerce of the Palm Beaches, I am pleased to supply this letter of support of the City of Palm Beach Gardens to enter into an inter-local agreement with the County to develop the park known as the North County District Park, located at 117th Court in Palm Beach Gardens.

This project will provide residents of all parts of the County with much needed multipurpose fields. Children from all walks of life will benefit from this park and most importantly, sports and athletics will keep them healthier and out of trouble. 41% of all current participants at the City of Palm Beach Gardens recreational facilities are from outside Palm Beach Gardens. The City has shown its desire to help those outside its boundaries and answers the need for more facilities.

From an economic standpoint, these fields will offer regional and national opportunities for soccer and lacrosse tournaments. What a great way to bring out of town guests to our community and expose them to all that is Palm Beach County.

Sincerely,


Dennis Grady
Chief Executive Officer

Palm Beach Gardens District Park Property

Brief History

- The 82 acre district park property was acquired at the request of the City from the MacArthur Foundation in 2000 for \$3,129,003 to be used for active and passive recreation.
- Land Purchase was funded from the 1999, \$25 Million Recreational and Cultural General Obligation Bond for recreational projects in Commission District 1.
- The Property was acquired to help meet minimum Level of Service for District Parks in North County and future needs for active recreation, i.e., multipurpose and baseball fields.
- The Property was leased to the City of Palm Beach Gardens on April 18, 2000 (R2000-560) to “design, construct, operate and maintain a public park”, according to the Conceptual Master Plan attached to the lease.
- In 2003 a City General Obligation Bond referendum that included development funds for the park was defeated by Palm Beach Gardens’ residents, leaving the City unable to fulfill its obligations to develop a district park. An attempt by the city to use the property for only passive park purposes was unacceptable to the County since it ignored the larger active recreational needs in the area for which the property was purchased.
- On July 11, 2006, in Regular Agenda Item 7F-1, BCC reviewed request by the City to terminate lease agreement and directed staff to schedule a workshop to review park levels of service and the impact that developing this property would have on the Department’s Capital Program that included Palm Beach Gardens District Park development in its later years.
- On January 23, 2007, Workshop Item (2007-2016) BCC directed staff to proceed with termination of lease agreement with City and reviewed the Department’s 10 Year Capital Improvement Program.
- The Lease Agreement was terminated by BCC on August 21, 2007 (R2007-1367).
- In 2008 the City of Palm Beach Gardens expressed an interest in purchasing the 82 acres to use exclusively for passive recreational uses.
- On December 21, 2010, a Conservation Easement was placed on 12.7 acres of the property as an upland preserve area for the Scripps Florida Phase I / Briger Tract DRI/PCP (R2010-2141) Add-On Agenda Item 5.A.2.