

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AGENDA ITEM SUMMARY**

**Meeting Date:** March 13, 2018

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 authorize:** staff to evaluate the potential of forming a cooperative partnership with the YMCA of the Palm Beaches to relocate the existing YMCA Branch in Palm Springs to undeveloped land within Lake Lytal Park.

**Summary:** On December 7, 2017, the YMCA of the Palm Beaches (YMCAPB), submitted a proposal to Parks and Recreation regarding the possibility of relocating their existing YMCA Branch from Congress Avenue in the Village of Palm Springs to undeveloped land in Lake Lytal Park. The YMCAPB is planning a major facility expansion at their existing location to include an aquatic center, large health and fitness facility, teen center, sports fields, and an Olympic style skate park. Parks and Recreation is about to commence design of a new aquatic center on the undeveloped land at Lake Lytal Park with funds allocated through the approved Infrastructure Sales Tax. In an effort to eliminate duplicate facilities and expand programs and services for all ages within this densely populated service area, the YMCAPB has proposed relocating the YMCA expansion from Congress Avenue to the undeveloped portion of Lake Lytal Park. Cooperative partnerships such as this have been successfully implemented in Miami-Dade and Broward Counties, the City of Tampa and elsewhere around the country. Facilitating a cooperative arrangement at Lake Lytal Park would require the County to allocate approximately five acres of park property to the YMCAPB and enter into a long term lease (50+ years) for development, operation and maintenance of the new facilities and improvements. Because the YMCA is the nation's largest provider of aquatic training and drowning prevention, the YMCAPB is prepared to also enter into a management agreement to oversee the County's new Aquatic Facility, thereby reducing ad valorem expenses.

The potential of a collaborative partnership with the YMCAPB is a distinctive and timely opportunity that potentially could offer the residents of Central Palm Beach County some exceptional facilities and services. For this reason, staff supports the motion to authorize us to evaluate the potential of establishing a cooperative partnership with the YMCAPB to co-locate facilities at Lake Lytal Park.

**District 2 (AH)**

**Background and Policy Issues:** The YMCAPB purchased their current 17.6 acre campus located at 2085 S. Congress Avenue in the Village of Palm Springs in 1968. The campus named after urologist, Dr. Edwin W. Brown opened at a cost of \$1.4 million in 1983. The campus originally included a pool, weight and exercise rooms, racquetball courts and a motocross course. (Continued)

**Attachments:**

1. December 7, 2017 YMCA letter of request
2. Site Plan

**Recommended by:**  2/12/18  
**Department Director** **Date**

**Approved by:**  2/22/18  
**Deputy County Administrator** **Date**

**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2018	2019	2020	2021	2022
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>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	<u>0</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

Is Item Included in Current Budget? Yes \_\_\_\_\_ No X  
 Does this item include the use of federal funds? Yes \_\_\_\_\_ No X

Budget Account No.: Fund \_\_\_\_\_ Department \_\_\_\_\_ Unit \_\_\_\_\_  
 Object \_\_\_\_\_ Revenue Source \_\_\_\_\_ Program \_\_\_\_\_


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

If this partnership is created, operating expenses related to Lake Lytal Park would be reduced. This amount is indeterminable, but will be calculated and brought back to the board if the agreement moved forward.

**C. Departmental Fiscal Review: \_\_\_\_\_**

**III. REVIEW COMMENTS**

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

 2/22/18  
 OFMB

 2/22/18  
 Contract Development & Control  
 2/22/18

**B. Legal Sufficiency:**

 2-22-18  
 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)**

Over the years the campus was expanded and now includes an indoor aquatic center, fitness center, group exercise and multi-purpose room, preschool and after-school care, and a skate park. The majority of the campus is 35 years old and is in need of renovation and expansion.

The YMCA would like to explore the possibility of relocating their existing campus from Congress Avenue to undeveloped land in Lake Lytal Park, and entering into a long term lease agreement. The YMCA would repurpose approximately \$8 million of capital to renovate their current campus to build a new 45,000 square foot health and fitness facility on five acres in Lake Lytal Park. Space within the new facility will be allocated for a teen center and programed using YMCA's national programs for teen empowerment. The project would also include a 30,000 square foot skate park, with hopes of being designated an Olympic Training Facility and Regional Qualifying Site for the US Olympic Skate Board Team. Design of the YMCA facilities would be outsourced to Gro, the primary designer of all YMCA campuses throughout the nation.

In October 2017, the County selected Harvard-Jolly to design a new aquatic center to be located on undeveloped land along Kirk Road within Lake Lytal Park. A total of \$6,000,000 was allocated in Infrastructure Sales Tax funds in FY2017 and FY2018 for the construction of this complex. The new Center will include both competition facilities as well as other water-based recreational amenities. Design of the facility is expected to begin in the spring of 2018 with construction potentially commencing by the summer of 2019.

The County and the YMCAPB would like to explore the possibility of co-locating their facilities to create synergy and better serve the residents of Palm Beach County and avoiding duplication of both facilities and programing. The YMCAPB is also prepared to enter into a management contract to oversee the new Aquatic Center's programing at the County's discretion.



FOR YOUTH DEVELOPMENT  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

December 7, 2017

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

Mr. Call:

The YMCA of the Palm Beaches (YMCAPB), a chapter of the multi-national YMCA organization long identified with youth development, healthy living and social responsibility, is pleased to present the following proposal which will enhance the ability of both organizations to serve the people of Palm Beach County with an expanded array of services in a more efficient manner.

YMCAPB has a major facility on nearly 18 acres on Congress Avenue, south of Forest Hill Boulevard in the community of Palm Springs. This location is in the heart of the most densely populated area of Palm Beach County and is the subject of a planned major expansion including new multi-purpose sports fields, new basketball and volleyball courts, enlarged health & fitness facility, a teen center, expanded aquatic facility, and a new skate park that will, most assuredly, be designated an Olympic Training Facility and Regional Qualifying Site for the US Olympic Skate Boarding Team for the 2020 Summer Olympics in the Tokyo, Japan. YMCAPB reached out to Palm Beach County Parks & Recreation to ascertain if it would be possible to form a cooperative relationship with Palm Beach County to support this expansion, similar to the 103 community-YMCA partnerships in Miami-Dade and Broward Counties.

During our conversation with the County, other officials and community supporters, the possibility of relocating the existing YMCA expansion from Congress Avenue to vacant land at the County's nearby Lake Lytal Park was proposed. YMCAPB reviewed this opportunity and believes it has great merit for the YMCA and its members, and the County and its residents. The benefits of this proposal would be to eliminate duplicate facilities, create a "destination" of expanded sports and youth services, allow the YMCA to oversee and manage assets aligned with their nationally recognized expertise, thereby reducing County expenses, and repurpose approximately \$8 million of YMCA capital to building a new state-of-the-art health & fitness facility on the Lake Lytal site. The critical timing for this opportunity is the Olympic Training Skate Park needs to have an identified site and construction should commence by March 2018 to support training timing and planned televised events.

To facilitate such a cooperation, we have spoken to YMCA officials in Miami-Dade and Broward Counties, as well as other YMCA's around the country to identify the salient and critical components of successful public-private partnerships, such as this, and are pleased to offer the following proposal for your consideration.

1. The County would allocate land on the western side of Lake Lytal Park along Kirk Road and Southern Boulevard for the YMCA to build, at its own expense, a 45,000 square foot, state-of-the-art Health & Fitness facility, which could also incorporate County required administration offices for managing the Aquatic Park and other Lake Lytal Park activities per the County's needs.

**YMCA OF THE PALM BEACHES**

2085 Congress Ave., West Palm Beach, FL 33406 P 561.968.9622 F 561.968.2972 ymcapalmbeaches.org

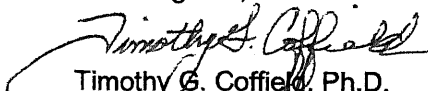
THE YMCA OF THE PALM BEACHES, INC. IS A 501(c)3 TAX EXEMPT ORGANIZATION. A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION (REGISTRATION NO. CH2056) MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES BY CALLING TOLL FREE (800-435-7352) WITHIN THE STATE. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL, OR RECOMMENDATION BY THE STATE.

2. The YMCA would locate the planned 30,000 square foot Olympic Training Skate Park, funded primarily from community supporters and YMCA members, to the Lake Lytal site and adjacent to the YMCA facility.
3. The YMCA facility would allocate space in the new facility, adjacent to the Skate Park as a Teen Center, using YMCA "benchmarked" national programs in Adolescent Services to provide an environment that empowers young people to achieve a positive, productive, and drug-free lifestyle.
4. As the nation's largest provider of aquatic training and drowning prevention, the YMCAPB is prepared to enter into a management contract to oversee the new Aquatic Center's programming for the County should that be of interest to the Parks & Recreation Department. YMCAPB is available to engage in program oversight/scheduling/staffing and other activities at Lake Lytal Park as the County deems appropriate.
5. The YMCA nationally constructs 25 to 40 facilities per year, most with aquatic centers and has in-house as well as designated service providers to assist the County in the design of the planned Aquatic Center at Lake Lytal Park and the integration of the proposed adjacent YMCA facility.
6. With the YMCAPB as an integral partner in the park, it has the ability to fundraise and attract donors for specific programs and services, which would add an additional tool to the collective ability to fund select activities at Lake Lytal Park.
7. The YMCAPB hosts and schedules numerous sporting and other events as a normal course of its charter, which would promote Lake Lytal Park and generate additional awareness, demand and utilization of Lake Lytal Park assets, as well as promoting County programs and services to our members,...which is a win-win for the community.
8. YMCAPB would require a long-term lease (typically 99 years at \$1 per year) for the land allocated to justify the commitment of YMCA capital to the site. The YMCA would be responsible for internal maintenance of its assets.

The possibility of combining assets and expertise and relocating the YMCA's major outdoor facility in Palm Beach County to Lake Lytal is a unique and timely opportunity for all parties, and most importantly for the residents of Palm Beach County. The critical path for all of us is to designate the land allocated for the skate park early enough so that construction can begin, while other components may still be in the design phase.

We look forward to your reply. This proposal has the support of the YMCAPB Board of Directors, and we are prepared to place the national resources of the YMCA organization behind this proposal to make it a success.

Kind Regards,

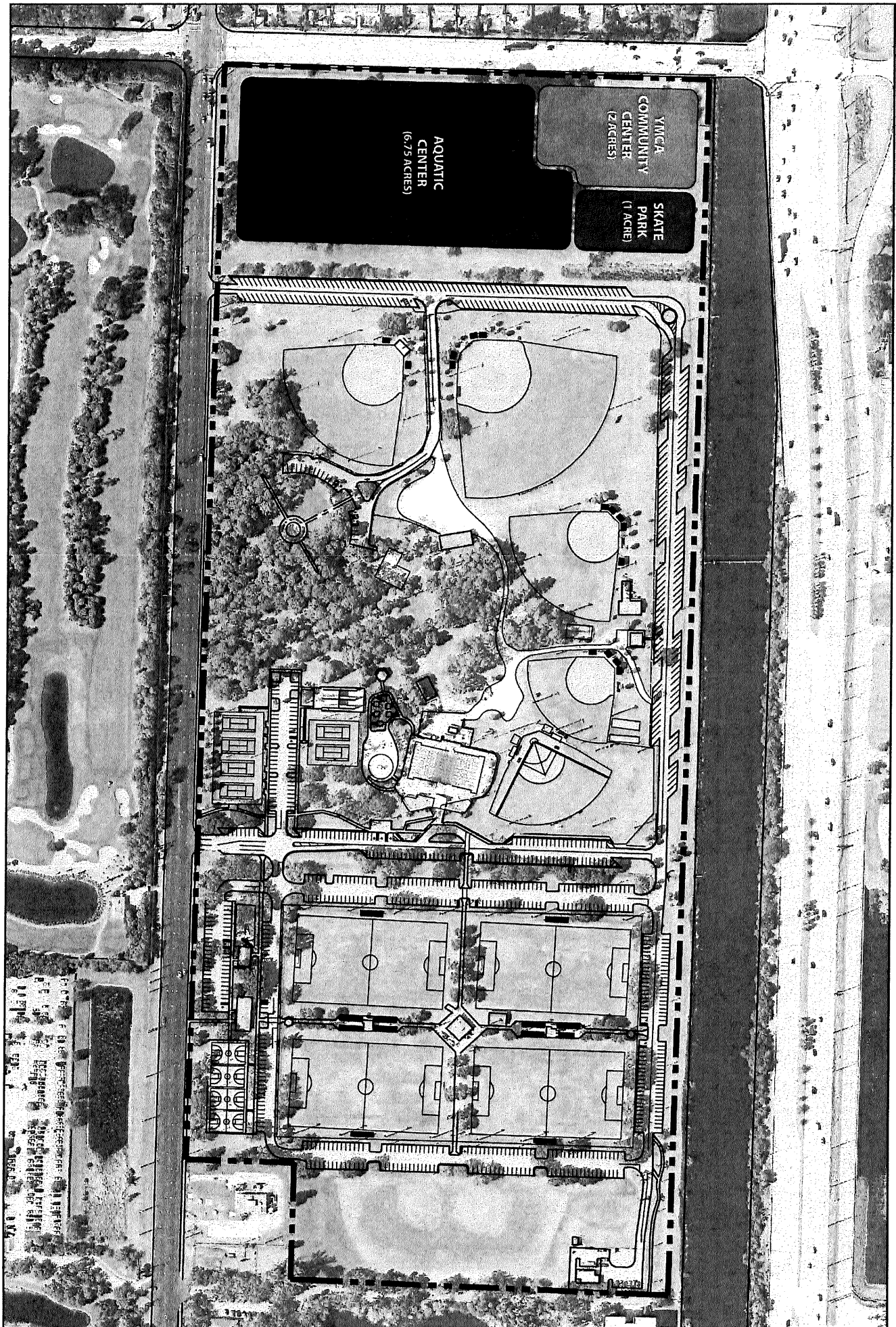


Timothy G. Coffield, Ph.D.  
President & CEO

**YMCA OF THE PALM BEACHES**

2085 Congress Ave., West Palm Beach, FL 33406 P 561.968.9622 F 561.968.2972 [ymcapalmbeaches.org](http://ymcapalmbeaches.org)

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Site Plan



PALM BEACH COUNTY  
 PARKS & RECREATION DEPARTMENT  
 PLANNING & DEVELOPMENT DIVISION

LAKE LYTAL PARK  
 EXPANSION DIAGRAM

