

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

WORKSHOP SUMMARY

Meeting Date: **October 29, 2019**
Department: **Facilities Development & Operations**

I. EXECUTIVE BRIEF

Title: South County Administrative Complex Master Plan/Redevelopment

Summary: The South County Administrative Complex (Complex) consists of approximately 28 acres of County-owned real property located 1,000 feet south of West Atlantic Avenue on the east side of Congress Avenue in the City of Delray Beach. The underlying land was acquired from various parties and the structures were either existing at the time of purchase, constructed between 1968 to 1972, or added in the early 1990s. The property was developed without the benefit of an overall master plan that would have served as a guide for the expansion of buildings as necessary, a more efficient use of the land, and a more compact urban form of development. In 2006, the County and the City jointly funded a redevelopment plan for the existing and known future County uses with goals of replacing most buildings with new, in a form that enhanced the City's vision for Congress Avenue corridor, made access to transit easier and resulted in about 5 acres of land that could be surplus for transit oriented development and residential uses. The recession stopped the redevelopment from proceeding and the County's needs have also changed and grown (most notably the addition of driver's license services by the Tax Collector) requiring an update to the plan. Staff has updated the plan to reflect the County's current and projected future needs. While the amount of surplus property is now expected to be approximately 4 acres upon completion of all redevelopment, and is no longer consolidated into a contiguous land area, the plan still accomplishes some of the original objectives contemplated by the County and the City. **Staff is seeking the BCC's approval of the updated master plan.** The total projected cost to redevelop the Complex is \$52,000,000, but no such funding is included in the 5 Year CIP or identified for IST funding. Instead, \$6,000,000 was included in the Board approved IST Project Plan for deferred renewal/replacement (R/R) projects as the buildings have been continuously occupied with only few material renovations over the 40+ years and much of the Complex is approaching or has reached the end of its useful life and is desperately in need of certain R/R projects to be able to effectively maintain the Complex in a safe and healthy operating condition. **Staff is seeking the BCC's confirmation of: 1) moving forward with only those R/R projects determined to be essential to continuity of safe and healthy operations from the \$6,000,000 allocation in the IST Project Plan and 2) defer efforts toward redevelopment of the site to a future date when appropriate time and funding can be committed.**
FDO Admin (Districts 4, 5, and 7/District 7) LDC

Background & Policy Issues: Staff has brought various redevelopment concepts for the property to the Board over the years. Given the significance of this County real property holding, in recent years Staff participated extensively in the Congress Avenue Task Force that was assembled by the City of Delray Beach to envision and plan for the future of the Congress Avenue corridor. Aside from a single 6.28-acre parcel (civic pod of the Atlantic Commons PUD, aka Tuscany) at the northeast corner of Florida's Turnpike and Atlantic Avenue that is coming due for conveyance to the County, the complex is the only County-owned real property located south of Lantana Road and lying between Florida's Turnpike to the west and the ocean to the east having any significant development/redevelopment opportunity to meet County facility needs in the south County region into the future. For that reason and combined with the limited supply of remaining vacant land in south County, Staff has always been incredibly protective of its ownership interest in the property and approaches all opportunities for disposal, reuse and/or accomplishing County needs and objectives on the property with extreme caution.

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Attachments:

1. Location Map
2. Aerial Photograph
3. Existing Facilities and Occupancy Summary
4. Future Programmatic Projection
5. South County Civic Properties
6. Conceptual Master Plan
7. PowerPoint Presentation

Recommended By: Robert Eric McCallan for Audrey Wolf 10/16/2019
Department Director Date

Approved By: [Signature] 10/25/19
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2020	2021	2022	2023	2024
Capital Expenditures	<u>\$3M</u>	<u>\$3M</u>	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u><u>\$3M</u></u>	<u><u>\$3M</u></u>	=====	=====	=====
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>N/A</u>	<u>N/A</u>	_____	_____	_____

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

Budget Account No: Fund 3950 Dept. 411 Unit Q010 Object 4907

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

The Board approved IST Project Plan includes \$3M in both FY 2020 and FY2021. The fiscal impact of this item, if any, is indeterminable at this time and will be dependent on the outcome of the workshop and any resulting planning initiatives or implications that follow.

C. Departmental Fiscal Review: *Robert Eric McAllen*

III. REVIEW COMMENTS

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

[Signature] 10/23/19
 OFMB 10/23/19 *LT* 10/23
[Signature] Contract Development and Control
 10/24/19 *TR*

B. Legal Sufficiency:
[Signature] 10/24/19
 Assistant County Attorney

C. Other Department Review:

 Department Director

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

Background & Policy Issues (Cont.): Redevelopment of the property for County programming was anticipated to cost approximately \$50,000,000 upon last estimate in 2006. Staff has no reason to believe that estimate would be significantly different at the present time, other than typical inflation. Proceeds from the sale of a portion of the property have long been identified to present an opportunity for covering a portion of the cost to redevelop the complex. However, even the outstanding balance (previously estimated at \$32,000,000) was not a priority compared to the deferred R/R requirements which were the basis for the IST Program. As a result of that amount and other countywide needs and priorities for IST proceeds, \$3,000,000 in both FY 2020 and FY 2021 are allocated in the IST Project Plan to address backlogged renewals and replacements to the existing improvements at the complex. Additionally, the updated master plan has reaffirmed that redevelopment of the property will require that any surplus property be retained to accommodate construction staging, phased development and measures to minimize impacts to continuous facility operations. As a result, any revenue derived from the sale of surplus land will not be available to offset the cost of redevelopment until after construction is completed.

At the present time FD&O Staff are consumed by the volume of assignments and commitments collectively contained in the IST Project Plan, 5 Year CIP, contracts, agreements, and special projects, as well as daily work flow, planning and organizational management. Further complications include the fact that: 1) the financial commitment to commence and fully accomplish the redevelopment has not be programmed within the CIP, 2) the project has not been included within any work plan of the department and existing/future user departments and agencies, and 3) the redevelopment has not been vetted against other capital priorities that are competing for the same staff attention and financial resources. As a result staff is recommending that the essential R/R needs of the complex be timely performed in an amount not to exceed the \$6,000,000 allocated within the IST Project Plan, and those projects be scoped for an appropriate life, considering the future redevelopment, in order to continue the existing operations while a comprehensive plan for the complex can be established.

Taking all of the foregoing into consideration, Staff has developed a Conceptual Master Plan that it believes strikes a balance between retaining sufficient real property to meet foreseeable County facility and programmatic needs into the future while strategically accomplishing site redevelopment and allocating a portion of the property for potential future disposal for delivery of affordable and/or workforce housing and perhaps consumer-oriented services on this major corridor. Staff is seeking the BCC's approval of the Conceptual Master Plan at this time in order to establish a programmatic intent for the property, basis for service delivery decision making in the south County region, and planning guidance toward the estimated \$52,000,000 cost of site redevelopment.