

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

503

Meeting Date: March 12, 2024

Consent
 Ordinance

Regular
 Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff requests Board direction: Regarding the potential disposition of the County-owned property located at 429 Park Place, West Palm Beach.

Summary: Since the 1930s, the County has owned and operated a facility located at 429 Park Place, West Palm Beach (Property) for a variety of County light industrial functions including Road & Bridge warehouse, Purchasing warehouse, Facilities Management operations, and records storage of various County departments and constitutional offices. The 0.83 acre parcel has an approximately 11,500sq.ft. building that is currently being used as records warehouse by the Palm Beach County Clerk of the Circuit Court & Comptroller (Clerk). The County has two separate leases for use of parking spaces on the Property, one with the City of West Palm Beach (R2023-1169) and a second one with a private owner of an adjoining property (R2016-0990, as amended R2021-1151). Because of its proximity to the County's Downtown West Palm Beach facilities, the Property serves as an easily accessible operations support base. The Property is currently serving its intended purpose and there are no approved plans for its replacement and/or disposition. Other than routine maintenance, no dedicated funds are allocated towards the replacement and/or renovation of the Property. In the past years, the area surrounding the Property has seen a gradual transformation which has triggered numerous inquiries to staff as to the possibility of selling or swapping the Property. The two most recent of such inquiries are included as Attachment 2 to this agenda item. Staff requires direction from the Board of County Commissioners (Board) whether to explore the potential disposition of the Property. If the Board were to direct staff to proceed with disposition, staff notes that the same will need to be done in compliance with the County's Real Property Acquisition, Disposition and Leasing Ordinance (PREM Ordinance). If directed to explore disposition, be it through sale or swap, staff recommends that the same be pursued only if no fiscal and operational impacts result. That is, 1) that the sale proceeds are sufficient to acquire a replacement property of equal functionality and pay for all relocation costs, or 2) that the proposed replacement property (i.e., proposed swap) is of equal functionality, comparable value, and that the proponent bears all costs associated with relocating Clerk's operations. **PREM (District 2) (HJF)**

Background & Policy Issues: Staff requires direction whether to proceed with the potential disposition of the Property. Staff notes that this initiative is not currently on its work plan and will therefore, require planning along with other priorities as determined by the Board.

Attachments:

- 1. Location Map
- 2. Sell/Swap Request dated December 13, 2023

Recommended By: *Carrie P. Lynch Colby* *3/29/24*
Department Director Date
Approved By: *JC Baker* *3/6/24*
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2024	2025	2026	2027	2028
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
			Yes _____	No _____	<u>X</u>
Is Item Included in Current Budget:					
Is this item using Federal Funds?			Yes _____	No _____	<u>X</u>
Is this item using State Funds?			Yes _____	No _____	<u>X</u>

Budget Account No: Fund Dept. Unit Object

- B. Recommended Sources of Funds/Summary of Fiscal Impact:** FAMO's Fixed Asset records
A. DiDionis, Mgr. FAMO, return four associated assets to Park Place Property: 2/16/24 OFMB
 There is no fiscal impact associated with this item.
III. REVIEW COMMENTS
G0727 = \$304,920 = Land
 G07327* = \$150,000 = Parking lot
 J08799* = \$85,525 = Building
 M03672* = \$330,545.77 = Renovation*
- C. Department Fiscal Review:** *[Signature]*
- A. OFMB Fiscal and/or Contract Development & Control Comments:**

[Signature] 2/21/24
 OFMB *GA* 2/20
 Ehw 2-20-24

[Signature] 3/1/24
 Contract Development and Control
 Ted 3/1/24

B. Legal Sufficiency:
[Signature] 3/5/24
 Assistant County Attorney

C. Other Department Review:

 Department Director

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

ATTACHMENT 1

Location Map

74-43-43-28-00-000-1070



ATTACHMENT 2
Sell/Swap Request dated December 13, 2023

Vaneeta Arora

From: Hunter Beebe <HBeebe@Johnstonecapital.com>
Sent: Wednesday, December 13, 2023 3:09 PM
To: Isami Ayala-Collazo; Purvi Bhogaita
Cc: Mack Bernard; Gregg Weiss
Subject: 429 PARK PL

This Message Is From an External Sender

This message came from outside your organization.

Isami / Purvi –

Thank you for your time today to discuss the 429 Park Place building and associated parking lot in West Palm Beach. As we discussed we have extensive experience in West Palm Beach redeveloping historic buildings for active community use and feel the building is a great candidate for consideration. The building fronts Flamingo Park, an exceptional and picturesque, but highly underutilized community asset / public park. We believe that through redevelopment 429 Park Place could activate the park and bring positive activity to this part of town.

Per our discussion, we own similar sized industrial buildings in the City and would consider an asset swap (so the current document storage operation would have a new location) or an outright purchase of this asset should the County wish to explore this. We recognize that this would have to go through some form of public offering and hereby request that this topic be reviewed for RFP / Public Bid consideration.

Sincerely

Vaneeta Arora

From: Sara McCann <Sara@mccanndesigngroup.com>
Sent: Tuesday, March 8, 2022 12:21 PM
To: Isami Ayala-Collazo
Cc: Rachel Douglas; Mark Bode
Subject: Park Place property

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Good Morning Ms. Ayala-Colaza,

Gregg Weiss was kind enough to share your contact information after meeting with me to discuss the county owned property on Park Place. As he shared, we own Hive Home on Palm Street and currently lease the county parking lot adjacent to our property. We had been in conversations with Ross Hering before his retirement about purchasing or trading the county owned warehouse on Park Place for a newer warehouse space that fits all the criteria needed by the county.

Is there a time we could meet or schedule a call to continue the conversation?

Please let me know your availability.

All the best,

Sara McCann

Sara McCann
CEO | Creative Director
sara@mccanndesigngroup.com
T (561) 514-0322

HIVE

C O L L E C T I V E

HIVE HOME, GIFT & GARDEN

(561) 514-0322
424 Palm St. West Palm Beach, FL 33401
@hive_palmbeach

HIVE FOR HER | HIVE FOR HIM | HIVE FOR KIDS

(561) 444-5944
1609 S. Dixie Highway, West Palm Beach, FL 33401
@hive_boutiques

MCCANN DESIGN GROUP

(561) 514-0335
1600 S. Dixie Highway, West Palm Beach, FL 33401
@mccanndesigngroup

HIVE TRADE SHOWROOM

(561) 440-2200
2218 S. Dixie Highway, West Palm Beach, FL 33401
@hivetradeshowroom

HIVE BAKERY & CAFE

1609 S. Dixie Highway, West Palm Beach, FL 33401
@hive_bakeryandcafe