

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: August 20, 2024

Consent
 Ordinance

Regular
 Public Hearing

Department: Facilities Development & Operations

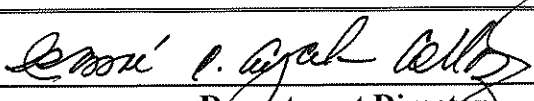
I. EXECUTIVE BRIEF


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. Currently, the 0.83 acre parcel holds an approximately 11,500 sq.ft. building being used as records warehouse by the Palm Beach County Clerk of the Circuit Court & Comptroller (Clerk). 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. On March 12, 2024, staff brought an agenda item for consideration by the Board of County Commissioners (BCC) and requested direction on how to proceed as to the potential disposition of the Property. The BCC directed staff to explore the possibility of a disposition (e.g., swap, sale) subject to: 1) conducting community outreach efforts to gather input; 2) the resulting transaction being, at a minimum, a net zero-dollar deal for the County (i.e., no cost to be borne by the taxpayers); and 3) an expressed preference for housing uses on the Property if the same were to be redeveloped. Following BCC direction, staff notified the community via regular mail of the initiative underway (Attachment 2) and convened a community meeting which was held on April 27, 2024. A summary of public comments received during the community meeting is included as Attachment 4 to this agenda item. Staff also received electronic correspondence from interested neighbors, which is included as Attachment 5 to this agenda item. In general, input received points towards the need for additional parking in the area, a preference for the Property to be reincorporated into the community for use by the neighbors, and concerns as to potential redevelopment in light of historic relevance of the district where the Property sits. In addressing staff's inquiries, representatives from the City of West Palm Beach (City) advised that the underlying zoning is General Commercial (GC) adjacent to Single Family 14 (SF14). Therefore, the provisions of the Live Local Act would not apply to a redevelopment effort due to the adjacency to a single family neighborhood. The City is working on regulatory changes that, if approved later this year, could potentially allow for up to thirty-two (32) units per acre in a scenario where workforce/affordable housing is included as long as other regulatory requirements (e.g., setbacks, parking, traffic analysis) are met. Parking accommodations for such theoretical redevelopment scenario would remain a key consideration. Given the community input received, the reduced potential for residential redevelopment, staff's existing workload with other priority projects as determined by the BCC, escalating property value, and the continued need for the Property to support County operations, staff recommends against disposition at this time. **PREM (District 2) (HJF)**

Background & Policy Issues: Staff requires direction on 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 BCC.

- Attachments:**
- 1. Location Map
 - 2. Community outreach letter dated March 29, 2024
 - 3. Community outreach meeting attendance list
 - 4. Summary of public comments – Community outreach meeting
 - 5. Electronic correspondence from community stakeholders

Recommended By:  6/21/24
Department Director Date

Approved By:  7/2/24
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:

There is no fiscal impact associated with this item.

III. REVIEW COMMENTS

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

<p><u>Asst Dir</u> 6/21/24 OFMB OPA 6/21/24 CON 6-21-24</p>	<p><u>Trinidad Macklin</u> 6/24/24 Contract Development and Control Tim 6/24/24</p>
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B. Legal Sufficiency:

[Signature] 6/26/24
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



ATTACHMENT 2
Community Outreach letter (dated March 29, 2024)



March 29, 2024

**RE: Palm Beach County-Owned Real Property
429 Park Place, West Palm Beach**

**Facilities Development &
Operations Department**

2633 Vista Parkway
West Palm Beach, FL 33411

Telephone - (561) 233-0200
www.pbcgov.com/fdo



**Palm Beach County
Board of County
Commissioners**

Maria Sachs, Mayor

Maria G. Marino, Vice Mayor

Gregg K. Weiss

Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*

Dear Property Owners, Neighbors and Interested Parties,

Many of you are likely to be familiar with the referenced County-owned property in the City of West Palm Beach. Since the 1930's this 0.83-acre parcel has been used to support various County operations and governmental functions. In recent years the approximately 11,500 square foot warehouse building on the property has served the needs of the Palm Beach County Clerk of the Circuit Court & Comptroller (Clerk) for storage of public records; need for which remains ongoing. The property is also the subject of active leases with the City of West Palm Beach and an adjoining private property owner for a supply of public parking.

In recent years the County has received inquiries expressing interest in a purchase or other transaction to dispose of County ownership interest in the property. As a result representatives of the County's Facilities Development & Operations Department (FDO) recently requested direction from the Board of County Commissioners (Board) during a regular meeting regarding a potential disposition of the property. The Board direction included engaging the surrounding community to determine local sentiment. Hence the purpose of this letter and what follows.

On behalf of Palm Beach County and its Board, FDO will be conducting a **town hall meeting** at the **Palm Beach County Convention Center (650 Okeechobee Blvd, West Palm Beach)** on **Saturday, April 27, 2024 at 9:30 a.m.** to receive public comment and input on the future vision for the property. The results will inform a future report to the Board and could influence the approach and fate for any competitive solicitation seeking offers to acquire the property from Palm Beach County should the Board elect to proceed in that manner.

We hope you will attend this open public forum if you feel compelled to participate and share individual interests. Should you be unable to attend and wish to provide comment or have any questions, I can be reached at (561) 233-1447 or IAyalaCollazo@pbcgov.org.

Cordially,

A handwritten signature in black ink, appearing to read "Isami Ayala-Collazo".
Isami Ayala-Collazo
Director

ATTACHMENT 3
Community Outreach Meeting attendance list



**Palm Beach County
Board of County Commissioners
Facilities Development & Operations
Sign - In Document**

Meeting Date 04.27.2024

Meeting Topic 429 Park Place Comm. Outreach Mtg

Name	Organization	Email	Phone
SARA MCCANN	HIVE HOME	SARA@MCCANNDESIGNGROUP.COM	561-879-9497
MARK BODE	HIVE HOME	MARK@HIVEPALMBEACH.COM	513.388.6283
TIFFANY SANCHEZ	PREM	T.SANCHEZ@PBC.GOV	561-233-0329
JONATHAN BURESS	RESIDENT	BURESS1417@HOTMAIL.COM	401-465-9250
ANDRES PARADISO	RESIDENT	ANDRES@PARADISOBUENOS.COM	561-951-7525
JACK RICE	OWNER	JRICE@OWNER.COM	
Adam Bowling	Contractor	adam@acmeabnto.com	561-654-3033
Melinda & Mike Art	Home owner	moparupb1@gmail.com	561-596-3778
Gregory Welteroth JR.	Neighbor		
Linda Oullen	FPNA	oullen@digital.zet	561-758-5227
Alex Millan	Millan Real Estate Dev	Alex@AlexanderMillan.com	570 840 0201
Purvi Bhogaita	FDO	pbohogaita@bc.gov	561-233-0221
Isami Ayala	FDO	isami.ayala@pbc.gov	561-233-1447
Eric McKellan	FDO	emckellan@pbc.gov	561-233-0253

ATTACHMENT 4

Summary of Public Comments
Community Outreach Meeting April 27, 2024

Speaker	Comments
Ms. Melinda Art	Thirty-year resident of the area, stated that the current use should remain in place. If the current use were not to remain, her preferred use would be public parking as residents are currently facing multiple challenges with people parking in front of residential areas and blocking private accesses. She further indicated that local side streets are not adequately sized to accommodate parking for businesses along the S Dixie corridor and gave specific examples as to the private businesses in the area (e.g., Table 24). Increase traffic and driving speed and safety were also identified as concerns to the residential community and create challenges for crossing Dixie Highway.
Mr. Jonathan Burgess	Inquired as to the historical uses of the property preceding County ownership, in specific if the property had been used for recreational purposes. Inquired if the Live Local Act would apply to redevelopment of the property and if so, what would be the maximum allowable density. Expressed a preference for the property to be re-incorporated back into the community for its use, including public parking, even if the same are collocated with private uses.
Ms. Sara McCann	Indicated that the property is underutilized and that it would be best to keep the same in commercial use due to it being surrounded by other commercial uses. As a business owner, stated that she tries to provide parking for her employees as much as possible. Further indicated that construction-related parking needs are exerting pressure on the community. Indicated that the best use for the property would be for parking and engagement of the same with the abutting Flamingo Park. Deemed said use as a potential solution to diminish unwelcome activity at the Park.

ATTACHMENT 5

Electronic correspondence from community stakeholders

Isami Ayala-Collazo

From: JAMES WATSON <watson401@bellsouth.net>
Sent: Friday, April 26, 2024 11:41 AM
To: Isami Ayala-Collazo
Subject: 429 Park Place -- DO NOT SELL

This Message Is From an External Sender

This message came from outside your organization.

Good Morning,

I will not be at Saturday's meeting. I want to go on record re 429 Park Place -- DO NOT PUT ON MARKET AND DO NOT SELL THIS PROPERTY.

Thank You
Jim Watson
290 Queens Ct
Mango Promenade Hist. Dist.
April 26, 2024

----- Forwarded Message -----

From: JAMES WATSON <watson401@bellsouth.net>
To: MMariano@pbc.gov <mmariano@pbc.gov>; Gregg Weiss <gweiss@pbcgov.org>; MBarnett@wpb.gov <mbarnett@wpb.gov>; MWoodward@pbc.gov <mwoodward@pbc.gov>; MSachs@pbc.gov <msachs@pbc.gov>; SBaxter@pbc.gov <sbaxter@pbc.gov>; MBernard@pbc.gov <mbernard@pbc.gov>
Cc: Isami Ayala-Collazo <iayalacollazo@pbc.gov>
Sent: Monday, April 15, 2024 at 05:17:24 PM EDT
Subject: 429 Park Place in Historic District

Dear Mayor Sachs, Vice Mayor Mariano and County Commissioners Weiss, Barnett, Woodward, Baxter and Bernard,

I want to share important information about 429 Park Place, which as I understand it, will be the subject of a meeting on April 27.

This property falls in the Mango Promenade Historic District, which was established by the City of West Palm Beach in 1995.

A map is attached.

This district was placed on the National Register of Historic Places in 1999.

Here is a link to the text re the Mango Promenade Historic District on a Florida Historical Marker in the district:

<https://apps.flheritage.com/markers/markerDetail.cfm?id=1164&keyword=Mango&city=West%20Palm%20Beach&county=Palm%20Beach> [apps.flheritage.com]

429 Park Place is adjacent to Flamingo Park -- The Park, 1751 S Dixie Hwy., which was an African American Cemetery in the early 1900s; 100 were buried there.

Here is a link to the text re this park/burial site on a Florida Historical Marker in the park:

<https://apps.flheritage.com/markers/markerDetail.cfm?id=323&keyword=Flamingo&city=West%20Palm%20Beach&county=Palm%20Beach> [apps.flheritage.com]

(The cemetery is also mentioned in the marker for the Mango Promenade Historic District.)

Thank you for your time.

Sincerely,
Jim Watson
Mango Promenade Historic District Resident
April 15, 2024

Isami Ayala-Collazo

From: JAMES WATSON <watson401@bellsouth.net>
Sent: Saturday, April 27, 2024 9:35 AM
To: Isami Ayala-Collazo
Subject: 429 Park Place -- Third Marker
Attachments: 20240418_112130.jpg

This Message Is From an External Sender

This message came from outside your organization.

Good Morning,

I wanted to follow up and say the Flamingo Park/burial ground, adjacent to 429 Park Place, is discussed on a third Florida Historical Marker, this one located on the west side of the Norton Museum of Art. The marker is Pioneer Memorial Park. See photo.

Thank You
Jim Watson
4/26/24

PIONEER MEMORIAL PARK

The Lakeside Cemetery Association (LCA), formed in 1891, was composed of a group of the earliest pioneer families of what is today Palm Beach County (part of Dade County until 1899). In 1895, the LCA purchased this site to be used as a private cemetery. From 1895 until approximately 1920, the pioneer families buried their dead in this cemetery. Over two hundred of Dade and Palm Beach County's earliest and most prominent citizens were buried here, including many of the earliest public officials, landowners, and business owners. Initially, both African-American and white pioneers were buried here, which was very unusual for the time. In 1902, the LCA purchased two acres located two blocks to the south to serve as a separate cemetery for African-Americans (today known as Flamingo Park). In 1914, Henry M. Flagler donated to the City of West Palm Beach the land immediately to the west of this site, on which Woodlawn Cemetery was created as West Palm Beach's municipal cemetery. In 1921, the LCA donated this site to the City of West Palm Beach for public park purposes. In 1940, upon the request of the City of West Palm Beach, the LCA released a series of deed restrictions encumbering the property allowing the Norton Gallery and School of Art to be built, provided that this site shall forever be known as Pioneer Memorial Park. Most of the pioneers buried on this site were returned and reinterred in Woodlawn Cemetery. However, as many as forty pioneers were not recovered and remain buried on this site today.

Benches provided by the Lake Worth Fishers Association
Feeding provided by the Norton Museum of Art

2002

Isami Ayala-Collazo

From: Hunter Beebe <HBeebe@Johnstonecapital.com>
Sent: Wednesday, April 10, 2024 7:11 AM
To: Isami Ayala-Collazo
Cc: Purvi Bhogaita; Eric McClellan; Gregg Weiss
Subject: Re: 429 PARK PL

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Hi. Sorry for the delay. We aren't a user so we would be redeveloping the current building for third-party retail tenants. We think there is demand for things that would activate the park - more specifically neighborhood and family oriented retail, hopefully things the neighborhood would embrace (ice cream shop, craft center, kids activity center etc). We own a project on the other side of the neighborhood on Belvedere that was, like this asset, light industrial and we converted to retail, so we know what works etc. We believe a multi tenant building is likely the direction but haven't seen the inside of the building to understand the layout and feel. If a tour can be arranged that would be great.

We have a building would can swap as the county would need to replace the use. Ours is a bit larger.

EHB

On Apr 1, 2024, at 7:07 PM, Isami Ayala-Collazo <IAyalaCollazo@pbc.gov> wrote:

Thank you for the feedback, Mr. Beebe. If I may ask, as yours was one of the requests that triggered our agenda item to the Board, what's the use that you have envisioned for the property?

Cordially,

Isami

From: Hunter Beebe <HBeebe@Johnstonecapital.com>
Sent: Saturday, March 23, 2024 11:23 AM
To: Isami Ayala-Collazo <IAyalaCollazo@pbc.gov>
Cc: Purvi Bhogaita <PBhogaita@pbcgov.org>; Eric McClellan <EMcClellan@pbcgov.org>
Subject: Re: 429 PARK PL

Thank you for the update.

I don't think this is a site that can accommodate much housing given it abuts the train track, is only 3/4 of an acre and is zoned general commercial. You can't really build up (multi story) and accommodate parking etc on such a small site.

Looking forward to learning more.

EHB

On Mar 23, 2024, at 10:02 AM, Isami Ayala-Collazo <IAyalaCollazo@pbc.gov> wrote:

Good morning Mr. Beebe,

The item was discussed during the March 12, 2024 Board meeting. Staff was directed to explore the possibility of disposing the property (be it through swap or sale). To do so, we were directed to engage with the neighboring community to request their input as to acceptable uses. The Board expressed a preference for housing-related uses. We were also directed to explore the transaction as long as it would not entail a net cost to the County.

Cordially,

Isamí

From: Hunter Beebe <HBeebe@Johnstonecapital.com>
Sent: Friday, March 22, 2024 10:32 AM
To: Isami Ayala-Collazo <IAyalaCollazo@pbc.gov>
Subject: Re: 429 PARK PL

Any updates on this?

EHB

On Feb 11, 2024, at 9:02 PM, Isami Ayala-Collazo <IAyalaCollazo@pbc.gov> wrote:

Greetings Mr. Beebe,
A brief note to provide you an update. The agenda item will be submitted for inclusion on the agenda for the March 12, 2024 BCC regular meeting.

Cordially,

Isamí

From: Isami Ayala-Collazo
Sent: Thursday, January 25, 2024 6:51 PM
To: 'Hunter Beebe' <HBeebe@Johnstonecapital.com>
Cc: Purvi Bhogaita <PBhogaita@pbcgov.org>; Verdenia Baker <VBaker@pbcgov.org>; Patrick Rutter <PRutter@pbcgov.org>
Subject: RE: 429 PARK PL

Good afternoon Mr. Beebe,

Yes, we are working on an agenda item seeking direction and expect to submit the same for consideration by the Board of County Commissioners during its March 5, 2024 regular meeting.

Cordially,

Isamí

From: Hunter Beebe <HBeebe@Johnstonecapital.com>
Sent: Thursday, January 25, 2024 3:14 PM
To: Isami Ayala-Collazo <IAyalaCollazo@pbcgov.org>
Cc: Purvi Bhogaita <PBhogaita@pbcgov.org>; Verdenia Baker <VBaker@pbcgov.org>; Patrick Rutter <PRutter@pbcgov.org>
Subject: Re: 429 PARK PL

Hi any updates?

EHB

On Dec 26, 2023, at 9:59 PM, Isami Ayala-Collazo <IAyalaCollazo@pbcgov.org> wrote:

Greetings Mr. Beebe,

Receipt of your request is acknowledged. We will review and circle back.

Cordially,

Isamí C. Ayala-Collazo (*pronouns: she/her/hers*)
Assistant County Administrator
301 North Olive Avenue, Suite 1101
West Palm Beach, FL 33401
Ph. 561-355-2740

Facilities Development & Operations Director
2633 Vista Parkway
West Palm Beach, FL 33411
Ph. 561-233-1447
iayalacollazo@pbcgov.org

"Together, always ready to serve! Always the best!"

From: Hunter Beebe <HBeebe@Johnstonecapital.com>
Sent: Wednesday, December 13, 2023 3:09 PM
To: Isami Ayala-Collazo <IAyalaCollazo@pbcgov.org>;
Purvi Bhogaita <PBhogaita@pbcgov.org>
Cc: Mack Bernard <MBernard@pbcgov.org>; Gregg

Weiss <GWeiss@pbcgov.org>

Subject: 429 PARK PL

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

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Isami Ayala-Collazo

From: Gregg Weiss
Sent: Monday, April 29, 2024 4:07 PM
To: Linda Cullen
Cc: Isami Ayala-Collazo; Purvi Bhogaita; Eric McClellan; Christine Sosa-Gutierrez; Jana Panarites; Niels Heimeriks; Virginia Savietto M.
Subject: RE: 429 Park Pl.

Thanks, Linda. I'm sharing this with our Facilities staff.

Best regards,

Gregg Weiss
Commissioner, District 2
Palm Beach County Board of County Commissioners
561-355-2202
gweiss@pbcgov.org

NOTICE: Florida has a very broad public records law. Most written communications to or from this office regarding county business are public records and subject to public records request and public disclosure, pursuant to Chapter 119, Florida Statutes. E-mail communications may therefore be subject to public disclosure.

From: Linda Cullen <cullen@digital.net>
Sent: Monday, April 29, 2024 3:24 PM
To: Gregg Weiss <GWeiss@pbc.gov>
Subject: 429 Park Pl.

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This message came from outside your organization.

Folks asked me if I knew any history of old uses there, and I said, well if I have the time. So yesterday I went to the library, Florida Room, and started in 1940 with the city directories. 40-49 it was used by the county 50-61 it was used by a roofer. 61 vacant. 63-66 it was used by a car transmission shop, auth clinic and auto body. I stopped at 66 because my allotted time was running out. I can continue but each year's book is very large and heavy and I had to haul it to a table, sift through, put it back and start with another. Very time consuming.

But makes if wonder if soil clean-up will be necessary at this location because of transmission fluid, etc.? Always something, no? 😊

Linda Cullen

Broker Associate
m 561.758.5227
linda.cullen@corcoran.com

CORCORAN

Isami Ayala-Collazo

From: JAMES WATSON <watson401@bellsouth.net>
Sent: Friday, April 26, 2024 1:51 PM
To: Isami Ayala-Collazo
Cc: Purvi Bhogaita; Eric McClellan
Subject: Re: 429 Park Place -- DO NOT SELL

This Message Is From an External Sender

This message came from outside your organization.

Good Afternoon,

I would appreciate it if you would include in your report a prior email I cc'd you on that gave links to markers in the Mango Promenade Historic District.

Thank You,
Jim Watson
4/25/24

On Friday, April 26, 2024 at 11:57:00 AM EDT, Isami Ayala-Collazo <iayalacollazo@pbc.gov> wrote:

Good morning Mr. Watson,

Thank you for providing us input. This will be part of our project file.

Cordially,

Isami

From: JAMES WATSON <watson401@bellsouth.net>
Sent: Friday, April 26, 2024 11:41 AM
To: Isami Ayala-Collazo <IAyalaCollazo@pbc.gov>
Subject: 429 Park Place -- DO NOT SELL

Good Morning,

I will not be at Saturday's meeting. I want to go on record re 429 Park Place -- DO NOT PUT ON MARKET AND DO NOT SELL THIS PROPERTY.

Thank You

Jim Watson

290 Queens Ct

Mango Promenade Hist. Dist.

April 26, 2024

----- Forwarded Message -----

From: JAMES WATSON <watson401@bellsouth.net>

To: MMariano@pbc.gov <mmariano@pbc.gov>; [Gregg Weiss](mailto:GreggWeiss@pbcgov.org) <gweiss@pbcgov.org>; MBarnett@wpb.gov <mbarnett@wpb.gov>; MWoodward@pbc.gov <mwoodward@pbc.gov>; MSachs@pbc.gov <msachs@pbc.gov>; SBaxter@pbc.gov <sbaxter@pbc.gov>; MBernard@pbc.gov <mbernard@pbc.gov>

Cc: Isami Ayala-Collazo <ijayalacollazo@pbc.gov>

Sent: Monday, April 15, 2024 at 05:17:24 PM EDT

Subject: 429 Park Place in Historic District

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A map is attached.

This district was placed on the National Register of Historic Places in 1999.

Here is a link to the text re the Mango Promenade Historic District on a Florida Historical Marker in the district:

<https://apps.flheritage.com/markers/markerDetail.cfm?id=1164&keyword=Mango&city=West%20Palm%20Beach&county=Palm%20Beach> [apps.flheritage.com]

429 Park Place is adjacent to Flamingo Park -- The Park, 1751 S Dixie Hwy., which was an African American Cemetery in the early 1900s; 100 were buried there.

Here is a link to the text re this park/burial site on a Florida Historical Marker in the park:

<https://apps.flheritage.com/markers/markerDetail.cfm?id=323&keyword=Flamingo&city=West%20Palm%20Beach&county=Palm%20Beach> [apps.flheritage.com]

(The cemetery is also mentioned in the marker for the Mango Promenade Historic District.)

Thank you for your time.

Sincerely,

Jim Watson

Mango Promenade Historic District Resident

April 15, 2024

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Isami Ayala-Collazo

From: JAMES WATSON <watson401@bellsouth.net>
Sent: Tuesday, April 9, 2024 4:50 PM
To: Isami Ayala-Collazo
Subject: 429 Park Place -- Mailing
Attachments: Mango Promenade Hist Dist Map.pdf

This Message Is From an External Sender

This message came from outside your organization.

Dear Ms. Collazo,

I am writing in reference to your letter of March 29, 2024 concerning 429 Park Place in West Palm Beach.

This property falls in the Mango Promenade Historic District, established in 1995 and placed on the National Register of Historic Places in 1999.

It is adjacent to Flamingo Park -- The Park, 1751 S Dixie Hwy, which was formerly an African American Cemetery in the early 1900s.

Attached is a map of the historic district; please let me know if your letter was mailed to all addresses.

If not, I will make copies and walk them to people/businesses in the district.

Thank You
Jim Watson
Volunteer in Service
April 9, 2024

Isami Ayala-Collazo

From: Isami Ayala-Collazo
Sent: Sunday, March 31, 2024 3:32 PM
To: 'Dan Begley'
Cc: Eric McClellan; Purvi Bhogaita
Subject: RE: 429 Park Place comments

Mr. Begley,

Thank you for taking the time to provide us feedback as to community sentiment on the continued use of the County-owned property. It is certainly greatly appreciated, and will undoubtedly help us in better inform our report to the Board of County Commissioners.

Cordially,
Isami

Isamí C. Ayala-Collazo (*pronouns: she/her/hers*)
Assistant County Administrator
301 North Olive Avenue, Suite 1101
West Palm Beach, FL 33401
Ph. 561-355-4576
Cell. 561-913-8625

Facilities Development & Operations Director
2633 Vista Parkway
West Palm Beach, FL 33411
Ph. 561-233-1447
iayalacollazo@pbc.gov

"Together, always ready to serve! Always the best!"

From: Dan Begley <dan@begleyandassociatesrealty.com>
Sent: Friday, March 29, 2024 11:04 AM
To: Isami Ayala-Collazo <IAyalaCollazo@pbc.gov>
Subject: 429 Park Place comments

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Hello Isami Ayala-Collazo,

Thank you for your letter concerning the future vision of the property located at 429 Park Place. I have live in Flamingo Park neighborhood since 2001 and I have never seen anyone from the city at the property which leads me to believe it is underutilized. In my opinion the property should not be sold to private commercial party to make room for parking or some other commercial use. I would recommend using it to improve the Flamingo Park. Make it a meeting place for parties and picnics and honor those buried in the park. We have enough

commercial space in downtown and don't need any more. The County doesn't need the money in my opinion. It has plenty of revenue from increased property values and other sources of income. Plus this property abuts the park that is the grave site of African Americans who I believe deserve some recognition more than a sign in the park. I would recommend getting with the African American community leaders and providing a memorial for those people buried in unmarked graves. Make it a place where residents can gather and enjoy the park which I believe is under utilized.

Thank You,
Dan Begley
Real Estate Broker
Begley & Associates Realty
Cell: (561) 307-3458
Office: (561) 337-4442
dan@begleyandassociatesrealty.com
www.begleyandassociatesrealty.com [begleyandassociatesrealty.com]

Isami Ayala-Collazo

From: JAMES WATSON <watson401@bellsouth.net>
Sent: Monday, April 15, 2024 5:17 PM
To: MMariano@pbc.gov; Gregg Weiss; MBarnett@wpb.gov; Marci Woodward; Maria Sachs; Sara Baxter; Mack Bernard
Cc: Isami Ayala-Collazo
Subject: 429 Park Place in Historic District
Attachments: Mango Promenade Hist Dist Map.pdf

This Message Is From an External Sender

This message came from outside your organization.

Dear Mayor Sachs, Vice Mayor Mariano and County Commissioners Weiss, Barnett, Woodward, Baxter and Bernard,

I want to share important information about 429 Park Place, which as I understand it, will be the subject of a meeting on April 27.

This property falls in the Mango Promenade Historic District, which was established by the City of West Palm Beach in 1995.

A map is attached.

This district was placed on the National Register of Historic Places in 1999.

Here is a link to the text re the Mango Promenade Historic District on a Florida Historical Marker in the district:

<https://apps.flheritage.com/markers/markerDetail.cfm?id=1164&keyword=Mango&city=West%20Palm%20Beach&county=Palm%20Beach> [apps.flheritage.com]

429 Park Place is adjacent to Flamingo Park -- The Park, 1751 S Dixie Hwy., which was an African American Cemetery in the early 1900s; 100 were buried there.

Here is a link to the text re this park/burial site on a Florida Historical Marker in the park:

<https://apps.flheritage.com/markers/markerDetail.cfm?id=323&keyword=Flamingo&city=West%20Palm%20Beach&county=Palm%20Beach> [apps.flheritage.com]

(The cemetery is also mentioned in the marker for the Mango Promenade Historic District.)

Thank you for your time.

Sincerely,
Jim Watson
Mango Promenade Historic District Resident
April 15, 2024

Isami Ayala-Collazo

From: Kara Mattini <kmattini@gmail.com>
Sent: Friday, May 3, 2024 1:40 PM
To: Isami Ayala-Collazo
Subject: Comments Regarding 429 Park Place

This Message Is From an Untrusted Sender

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Greetings Ms. Ayala-Collazo,

I had hoped to attend the town hall meeting held this past Saturday, April 27th concerning 429 Park Place, however, my son was unexpectedly hospitalized due to an asthmatic flare and I could not attend. He is doing much better now, but obviously I was unable to attend the town hall.

I want to express my support for placing this land into commerce. However, I would like to see the footprint of the building be used for an active use (though parking retained in the rear), such as a restaurant or other active use.. Having an active, commercial use immediately adjacent to the park would generate more activity within the park, place more "eyes on the park" and infuse it with fantastic energy. It would be great if you could guide the use of the land in such a direction should you discontinue its use as a storage facility. I certainly believe records could be better stored somewhere else and allow the site to become an asset frequented by the community.

Sincerely,
Kara Renne
710 Sunset Road
West Palm Beach, FL 33401
(504) 717-5200

Isami Ayala-Collazo

From: Isami Ayala-Collazo
Sent: Sunday, March 31, 2024 3:29 PM
To: 'Sarah Bray-West'
Cc: Eric McClellan; Purvi Bhogaita
Subject: RE: Mom and Flamingo Park Resident - 429 Park Place

Good afternoon Sarah,

Thank you for taking the time to provide us feedback as to community sentiment on the continued use of the County-owned property. It is certainly greatly appreciated, and will undoubtedly help us in better inform our report to the Board of County Commissioners.

To your question regarding authorized commercial uses along Belvedere Rd, permitting within municipal limits is under the City's purview. With your authorization, I can certainly forward your message to our City colleagues who will be best positioned to provide guidance.

Cordially,

Isami

From: Sarah Bray-West <sarah@sarahbraybermuda.com>
Sent: Friday, March 29, 2024 1:19 PM
To: Isami Ayala-Collazo <IAyalaCollazo@pbc.gov>
Subject: Mom and Flamingo Park Resident - 429 Park Place

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Hi Isami,

Thank you for your letter about the building in Flamingo Park. As a mom to little ones who lives at 744 Avon Road in the neighborhood, the safety and family-friendliness of the neighborhood is of utmost importance.

So many young families are choosing Flamingo as a neighborhood to raise their families. I can count at least 5 young families who have moved into the neighborhood over the past year with elementary age children.

As long as the new business is safe and family-friendly, I am in support of any development that caters to the vibrancy and safety of the neighborhood. However, on Belvedere Road bordering Flamingo Park we have VAPE shops and Cabarets. **These VAPE shops and STRIP CLUBS/CABARETS and the nightclub called Roosters are dangerously close to young families... my children are literally living steps away...** how can we address this issue and protect our children? Conniston Middle School is also a short walk from these vape shops on Belvedere.

Sincerely,

Sarah

Homeowner at 744 Avon Road in Flamingo Park

SARAH BRAY-WEST

Shopkeeper at *Sarah Bray Bermuda*

INSTAGRAM: @SarahBrayBermuda *and* @SarahBrayWest