

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

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**Meeting Date:** April 10, 2007                       **Consent**                       **Regular**  
 **Ordinance**                       **Public Hearing**

**Department:** Facilities Development & Operations

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**I. EXECUTIVE BRIEF**

**Motion and Title:** Staff recommends motion to approve: exercise of the first option to extend the term of the Lease Agreement (R2004-0802) with Jewish Community Facilities Corporation, for the continued use of a 1,770 SF building located in unincorporated Boca Raton, at an annual rate of \$10.

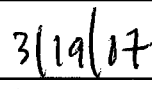
**Summary:** The County on behalf of the Palm Beach County Sheriff's Office currently leases a 1,770 SF building at the Jewish Federation of South Palm Beach County, Richard and Carole Siemens Jewish Campus. The facility is located at 9378 SW 210<sup>th</sup> Street in Boca Raton, for use as a community policing station with offices for sworn and non-sworn personnel. The initial term of the Lease Agreement was for three (3) years ending on May 3, 2007, with two (2) extension options, each for one (1) year. This option will extend the term of the Lease Agreement for one (1) year, from May 4, 2007 through May 3, 2008. The County has the right to terminate the Lease Agreement at any time upon ninety (90) days written notice. The annual rent for this extension period is \$10 and the County is responsible for all utility costs. **(PREM) District 5 (HJF)**


**Background and Justification:** On May 4, 2004, the Board approved the Lease Agreement which will expire on May 3, 2007. The exercise of this first option will extend the term of the Lease Agreement for one (1) year until May 3, 2008 and will provide for the continuation of the community policing station, that is restricted from use for the holding of detainees and use as a transfer site for transport of persons under arrest, or any work release programs. Florida Statutes Section 286.23 requires that a Disclosure of Beneficial Interest be obtained when a property held in a representative capacity is leased to the County. The Jewish Community Facilities Corporation, a Florida Non-Profit Corporation, the landlord, provided the Disclosure attached hereto as Attachment 4. This Disclosure identifies that no person or entity holds a five percent (5%) or greater beneficial interest.

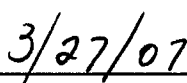
**Attachments:**

1. Location Map
2. Option to Extend Letter
3. Budget Availability Statement
4. Disclosure of Beneficial Interests

**Recommended By:**  \_\_\_\_\_  
Department Director

 \_\_\_\_\_  
Date

**Approved By:**  \_\_\_\_\_  
County Administrator

 \_\_\_\_\_  
Date

**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2007	2008	2009	2010	2011
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs (rent)	\$10.00	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<b>\$10.00</b>	_____	_____	_____	_____
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes  No \_\_\_\_\_  
 Budget Account No: Fund 0001 Dept 164 Unit 1604 Object 4414  
 Program \_\_\_\_\_

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

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

**III. REVIEW COMMENTS**

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

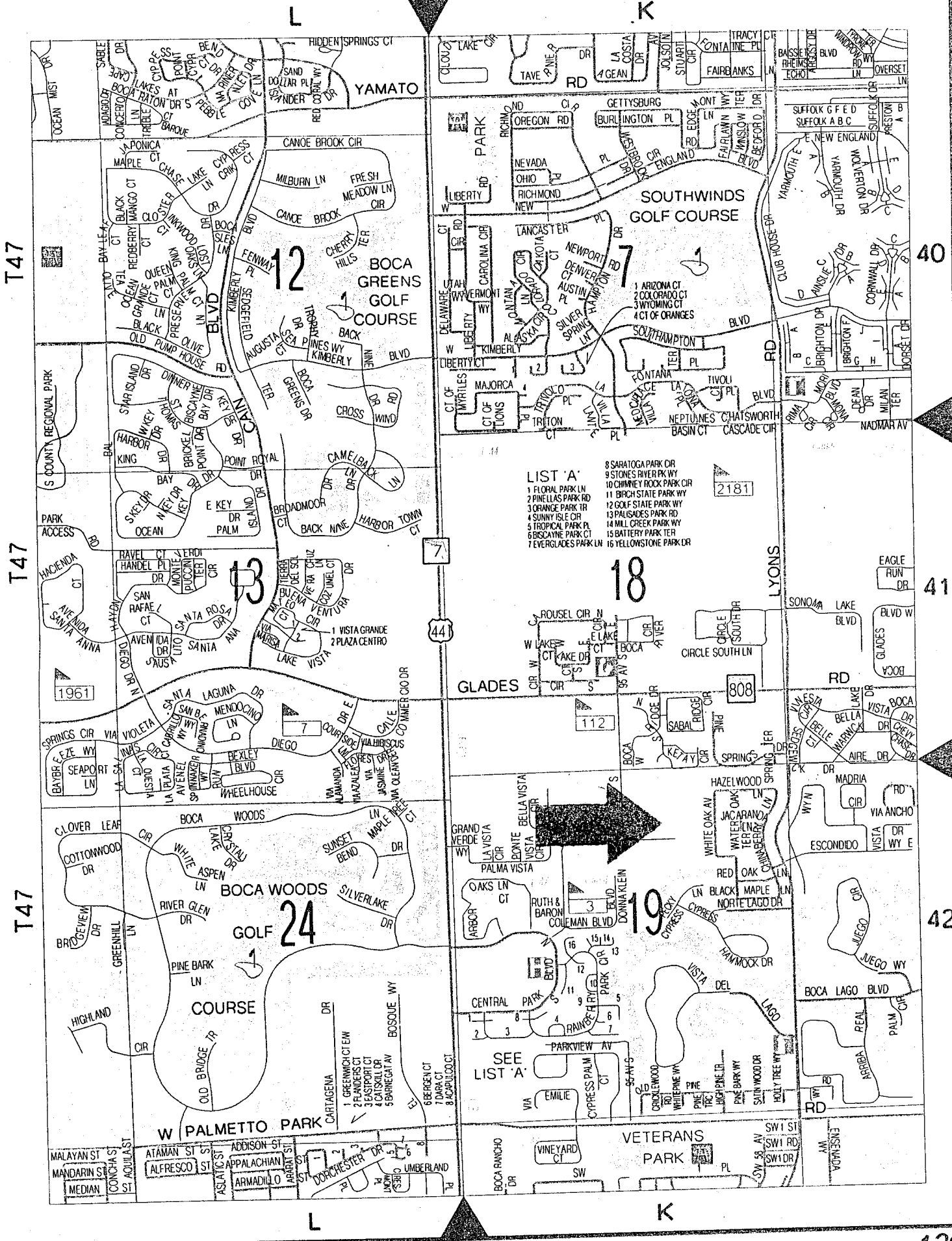
*Elizabeth Bloesch* 3/22/07  
 OFMB  
 3/22/07  
 3/22/07  
 3/22/07  
*Jim J. Jurek* 3/23/07  
 Contract Development and Control  
 3/23/07

**B. Legal Sufficiency:**  
*[Signature]* 3/26/07  
 Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

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



LOCATION MAP

ATTACHMENT #1





April 10, 2007

Certified Mail Return Receipt  
Requested #70060100000579510551

**Facilities Development &  
Operations Department  
Property & Real Estate  
Management Division**

3200 Belvedere Road  
Building 1169  
West Palm Beach, FL 33406-1544  
(561) 233-0200  
FAX: (561) 233-0210  
www.pbcgov.com/fdo

Etta Gross Zimmerman, Chair  
Jewish Community Facilities Corporation  
c/o Jewish Federation of South Palm Beach County  
9901 Donna Klein Blvd.  
Boca Raton, Florida 33428

Re: Notice of Exercise of Option to Extend  
Lease Agreement (R2004-0802) dated May 4, 2004

Dear Ms. Zimmerman:

The purpose of this letter is to provide notice pursuant to Section 1.03 of the above-referenced Lease Agreement that Palm Beach County is exercising its option to extend the Lease for a term of one year. This is the first of the two (2) one-year extensions allowed under the Lease. Exercising this first extension option will extend the Lease for one (1) year from May 4, 2007 through May 3, 2008.

All other terms and conditions of the Lease Agreement shall remain the same.

ATTEST:

SHARON R. BOCK  
CLERK & COMPTROLLER

PALM BEACH COUNTY, a political  
subdivision of the State of Florida

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Addie L. Greene, Chairperson

APPROVED AS TO FORM  
LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND  
CONDITIONS

By: \_\_\_\_\_  
Assistant County Attorney

By: *Reh Audrey Wolf*  
Audrey Wolf, Director  
Facilities Development & Operations

**Palm Beach County  
Board of County  
Commissioners**

Addie L. Greene, Chairperson  
Jeff Koons, Vice Chair  
Karen T. Marcus  
Warren H. Newell  
Mary McCarty  
Burt Aaronson  
Jess R. Santamaria

**County Administrator**

Robert Weisman

"An Equal Opportunity  
Affirmative Action Employer"

printed on recycled paper

G:\Property Mgmt Section\Out Lease\PBSO Boca JCC\First Option\Notice to Extend.BBapproved.030607.doc

**ATTACHMENT #2**

BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 03/01/2007

REQUESTED BY: Nicholas Lambiase, Jr., CPM, Property Specialist, FD&O/PREM

SENT TO: PBSO - Jim Davis - Director, Administrative Services

PROJECT NAME: First extension option of the Lease Agreement with Jewish Community Facilities Corporation to lease a 1770 SF house and adjacent land for parking and access at the east side of 95<sup>th</sup> Avenue and south side of Glades Road in unincorporated Palm Beach County

IS ITEM INCLUDED IN CURRENT BUDGET: YES X NO     

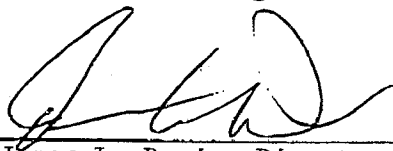
BUDGET ACCOUNT NO:

FUND: 0001 DEPT: 164 UNIT: 1604 OBJ: 4414 PROGRAM:     

FIVE YEAR SUMMARY OF FISCAL IMPACT

FISCAL YEARS	2007	2008	2009	2010	2011
CAPITAL EXPENDITURES	_____	_____	_____	_____	_____
OPERATING COSTS (rent)	<u>\$10.00</u>	_____	_____	_____	_____
EXTERNAL REVENUE	_____	_____	_____	_____	_____
PROGRAM INCOME (COUNTY)	_____	_____	_____	_____	_____
IN KIND MATCH (COUNTY)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>\$10.00</u>	_____	_____	_____	_____

PROPOSED BCC MEETING DATE: April 10, 2007

BAS APPROVED BY:  DATE: 3/9/07

James L. Davis, Director  
Dept. of Administrative Services  
Palm Beach County Sheriff's Office

G:\PROPERTY MGMT SECTION\OUT LEASE\PBSO BOCA JCC\FIRST OPTION\BAS.DOC

LANDLORD'S DISCLOSURE OF BENEFICIAL INTERESTS  
(REQUIRED BY FLORIDA STATUTES 286.23)

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY  
DESIGNATED REPRESENTATIVE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared, Etta Gross Zimmerman, hereinafter referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the Chair of Jewish Federation of South Palm Beach County, Inc., a Florida not-for-profit corporation and does hereby certify that the Jewish Community Facilities Corporation, a Florida Non-Profit Corporation (A subsidiary corporation of Federation) (the "Owner") which entity is the owner of the real property legally described on the attached Exhibit "A" (the "Property"),

2. Affiant's address is: 18011 Lake Estates Dr.  
Boca Raton, FL 33496

3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five Percent (5%) or greater beneficial interest in the Owner and the percentage interest of each such person or entity.

4. Affiant acknowledges that this Affidavit is given to comply with Florida Statutes 286.23, and will be relied upon by Palm Beach County in its lease of the Property.

5. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

6. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Etta Gross Zimmerman, Affiant  
(Print Affiant Name)

Etta Zimmerman  
(Sign Affiant Name)

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of March, 2007 by Etta Gross Zimmerman  who is personally known to me or [ ] who has produced \_\_\_\_\_ as identification and who did take an oath.

Bonnie A. Goldberg  
Notary Public

Bonnie A. Goldberg  
(Print Notary Name)

NOTARY PUBLIC  
State of Florida at Large

My Commission Expires July 10, 20



Bonnie A. Goldberg  
My Commission DDE30883  
Expires July 10, 2007

**EXHIBIT "A"**

**PROPERTY**

**PCN # 00-42-47-19-26-000-0021**

**LEGAL DESCRIPTION**

**RAINBERRY PUD PODS A, B, C  
POD B (LESS S 395 FT OF W 300 FT K/A ADULT DAY CARE)**

**EXHIBIT "B"**

**SCHEDULE TO BENEFICIAL  
INTERESTS IN PROPERTY**

**Name** \_\_\_\_\_ **Address** \_\_\_\_\_ **Percentage of Interest** \_\_\_\_\_

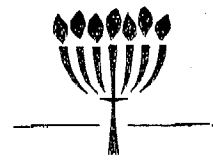
Landlord is only required to identify five percent (5%) or greater beneficial interest holders. If none, so state. Landlord must identify individual owners. If, by way of example, Landlord is wholly or partially owned by another entity, such as a corporation, Landlord must identify such other entity, its address and percentage interest, as well as such information for the individual owners of such other entity.

**NAME**

**ADDRESS**

**No Person or entity holds a 5% or greater Beneficial Interest in Owner.**





2006-2007  
FEDERATION OFFICERS

March 14, 2007

CHAIR

Etta Gross Zimmerman

Palm Beach County Facilities Development & Operations Dept.  
3200 Belvedere Road  
Building 1169  
West Palm Beach, FL 33406-1544

VICE CHAIR, CAMPAIGN  
Steven Bedowitz

VICE CHAIR  
Alan Cornell

To Whom It May Concern:

VICE CHAIR  
Warren Greenapoon

The undersigned, is the incumbent Senior Vice President Operations and CFO of the Jewish Federation of South Palm Beach County, Inc., a Florida not-for-profit corporation, (Federation), and does hereby certify that the Jewish Community Facilities Corporation (Facilities Corp), a Florida not-for-profit corporation, is a subsidiary corporation of Federation.

VICE CHAIR,  
JEWISH COMMUNITY  
FOUNDATION  
Thomas R. Kaplan

Reference is made to the Lease Agreement between Facilities Corp, as Landlord, and Palm Beach County, as Tenant. Federation does hereby certify that Etta Gross Zimmerman, the incumbent Chair of Federation, is authorized to execute the Lease renewal on behalf of Facilities Corp.

VICE CHAIR,  
WOMEN'S DIVISION  
Ellen R. Sarnoff

VICE CHAIR,  
PLANNING & ALLOCATIONS

Yours truly,

TREASURER  
Ira Gerstein

Mel Lowell  
Senior Vice President Operations/CFO  
Jewish Federation of South Palm Beach County, Inc.

SECRETARY  
Albert Gortz

ML/cbk

ASSISTANT TREASURER  
Michael J. Weinberg

Cc: Etta Gross Zimmerman  
Cara Kolpak

ASSISTANT SECRETARY  
Roxane Frechic Lipton

IMMEDIATE PAST CHAIR  
Lawrence D. Altschul

PRESIDENT & CEO  
William S. Bernstein, MSW

**HONORING OUR ROOTS. LIVING OUR VALUES. STRENGTHENING OUR FUTURE**

Richard and Carole Siemens Jewish Campus  
9901 Donna Klein Boulevard, Boca Raton, Florida 33428-1788  
Telephone: 561.852.3100 • Fax: 561.852.3150

[www.jewishboca.org](http://www.jewishboca.org)

Harry & Jeanette Wainberg C  
14620 S. Military Trail, Delray Beach, Florida 3  
Telephone: 561.470.2000 • Fax: 561.470.

**ATTACHMENT #4**