

34-21

Agenda Item #:

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: August 21, 2007 [X] Consent [] Regular
[] Ordinance [] Public Hearing
Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: the Notice of Lease Cancellation with AMCO Properties (R91-716D).

Summary: The Community Services Department’s Division of Senior Services leases approximately 1,928 sf of office space in the Woodbridge Shopping Plaza, located at 6623-6625 Forest Hill Boulevard in Greenacres, for use as an adult day care center. The County services provided at this facility will be relocated to the new Mid-County Senior Center located in Lake Worth currently under construction and expected to open mid-November. The Lease with AMCO is scheduled to expire on June 30, 2009. The County has the right to cancel the Lease Agreement, for any reason, upon ninety (90) days written notice. This Notice will cancel the Lease effective November 30, 2007. **(PREM) District 2 (HJF)**

Background and Justification: The original Lease Agreement was approved on May 28, 1991, for an initial term of five (5) years. Subsequently, the Board approved Amendment Number One on June 16, 1998 (R-98-838-D), Amendment Number Two on September 11, 2001 (R-2001-1486), and Amendment Number Three on June 6, 2006 (R2006-0985) which extended the term through June 30, 2009. Early cancellation of this Lease will avoid \$43,822 of lease payments.

Attachments:

- 1. Location Map
- 2. Notice of Lease Cancellation
- 3. Budget Availability Statement

Recommended By: RET Anthony Wolf 7/27/07
Department Director Date

Approved By: [Signature] 8/13/07
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	_____	(\$22756)	(\$21066)	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	_____	(\$22756)	(\$21066)	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes No

Budget Account No: Fund 1008 Dept 144 Unit 1443 Object 4410
 Program _____

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

This cancellation will avoid a total rental and operating costs of \$43,822.00. The operational budget of the new Mid-County Senior Center will be absorbing the savings in this rent credit.

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

The savings resulted in lease cancellation will be absorbed in the operational budget of new center.
 SS 8/9/07 OFMB 8-9-07
 TM 8/11/07
 CN 8/11/07
 Maria J. [Signature] / 8/9/07
 Contract Development and Control

This item complies with current County policies.

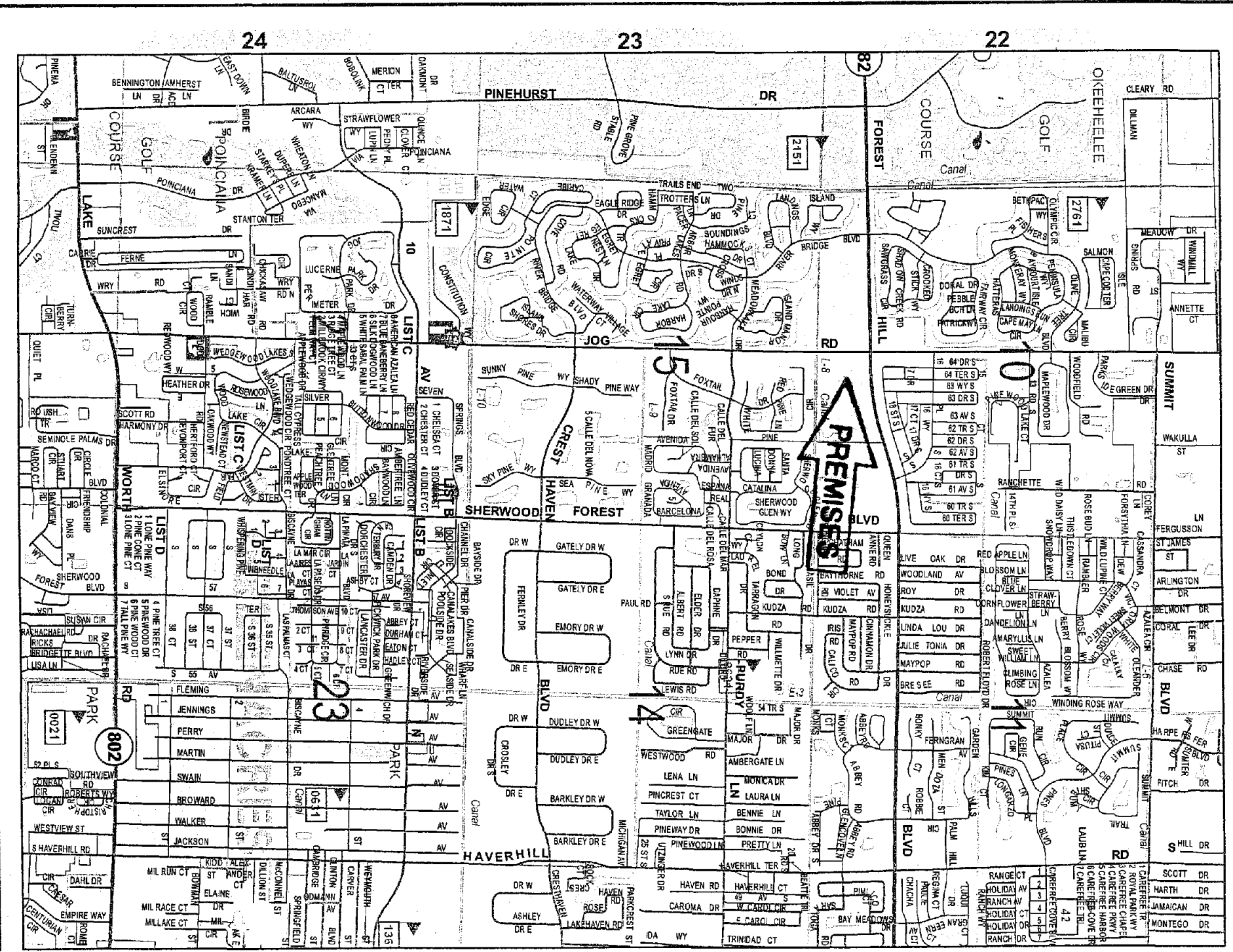
B. Legal Sufficiency:

[Signature] 8/10/07
 Assistant County Attorney

C. Other Department Review:

[Signature]
 Department Director

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



See pg 89

LOCATION MAP

ATTACHMENT #1





**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

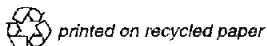
**Palm Beach County
Board of County
Commissioners**

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"*



August 21, 2007

Certified Mail #70051820000780303879
Return Receipt Requested

Gerald A. Marco, General Partner
AMCO Properties
1428 Brickell Avenue
Suite 400
Miami, Florida 33131

Re: Notice of Lease Cancellation –
Lease Agreement dated May 28, 1991, between Palm Beach
County, a political subdivision of the State of Florida ("Lessee"),
and AMCO Properties ("Lessor") (R91-716D), as amended (the
"Lease")

Dear Mr. Marco:

Pursuant to Article IX, Section 9.00 of the above referenced Lease, Lessee hereby provides Lessor with ninety (90) days written notice of Lessee's cancellation of the Lease effective 11:59 P.M., November 30, 2007 ("Cancellation Effective Date"). All performance of this Lease shall cease as of the Cancellation Effective Date.

Lessee shall remove Lessee's personal property and surrender the Premises to Lessor prior to or on the Cancellation Effective Date.

Please direct any questions concerning this matter to Nicholas Lambiase, Jr., Property Specialist, who may be reached at (561) 233-0237 or by e-mail at nlambiase@pbcgov.com.

ATTACHMENT #2



August 21, 2007
Notice of Lease Cancellation
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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: Audrey Wolf
Audrey Wolf, Director
Facilities Development & Operations

cc: Ms. Jo Lynne Heimlich, Property Manager
AMCO Properties
c/o Jona Management, Inc.
120 S. University Drive, Suite C
Plantation, FL 33324

BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 07/09/2007

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

SENT TO: Ed Rich, Director, Community Services

PROJECT NAME: Adult Day Care - AMCO Lease Cancellation

IS ITEM INCLUDED IN CURRENT BUDGET: YES NO

BUDGET ACCOUNT NO:

FUND: 1008 DEPT: 144 UNIT: 1443 OBJ: 4410 PROGRAM: CC50

FIVE YEAR SUMMARY OF FISCAL IMPACT:

FISCAL YEARS	2007	2008	2009	2010	2011
CAPITAL EXPENDITURES	_____	_____	_____	_____	_____
RENT	_____	(\$15,274)	(\$14,127)	_____	_____
OPERATING COSTS	_____	(\$7,482)	(\$6,939)	_____	_____
MONTHLY UTILITIES	_____	_____	_____	_____	_____
EXTERNAL REVENUE	_____	_____	_____	_____	_____
PROGRAM INCOME (COUNTY)	_____	_____	_____	_____	_____
IN KIND MATCH (COUNTY)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	_____	(\$22,756)	(\$21,066)	_____	_____

PROPOSED BCC MEETING DATE: 8/21/2007

BAS APPROVED BY: *[Signature]* DATE: July 9, 2007

ATTACHMENT #3