#### Agenda Item #:

# PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM SUMMARY

5D-2

Meeting Date:	April 5, 2011	[ ] Consent	[X] Regular	
		[ ] Ordinance	[ ] Public Hearing	
Department:	Facilities Developme	ent & Operations		

#### I. EXECUTIVE BRIEF

Motion and Title: Staff requests Board Direction: regarding a request from KidSanctuary Campus, Inc., for an extension of the County Deed restrictions and conditions, and consent to transfer of ownership for a 5.57 acre parcel conveyed to KidSanctuary, Inc., on June 6, 2006 (R2006-1043).

Summary: On June 6, 2006, the Board conveyed a 5.57 acre parcel located south of Pioneer Road and west of the Florida Turnpike to KidSanctuary, Inc., a non-profit corporation, at no cost. The County Deed provided that the property would automatically revert to the County if: i) the Property is not used for a non-profit residential facility for children with physical and/or emotional disabilities; ii) the facilities consisting of four (4) houses and a recreation/administrative building were not completed, open, and operating within five (5) years; iii) any conveyance or assignment other than to an entity which merges with and/or acquires KidSanctuary, Inc., occurs without prior Board consent; and iv) the facility is not continuously operated for the specified purposes. Economic conditions have negatively impacted KidSanctuary's ability to raise funds and collect committed donations. On September 20 2008, KidSanctuary, Inc., conveyed the property by Quit Claim Deed to KidSanctuary Campus, Inc. County consent was required but not obtained. The five (5) year time limitation to construct the facilities will expire on June 5, 2011. KidSanctuary Campus, Inc., has requested the retroactive approval of the transfer of the property and an extension to complete the development of the facilities in phases, with the first house and the infrastructure being completed 17 months after issuance of the permits by the County, and the balance of the project being completed over a period of roughly 15 years. They anticipate that the first house will be completed by January, 2013. KidSanctuary Campus is in the process of obtaining plat and permit approval from Palm Beach County. It entered into a construction contract in May, 2010, and began the permitting process immediately, with application for the permit being submitted in October 2010. According to a letter from Connie Frankino, President of KidSanctuary Campus, dated November 28, 2010, the organization has raised sufficient cash to fund the construction of the first house and the infrastructure, and expects that fundraising efforts will be easier once the project has broken ground. KidSanctuary Campus has enlisted Place of Hope, Inc., a not for profit organization currently operating a campus for 44 children with physical and emotional issues located in unincorporated Palm Beach Gardens, to operate the KidSanctuary facility. Staff received a letter from H. Michelle Windfelder, BA, State Department of Children and Families, dated February 10, 2011, supporting the project. Staff has not been able to obtain any other information about the organization's experience. (PREM) District 6 (HJF)

#### (Continued on Page 3)

#### **Attachments:**

- 1. Location Map
- 2. Letter from KidSanctuary Campus, Inc., dated November 28, 2010
- 3. Letter from H. Michelle Windfelder, BA, State Department of Children and Families
- 4. Letter from Charles L. Bender III, Founding Executive Director, Place of Hope and Villages of Hope
- 5. June 6, 2006, Agenda Item approving the Deed to KidSanctuary, Inc.
- 6. Kidsanctuary Campus Estimated Schedule
- 7. Disclosure of Beneficial Interests

Recommended By:	at Army Work	3/15/11	
	Department Director	Datel	
Approved By:	(Mej	3/7/4	
<del> </del>	County Administrator	Date '	

## II. FISCAL IMPACT ANALYSIS

<b>A.</b>	Five Year Summary of Fisc	cal Impact:				
Fiscal	Years	2011	2012	2013	2014	2015
Operate Extern Progra	al Expenditures ting Costs nal Revenues am Income (County) nd Match (County					
NET F	TISCAL IMPACT	0- <sup>Y</sup> See j	2e/0cw) -0-	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
	OITIONAL FTE FIONS (Cumulative)	·		· <u></u>		
Is Item	n Included in Current Budg	get: Yes	N	o		
Budget	Account No: Fund Pro	Dept	U	nit	Object	
<b>B.</b> 3	Recommended Sources of ]	Funds/Sumn	nary of Fiscal	Impact:		
	No fiscal Impact.  Departmental Fiscal Revie		$\int_{\mathcal{M}}$	3 111	1	
		III. <u>REVIE</u>	W COMME	<u>NTS</u>		
No Hu	OFMB Fiscal and/or Control Fiscal Empara as 40 country.  OFMB	ais is a to	ment Comme Me rexTens () - C Contract Deve	tion with r	out 312	nal cosT to
-	Legal Sufficiency:  3/2 Assistant County Attorney	22/11				
C. (	Other Department Reviews	:				
]	Department Director					

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

 $G: \label{lem:condition} G: \label{lem:condition} G: \label{lem:condition} AGENDA \cite{Condition} and \cite{Con$ 

Background and Policy Issues: The County received the subject property, as part of a larger parcel, in 1948 via a final decree of delinquent taxes. Construction of the Florida Turnpike bisected the larger parcel and created a 5.57 acre parcel on the west side, and a 4.86 acre parcel on the east side. Staff received inquiries from several people regarding these properties over the years. As a result of a proposal submitted to the Board on April 4, 2006, the Board directed Staff to issue a Request for Proposals to sell both parcels with the requirement that any proposal submitted must agree to donate the west parcel to KidSanctuary, Inc. On June 6, 2006, the Board reviewed the proposals, rejected the one received, and adopted a resolution and approved a County Deed conveying the west property to KidSanctuary, Inc., with certain restrictions, conditions, and an automatic reversion clause (R2006-1043).

On June 3, 2008, KidSanctuary Campus, Inc., a separate non-profit corporation, was registered with the State Division of Corporations, and on September 20, 2008, KidSanctuary, Inc., conveyed the property to KidSanctuary Campus, Inc. On October 7, 2008, KidSanctuary, Inc., changed its name to Grandma's Place, Inc.

KidSanctuary Campus, Inc., was organized for the purpose of helping abused or neglected children and their siblings by providing the children with a safe home and therapeutic care. KidSanctuary Campus plans to build four houses, a recreation/administration building, and a playground on the 5.57 acre parcel within approximately 15 years. It anticipates constructing the project in phases according to the following schedule:

Phase 1: House 1 completed. (Estimated completion date: 1/1/2013)

Phase 2: House 2 will be started two years after House 1 is completed.

Phase 3: Recreation Center will be started two years after House 2 is completed.

Phase 4: House 3 will be started two years after the Rec. Center is completed.

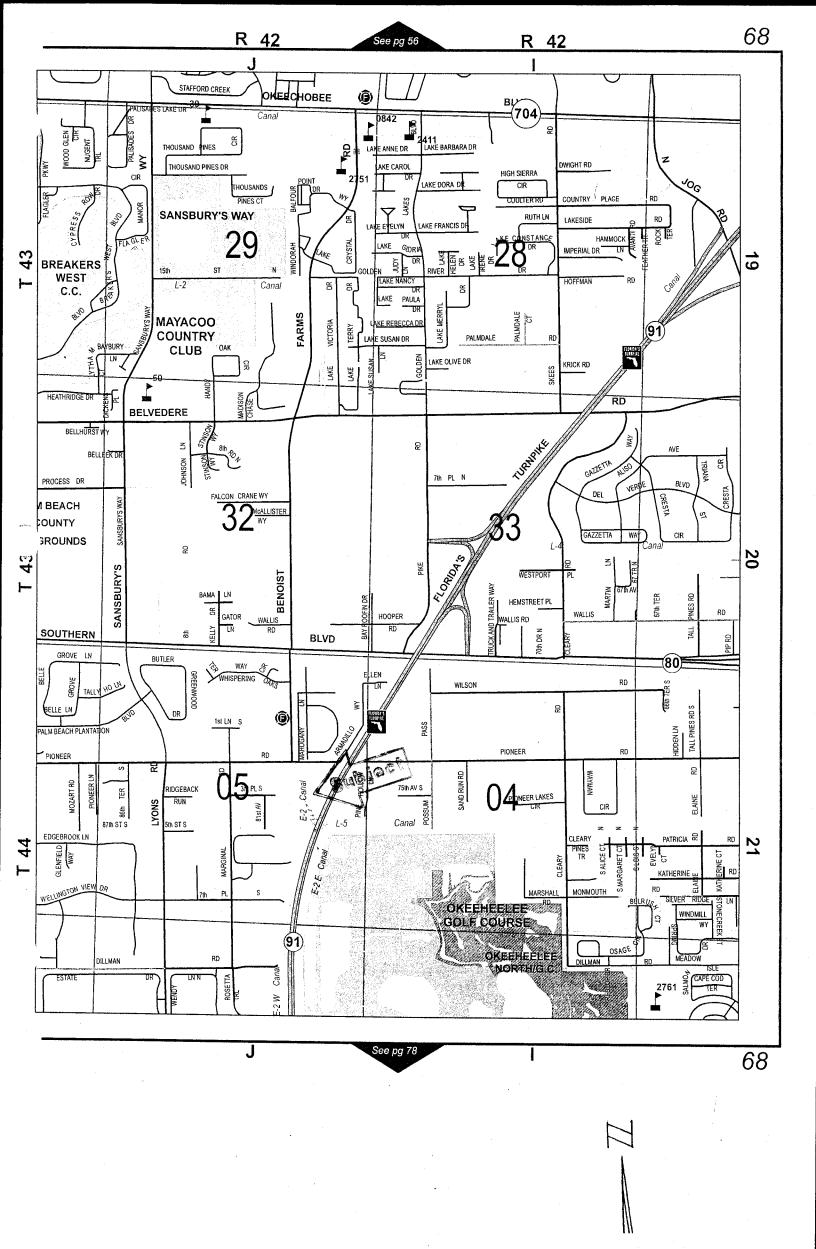
Phase 5: House 4 will be started two years after the House 3 is completed.

The houses will have a capacity of ten to twelve children each. KidSanctuary Campus is in the process of obtaining plat and permit approval from Palm Beach County. It entered into a construction contract in May, 2010, and began the permitting process immediately thereafter. Formal permit application was made October 6, 2010. According to the letter from President Connie Frankino, KidSanctuary Campus currently has the necessary funds to install infrastructure and construct one of the four houses, which it expects to do by January, 2013.

A February 22, 2011, letter from Charles L. Bender III, Founding Executive Director of Place of Hope and Villages of Hope, verifies that Place of Hope, Inc., will be operating (through an operating agreement) the KidSanctuary houses on the subject property. Place of Hope will apply for and receive the operating license and performance/placement agreements from the Florida Department of Children & Families and Child & Family Connections, the lead agency for placement and supervision in Palm Beach County.

According to Mr. Bender, Place of Hope is the largest and most diverse child welfare (foster care) organization in Palm Beach County. It has been operating for 10 years, providing shelter to children with physical and/or emotional needs at its campus in unincorporated Palm Beach Gardens. Place of Hope also started Villages of Hope of Palm Beach County, Inc., which provides for transitional housing and support services to youth who have "aged out" of the foster care system and/or are otherwise facing homelessness. In 2010, Place of Hope, through its various programs, served over 1,300 families and children navigating the public child welfare system. Mr. Bender served as a member of Governor Rick Scott's Transition Team over the Department of Children & Families.

KidSanctuary Campus is a relatively new organization that has not undertaken any projects before. It appears to have backing from a major donor as well as support from individuals who have been involved in other projects, and it has enlisted an experienced operator to run the facilities. However, the organization does not have a proven track record apart from the principals and operator. Staff is requesting Board direction because KidSanctuary Campus does not have the type of experience the County would normally require, nor does it have funding in place for construction of additional facilities beyond the first house. However, there is little risk to the County in allowing the organization to proceed with its plans as the subject property is not needed for anything by the County and has an assessed value of \$279,481.





November 28, 2010

Palm Beach County Property & Real Estate Mgmt. Division Attn: Ross Hering, Director 2633 Vista Parkway
West Palm Beach, FL 33411

Re: Extension of County Deed dated June 6, 2006

Dear Mr. Hering:

Please consider this letter a formal request by KidSanctuary Campus, Inc. for an extension of the time restrictions contained in the County Deed dated June 6, 2006, recorded at O.R. Book 20521, page 293. The property conveyed by this deed is an undeveloped parcel in Western Palm Beach County. It was deeded to KidSanctuary for the purpose of constructing residential housing for needy children. I attach a copy of the deed to this letter.

Pursuant to the restrictions contained in the County Deed, KidSanctuary was to have constructed four houses and a recreation building within 5 years from the date of the deed (by June 2011).

We, at KidSanctuary, have worked diligently to bring this worthwhile project to fruition. Unfortunately, since we took title to the property, the economy collapsed, which negatively impacted our ability to raise funds (as did the Madoff and similar investment scandals, which had significant impact on our donor base).

Notwithstanding the fundraising setback, KidSanctuary has made significant strides toward accomplishing the goal for which the property was donated. However, the above events will require the project to be accomplished in phases, rather than all at once.

At the present, KidSanctuary has all of the necessary funds to build the first of the four houses, make the infrastructure improvements to the property, and to pay for the project in cash. KidSanctuary signed the construction contract with Onshore Construction on May 6, 2010 and the process of permitting was immediately begun. Because of issues with landscaping and the necessity of obtaining a construction easement across adjoining property, this process has been slow. Onshore submitted the formal application for a permit on October 6, 2010 and we are confident that the building permit will be issued shortly.

350 South County Road • Suite 208 • Palm Beach, FL 33480
Tel: 561.653.8274 • Fax: 561.653.8275
KidSanctuary Campus, Inc. is a 501 (c) (3) not-for-profit charitable organization.
Your donation is 100% tax deductable.

As soon as the permit is issued, KidSanctuary will break ground on the first house, which will provide shelter for eight (8) needy children and the house parents, and commence the infrastructure improvements on the property. It is anticipated that it will take 17 months to complete the infrastructure improvements and the first house.

Once ground is broken and our donors can see the tangible results of their generosity, we anticipate that future fundraising efforts will be easier and more fruitful. This will allow us to implement the remaining phases of the construction. Additionally, we anticipate that the cost to construct houses 2 through 4 will be less, because the infrastructure will already be in place.

We anticipate the following schedule for completion of all construction on the property:

Phase 1: House 1 will be completed 17 months after permit issued by county

Phase 2: House 2 will be started two years after House 1 is completed

<u>Phase 3:</u> Recreation Center will be started two years after the completion of House 2

Phase 4: House 3 will be started two years after the recreation center is completed

<u>Phase 5:</u> The 4<sup>th</sup> and final house will be started two years after House 3 is completed

Sincerely.

Connie Frankino President

Comm. Jess R. Santamaria
 Attn: Johnnie Easton
 301 North Olive Ave., Suite 1200
 West Palm Beach, FL 33401

11-27-10

BRANDON KREK
Notary Public, State of Chio
My Commission Expires

PREPARED BY AND RETURN TO:
KATRINA GILBERT-PORTER, REAL ESTATE SPECIALIST
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
3200-BELVEDERE ROAD, BUILDING 1169
WEST PALM BEACH, FLORIDA 33406-1544
PROPERTY CONTROL NUMBER: 00-42-43-27-05-012-0241

CFN 20060373971
OR BK 20521 PG 0293
RECORDED 06/23/2006 16:27:00
Palm Beach County, Florida
AMT 10.00
Doc Stamp 0.70
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0293 - 294; (2pgs)

### P2006"1043 COUNTY DEED

political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791, "Grantor", and KIDSANCTUARY, INC., a Florida non-profit corporation, whose legal mailing address is 184 Sparrow Drive, Royal Palm Beach, Florida 33411, "Grantee".

#### WITNESSETH:

That said Grantor for and in consideration of the sum of \$10.00 to it in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida:

West 100 feet of Trac(2) (Less north 18 feet Pioneer Road & west 35 feet LWDD E-2W Canal rights-of-way), & part of Tract 25 lying northwest of & adjacent to Turnpike right-of-way (Less west 35 feet LWDD E-2W Canal right-of-way) Block 12 according to the Palm Beach Farms Co. PL No 3 as recorded in Plat Book 2, Pages 45 to 54 inclusive, public records of Palm Beach County, Florida (the "Property").

Reserving, however, unto Grantor, its successors and assigns an undivided three-fourths (3/4) interest in, and title in and to an undivided three-fourths (3/4) interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and undivided one-half (1/2) interest in all petroleum that is or may be in, on, or under said land. The aforementioned reservation of phosphate, mineral, metals and petroleum rights shall not include, and Grantor hereby expressly releases, any and all rights of entry and rights of exploration relating to such phosphate, mineral, metals and petroleum rights.

This County Deed is given subject to the following conditions and restrictions which are imposed by Grantor upon Grantee as follows:

- 1. The Property shall be used by Grantee only for a non-profit residential facility for children with physical and/or emotional disabilities which provides a family living environment, including supervision and care necessary to meet the physical, emotional, and social needs of the children.
- 2. Grantee shall, within a period of five (5) years from the date hereof, construct four (4) houses and a recreation/administration building on the Property for the use identified in Section 1 above (the "KidSanctuary"). Grantee shall provide Grantor with a Certificate of Occupancy and demonstrate or provide evidence to the Grantor that the KidSanctuary is open and in operation within a period of five (5) years from the date hereof.
- 3. The conditions and restrictions imposed by this County Deed shall constitute covenants running with the land and shall be binding upon and burden Grantee, its successors and assigns having or hereafter acquiring any right, title or interest in or to all or any portion of the described Property. Any subsequent conveyance or assignment of the Property, other than to a non-profit entity which merges with and/or acquires the Grantee, shall be subject to the prior written consent of the Palm Beach County Board of County Commissioners.

4. Upon the failure of Grantee to fulfill all of the conditions and restrictions imposed herein or Grantee's failure to continuously operate the KidSanctuary on the Property, temporary closure for renovations and casualty repair excepted, title to the Property shall automatically revert to Grantor. Notwithstanding the foregoing, in the event Grantor so requests Grantee shall reconvey the Property to Grantor by Statutory Warranty Deed.

WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice Chairperson of said Board the day and year aforesaid.

ATTEST:

R2006 1043

JUN 0 6 2006

SHARON R. BOCK PALM BEACH COUNTY, CLERK & COMPTICILE

a political subdivision of the State of Florida

Députy Cler

By: <del>Ch</del>airman

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

unty Attorney

(OFFICIAL SEAL)

G:\Katrina\Projects by Departments\PREM\Surplus Lands\KidSanctuary\County Deed HF APP 02.1.06.doc



## State of Florida Department of Children and Families

Rick Scott
Governor

**David E. Wilkins** Secretary

Perry Borman Regional Director

February 10, 2011

Palm Beach County

Attention: Ross C. Herring, Director Property & Real Estate Management

2633 Vista Parkway

West Palm Beach, FI 33411

Ref: KidSanctuary

Dear Mr. Herring,

KidSanctuary, Inc. was initially licensed by the Department of Children and Families in 1999 to provide group care to foster youth in Palm Beach County. In 2008, the agency split into two separate entities, KidSanctuary Campus Inc. and Grandma's Place. Grandma's Place continued to operate the licensed group home in Royal Palm Beach. KidSanctuary Campus, Inc. was formed to build a new foster group care facility in West Palm Beach with land acquired from Palm Beach County. The agency has been in contact with the Department in reference to licensing requirements for the new campus. The agency intends to serve our community's abused and neglected children up to age up to age 12. The agency has expressed that they are flexible in meeting the needs of the community and are willing to provide for teens as well if that is the need at the time that construction is complete.

The facility will fill a need in our community and as such the Department will be working closely with the agency to see that the agency is meeting the special needs of our community's abused and neglected children.

Should you have any further questions, please feel free to contact me at 561-267-8665.

Sincerely,

H. Michelle Windfelder, BA

Licensing Specialist Southeast Region

RECEIVED

FEB 1 5 2011

Circuit 15 111 South Sapodilla Avenue, West Palm Beach, FI

Mission: Protect the Vulnerable, Promote Strong and Economically Self-Sufficient Families, and Advance Personal and Family Recovery and Resiliency



## PLACE OF HOPE

A Faith-Based Family-Style Community Caring for Foster Children

February 22, 2011

RECEIVED

Ross C. Hering, Director Property & Real Estate Management Palm Beach County 2633 Vista Parkway

West Palm Beach, FL 33411-5605

MAR 1 4 2011

#### RE: KIDSANCTUARY CAMPUS, INC.

This letter is to verify that Place of Hope, Inc. will be operating (through an operating agreement) the KidSanctuary houses to be located at the property located in unincorporated Palm Beach County, west of the Florida Turnpike and south of Pioneer Road (on a day to day basis) to provide care for children in Palm Beach County's foster care system. All of these children will be in the custody of The State of Florida and have physical and/or emotional needs. Place of Hope is the largest and most diverse child welfare (foster care) organization in Palm Beach County. This year we are celebrating our first ten years in service to children. Our main (and first) campus (much like the one to be built by KidSanctuary and operated by Place of Hope) is located in unincorporated Palm Beach Gardens. On this campus we similarly serve children in foster care who are placed in our daily care by Child & Family Connections (lead agency for placement and supervision – in Palm Beach County - for the Florida Department of Children & Families). We currently serve 44 children on this campus which has been operational for ten years (since May 1, 2001). Place of Hope also started Villages of Hope of Palm Beach County, Inc. which provides transitional housing and support services to youth (currently up to 12 youth) who have "aged-out" of the foster care system at age 18 and/or are otherwise facing homelessness. This campus (our second) is located in unincorporated Palm Beach Gardens/Lake Park. It has been fully operational for several years and is currently under construction (site development and infrastructure) for expansion. Place of Hope is also the fastest growing provider of traditional ("scattered site") foster care within the greater community. Our licensed foster homes (50) are located throughout Palm Beach County. We are also a licensed provider of adoptions for children in foster care.

We have multiple other programs under our ministry umbrella. In fact, this past year (2010) we were able to serve over 1,300 families and children navigating the public child welfare system. A new emergency shelter for abused girls in foster care is currently under construction at our PBG/Lake Park campus and is targeted to open within five months. The addition of the KidSanctuary Campus, Inc. houses will provide us with an additional location to provide much needed services to abused and neglected children in Palm Beach County.

The partnership between Place of Hope, Inc. and KidSanctuary Campus, Inc. will be a productive partnership that will ensure the highest levels of care. As the Founding Executive Director of Place of Hope and Villages of Hope, I have been with the organization since inception – in 1998. Our financials and programmatic infrastructures are strong. We have received numerous performance awards and most recently I served as a member of Governor Rick Scott's Transition Team over the Department of Children & Families (providing insight and future goals for the Governor's consideration). Place of Hope will apply for and receive the operating license and performance/placement agreements from DCF and CFC.

We look forward to working in partnership with KidSanctuary, to literally rescue abused and neglected children throughout our community and set their feet on solid ground.

In Thanks,

Charles L. Bender III
Founding Executive Director

Place of Hope and Villages of Hope

www.placeofhope.com

www.villagesofhope.net



Lost Trac VILLIAGE Charitable FOUNDATION Compassion • Healing • Transformation • Renewal 9078 Isaiah Lane • Palm Beach Gardens, FL 33418 Tel: 561.775.7195 • Fax: 561.775.1758 • Toll Free: 877.694.HOPE www.placeofhope.com • www.villagesofhope.net





### Agenda Iter

## PALM BEACH COUNTY **BOARD OF COUNTY COMMISSIONERS**

4	GENDA	ITEM	SUMMARY
<u>. A.</u>	<u> </u>	A A A A A A A A A	O O LIBRIAN A

Meeting Date:	June 6, 2006 [ ] Consent	. 1	MKG
Department:	Facilities Development & Operations		14925 11-16-11-18

#### I. EXECUTIVE BRIEF

#### Motion and Title: Staff recommends motion to:

A) reject the proposal submitted by Coastal Landscape & Maintenance, Inc., to purchase two parcels of vacant surplus property containing a total of 10.43 acres (5.57 acres and 4.86 acres);

- B) adopt a Resolution authorizing the conveyance of 5.57 acres of surplus property to KidSanctuary, Inc., without charge and with reservation of mineral and petroleum rights, but without rights of entry and exploration;
- C) approve a County Deed in favor of KidSanctuary, Inc.

Summary: Pursuant to Board direction on April 4, 2006, Staff issued a Request for Proposals (RFP) to sell two (2) parcels of vacant, surplus property: i) a 5.57 acre parcel south of Pioneer Road and west of the Florida Turnpike; and ii) a 4.86 acre parcel south of Pioneer Road, east of the Florida Turnpike. The west parcel is assessed by the Property Appraiser's Office at \$272,695 and the east parcel is assessed at \$109,478. Staff obtained an appraisal of the 5.57 acre west parcel which indicated a value of \$495,000. Staff did not obtain an appraisal of the east parcel, but estimates its value at \$350,000. The RFP required the 5.57 acre parcel be donated to KidSanctuary. Only one proposal was received, from Coastal Landscape & Maintenance, Inc. (CLM), for \$150,000. CLM proposed to donate the 5.57 acre west parcel to KidSanctuary and retain the 4.86 east parcel to expand its adjoining nursery operations. Staff believes that CLM's proposed purchase price is significantly below the market value of the east parcel and CLM's proposed use is likely to upset the adjacent residential owners. As such, Staff recommends the Board reject CLM's proposal. KidSanctuary had previously requested the conveyance of the 5.57 acre west parcel to construct four houses and a recreation/administration building to shelter approximately 48 children in state custody with physical and emotional disabilities. Staff recommends that the Board approve a conveyance of the west parcel directly to KidSanctuary, at no cost, subject to an automatic reverter upon the following conditions: i) if the property is not used for a not-for-profit residential facility for children with physical and/or emotional disabilities; ii) if the facilities are not completed, open and operating within five years; and iii) if any conveyance or assignment, other than to an entity which merges with and/or acquires KidSanctuary, occurs without prior Board consent. Pursuant to Section 125.38, Florida Statutes, the County is authorized to convey property to a non-profit organization without charge. The County will retain mineral and petroleum rights in accordance with Section 270.11, Florida Statutes, but without rights of entry and exploration. Staff recommends that the east parcel be retained until Staff can work with the adjoining property owners to come up with an acceptable plan for development and reach an agreement for providing access. (PREM) District 6 (HJF)

Background and Policy Issues: The County received the properties in 1948 via a final decree of delinquent taxes. Construction of the Florida Turnpike bisected the properties, creating a 5.57 acre parcel on the west side and a 4.86 acre parcel on the east side. The eastern parcel is surrounded by residential houses on the east and a landscape service business owned by CLM to the north. It has no legal access, such that in order to develop the property, an access agreement would need to be negotiated with one of the three adjoining owners.

#### Continued on Page 3

#### Attachments:

- Location Map 1.
- 2. Resolution
- 3. County Deed

- KidSanctuary request letter 4.
- Florida Statute Sections 125.38 and 270.11 5.

Recommended By	124	Ammy Worf	5 25 06	
5)	***************************************	rtment Director		
Approved By:	Coun	ty Administrator	ATTACHMENT NO. 5	

### II. FISCAL IMPACT ANALYSIS

A.	Five Year Summary of	f Fiscal Impa	et:				
Fiscal	l Years	2006	2007	2008	2009	2010	
Oper Exter Progr	cal Expenditures ating Costs rnal Revenues ram Income (County) ind Match (County)	0 0 0 0					
NET	Γ FISCAL IMPACT	0					
	DITIONAL FTE (TIONS (Cumulative)					412	
		Budget: Yes and D ogram	ept	Unit	Object		
В.	Recommended Source	es of Funds/S	ummary of	Fiscal Impact:			
	The County will organization.	be donating	property wor	th approximate	ly \$495,000 t	o this not for pr	ofit
C.	Departmental Fiscal I	Review:	,				
		III. <u>R</u> I	EVIEW CO	<u>MMENTS</u>			
Α.	OFMB Fiscal and/or	Contract Dev	elopment C	omments:	· · · · · · · · · · · · · · · · · · ·	*	
В.	OFMB  Legal Sufficiency:	24-06 My 21	Contra	ct Developmen	t and Gontr	15/25/06	Юέ
	Assistant County Att	<u>5/30/04</u> orney					
C.	Other Department Ro	eview:		·		· Adjusted of State o	
	Department Directo	or to be used as	a basis for	navment		e e e e e e e e e e e e e e e e e e e	

#### Background and Justification ( 1t'd)

Staff has received inquiries from several people regarding these properties over the years. Most recently, Staff received a proposal from Dan Miteff to purchase the property. His proposal was to pay the County \$450,000 to purchase both parcels, to convey the west parcel to KidSanctuary and provide \$50,000 to KidSanctuary for infrastructure improvements. He would retain the east parcel for development. However, the County cannot convey property directly to a private individual without conducting some form of competitive process. Subsequently, Mr. Miteff formed a charitable foundation, Habitat for Forgotten Children, and submitted a revised proposal in the name of the foundation.

The Habitat for Forgotten Children proposal was submitted to the Board on April 4, 2006. In order to address concerns expressed by the County Attorneys's Office with respect to the competitive process, the Board directed staff to issue a Request for Proposals to sell both parcels, with the requirement that any proposal must agree to donate the west parcel to KidSantuary. The Board was clearly under the impression that Habitat for Forgotten Children would submit a proposal with the same terms or better than contained in its original proposal.

The RFP was advertised on April 9 and 16, 2006. Interested bidders, as well as the property owners adjacent to each parcel, attended a mandatory proposal conference on April 20, 2006. The surrounding property owners expressed concerns with the County's plans for the properties. One owner adjacent to the west parcel expressed concerns with allowing KidSanctuary to develop its facilities adjacent to his house. The property owners adjacent to the east parcel expressed concerns regarding what a potential buyer might propose to develop on the east parcel, and indicated that they would not be inclined to grant access for an unacceptable use. There was discussion that the property owners should join together and submit a bid to purchase the property and relocate KidSanctuary. The properties surrounding the County's parcels are primarily large (2.5-5 acre) lots developed with single family residences. All of the owners expressed concern with the potential change in the character of the neighborhood. Staff is of the opinion that the Kid Sanctuary use, while more intense than a single family residence, will not pose an undue hardship on the surrounding residents. However, Staff is concerned that an expansion of the CLM landscape service use on the east parcel, essentially in the backyards of the two adjoining residential properties, may not be compatible with the residential uses, and will not be acceptable to the residential property owners.

The RFP generated only one proposal for \$150,000 from CLM. Habitat for Forgotten Children did not submit a proposal. Discussions with Mr. Miteff indicated that he was concerned with potential opposition from the surrounding owners. Staff believes the price proposed by CLM is significantly less than the full potential value of the property. Staff recommends the Board reject the CLM proposal, convey the west parcel to KidSanctuary and work with the property owners adjacent to the east parcel to come up with an acceptable plan for development of the property and obtaining access, then issue a new RFP for just the east parcel.

KidSanctuary: i) is a non-profit organization founded to help children with physical and/or emotional disabilities who have been victims of abuse or neglect by providing the children with supervised and therapeutic care designed to meet their individual physical, social and emotional needs; ii) accepts and provides for children from birth to 12 years old, 24 hours a day, seven days a week; iii) currently operates a home in Royal Palm Beach and has sheltered over 75 children; iv) is in need of five or more acres on which to build new housing for children in their care; v) plans to build four houses on the 5.57 acre parcel with a capacity of ten to twelve children each, a recreation/administration building and a playground; and vi) currently has funds committed to construct two of the four houses.

1D	Task Name			Fr.	- 12				Thu 2/
		Duration	Start	Finish _		Quarter F J	1st Quarter D M	1st Quarter O M	1st Quarter
1	KID SANCTUARY ESTIMATED SCHEDULE	585 days	Wed 10/6/10	Tue 1/1/13 €			. U . i i		A J !
2	BUILDING PERMIT	226 days	Wed 10/6/10	Wed 8/17/11	أححت	8/17	5	•	
3	PLATTING APPROVAL (ESTMATED DURATION SETFORTH BY SURVEYOR)	130 days	Wed 2/2/11	Tue 8/2/11	2/2	8/2			
4					: }				
5				į.		i			
	SITE WORK	247 days	Thu 8/11/11	Fri 7/20/12	: 1				
	UNDERGROUND LOCATES	3 days	Thu 8/11/11	Mon 8/15/11		8/11   8/15	1		
3	SURVEYORS/LANDSCAPERS MARK TREE REMOVAL TREES	2 days	Tue 8/16/11	Wed 8/17/11		8/16 1 8/17			
	RELOCATE TREES AND INSTALL TEMPORARY IRRIGATION	15 days	Thu 8/18/11	Wed 9/7/11		8/18 2 9/7			
0	CLEAR AND GRUB SITE	20 days	Thu 9/8/11	Wed 10/5/11		9/8 📥 10/	5		
1	IMPORT FILL/GRADE LOT	10 days	Thu 10/6/11	Wed 10/19/11		10/6 10/	l		
2	LAYOUT STREET AND PARKING	3 days	Thu 10/20/11	Mon 10/24/11		. ب	24		
3	COMPACT SUBGRADE	5 days	Tue 10/25/11	Mon 10/31/11		10/25 10	i – ·		
	EXCAVATE AND INSTALL UNDERGROUND MEP	25 days	Tue 11/1/11	Mon 12/5/11		11/1 🛣 :			
5 ]	INSTALL LIFT STATION	30 days	Tue 11/1/11	Mon 12/12/11	1	11/1			
3	UNDERGROUND INSPECTIONS	2 days		Wed 12/14/11	1 1	12/13 T			
7	INSTALL BASE	10 days		Wed 12/28/11		12/15			
	INSTALL CURBING	15 days	Thu 12/29/11	Wed 1/18/12		12/29	L_		
	INSTALL ASHPHALT	15 days	Thu 1/19/12	Wed 2/8/12	: :	1/19	-L-		
1	INSTALL STREET LIGHTING	3 days	Thu 1/19/12	Mon 1/23/12	: 1		1/23		
i	INSTALL LANDSCAPING AND IRRIGATION	20 days	Mon 6/25/12	Fri 7/20/12		""	6/25 <u>@</u> 7/20		
2				1111720712			1/25		
	BUILDING "A"	264 days	Wed 12/28/11	Tue 1/1/13					
$\sqcap$	SHELL	_	Wed 12/28/11	Fri 5/18/12		7		<b>~</b> ♥	
	ARCHITECT/DESIGNER APPROVAL OF WINDOW/DOOR SHOP DRAWINGS	-	Wed 12/28/11		1 1	3	12/28		
	ARCHITECT/ENGINEER APPROVAL OF TRUSS DRAWINGS	•	Wed 12/28/11		1 1	3	12/28		
	ORDER EXTERIOR WINDOWS AND DOORS		Thu 12/29/11	Thu 12/29/11	1 1	12/29	<u>.</u> i		
	ORDER ROOF TRUSSES		Thu 12/29/11	Thu 12/29/11		12/29	T		
$\exists$	CLEAR AND GRUB	1 day	Thu 12/29/11	Thu 12/29/11		12/29			
7	IMPORT FILL AND COMPACT PER SOIL REPORTS	2 days	Thu 12/29/11	Fri 12/30/11		12/29			
-	SURVEY LAYOUT FOR EXCAVATION FOR STEMWALL FOOTINGS	1 day	Mon 1/2/12	Mon 1/2/12		1/2			
<b>-</b> j	EXCAVATION FOR STEMWALL FOOTINGS	2 days	Tue 1/3/12	Wed 1/4/12		1/3	L 1		
	FORMWORK AND STEEL FOR STEMWALL FOOTINGS	5 days	Thu 1/5/12	Wed 1/11/12		1/5	L		
$\exists$	STEMWALL FOOTING INSPECTION	1 day	Thu 1/12/12	Thu 1/12/12		1/12	_		
-	POUR STEMWALL FOOTINGS	1 day	Fri 1/13/12	Fri 1/13/12		1/12 }	L		
7	STRIP AND CLEAN STEMWALL FOOTING FORMWORK	1 day	Mon 1/16/12	Mon 1/16/12		1/13	<del>-</del> 1		
	SURVEYOR LAYOUT CORNER PINS FOR STEMWALL	1 day	Tue 1/17/12	Tue 1/17/12	: 1		<u>-</u> 1		
	INSTALL STEMWALL BLOCK	3 days	Wed 1/18/12	Fri 1/20/12		1/17	_ !		
-1	FORMWORK AND STEEL FOR STEMWALL	5 days	Mon 1/23/12	Fri 1/27/12		1/18 ]	<u>'</u>		
	STEMWALL BEAMS AND COLUMNS INSPECTION	1 days	Mon 1/30/12	Mon 1/30/12		1/23			
$\dashv$	POUR STEMWALL BEAMS AND COLUMNS	1 day	Tue 1/31/12	Tue 1/31/12			1/30 51/31		

KID SANCTUARY CAMPUS ESTIMATED SCHEDULE								Thu 2/17/11	
) Task Na	me	Duration	Start	Finish	1st Quarte S F			1st Quarter	
2	STRIP AND CLEAN STEMWALL BEAM AND COLUMN FORMWORK	1 day	Wed 2/1/12	Wed 2/1/12	<u> </u>	2/1 52/1	LOLMIA		
3	ARCHITECT/DESIGNER TO PROVIDE PLUMBING FIXTURE SELECTIONS	0 days	Wed 2/1/12	Wed 2/1/12	į	2/1			
4	INSTALL UNDERGROUND PLUMBING	6 days	Thu 2/2/12	Thu 2/9/12		2/2 2/9			
5	INSTALL UNDERGROUND HVAC	2 days	Thu 2/2/12	Fri 2/3/12	· 1	2/2 1 2/3			
6	UNDERGROUND PLUMBING INSPECTION	1 day	Fri 2/10/12	Fri 2/10/12		2/10 12/10			
7	UNDERGROUND HVAC INSPECTION	1 day	Mon 2/6/12	Mon 2/6/12		2/6 2/6			
В	ARCHITECT/DESIGNER TO PROVIDE FLOOR RECEPTACLE LOCATIONS (W/ DIMENSIONS)	0 days	Fri 2/3/12	Fri 2/3/12		€ 2/3			
9	INSTALL ELECTRICAL UNDERGROUND	2 days	Mon 2/13/12	Tue 2/14/12	* ‡	2/13 7 2/14			
o	ELECTRICAL UNDERGROUND INSPECTION	1 day	Wed 2/15/12	Wed 2/15/12	· ‡	2/15 2/15			
1	DIG, FORM AND STEEL INTERIOR FOOTINGS	3 days	Thu 2/16/12	Mon 2/20/12	* ‡	2/16 2/20			
2	INTERIOR FOOTINGS INSPECTION	1 day	Tue 2/21/12	Tue 2/21/12	- I	2/21 2/21			
3	INSTALL WIRE MESH/SLAB STEEL	3 days	Wed 2/22/12	Fri 2/24/12		2/22 h2/24			
1	BACKFILL AND COMPACT SLAB	1 day	Mon 2/27/12.	Mon 2/27/12	: 1	2/27 2/27			
5	SOIL DENSITY/COMPACTION TESTING	1 day	Tue 2/28/12	Tue 2/28/12	: [	2/28   2/28			
;	INSTALL FLOOR RECPETACLE PIPING & BOXES	1 day	Tue 2/28/12	Tue 2/28/12		2/28   2/28			
	TERMITE SPRAY SLAB	1 day	Tue 2/28/12	Tue 2/28/12		2/28 2/28			
	SLAB INSPECTION	1 day	Wed 2/29/12	Wed 2/29/12		2/29 2/29			
_	POUR SLAB	1 dav	Thu 3/1/12	Thu 3/1/12		3/1 3/1			
7	LAYOUT 1ST FLOOR WINDOW AND DOOR LOCATIONS	1 day	Fri 3/2/12	Fri 3/2/12		3/2 3/2			
	LOAD BLOCK ON SLAB	1 day	Fri 3/2/12	Fri 3/2/12		3/2 53/2			
-1	INSTALL 1ST FLOOR CONCRETE MASONRY BLOCK	5 days	Mon 3/5/12	Fri 3/9/12		3/5 13/9			
	FORM 1ST FLOOR TIE BEAM AND CONCRETE COLUMNS	5 days	Mon 3/12/12	Fri 3/16/12		3/12 53/16			
	LAYOUT 1ST FLOOR TRUSS ANCHORS	1 day	Mon 3/19/12	Mon 3/19/12		3/19 3/19			
	INSTALL 1ST FLOOR PERIMETER STRUCTURAL STEEL	5 davs	Mon 3/19/12.	Fri 3/23/12		3/19 53/23			
_	1ST FLOOR TIE BEAM AND COLUMN INSPECTION	1 day	Mon 3/26/12	Mon 3/26/12	: [	3/26 3/26			
a man o	POUR CONCRETE 1ST FLOOR TIE BEAM AND COLUMNS	4 days	Tue 3/27/12	Fri 3/30/12	*	3/27 53/30			
_	STRIP 1ST FLOOR TIE BEAM AND COLUMN	2 days	Mon 4/2/12	Tue 4/3/12		4/2 54/3			
	PREPARE TRUSSES FOR INSTALLATION	1 day	Wed 4/4/12	Wed 4/4/12	: }	4/4 4/4			
	SET ROOF TRUSSES	3 days	Thu 4/5/12	Mon 4/9/12	· }	4/5 4/9			
-	INSTALL CROSSINGS	3 days	Tue 4/10/12	Thu 4/12/12		4/10 54/12			
	INSTALL ROOF SHEATHING	3 days	Fri 4/13/12	Tue 4/17/12	· •	4/13 54/17			
	INSTALL SUBFASCIA LUMBER	2 days	Wed 4/18/12	Thu 4/19/12		4/18 14/19			
	INSTALL REQUIRED ROOF ENGINEERING	2 days	Fri 4/20/12	Mon 4/23/12	-	4/20 14/23			
$\dashv$	INSTALL EXTERIOR DOOR AND WINDOW BUCKING	5 days	Tue 4/24/12	Mon 4/30/12		4/24 1 4/30			
_	ROUGH GRADE LOT	1 day	Wed 4/18/12	Wed 4/18/12		4/18 14/1B			
	INSTALL FASCIA LUMBËR	2 days	Fri 4/20/12	Mon 4/23/12	•	4/20 14/23			
{	ROOF FRAMING INSPECTION	1 day	Tue 4/24/12	Tue 4/24/12	<u> </u>	4/24 14/24			
	DRY-IN ROOF	2 days	Wed 4/25/12	Thu 4/26/12	*	4/25 1 4/26			
	WATER PROOF ALL WINDOWS AND ALL DOOR BUCKS	6 days	Tue 5/1/12	Tue 5/8/12	1 1	5/1 1 5/B			
	INSTALL EXTERIOR DOORS AND WINDOWS	8 days	Wed 5/9/12	Fri 5/18/12	. 1	5/9 1 5/18			
-		o uays	VVeu Jiai IZ	FII 3/10/12		3/3 / 5/16			

KID SANCTUARY CAMPUS ESTIMATED SCHEDULE  ID Task Name  Duration Start Finish 1 det Quarter 14t Quarter							
	Task Name	Duration	Start	Finish	1st Quarter		
	INTERIOR	208 days	Fri 3/16/12	Tue 1/1/13			
	LAYOUT INTERIOR WALL FRAMING	4 days	Fri 4/27/12	Wed 5/2/12	4/27 15/2		
	INSTALL INTERIOR WALL BOTTOM PLATES	3 days	Thu 5/3/12	Mon 5/7/12	: : : : : : : : : : : : : : : : : : : :		
7	LAYOUT ELECTRIC AND LIV LOCATIONS	2 days		Fri 5/4/12	± ± ± ± ± ± ± ± ± ± ± ± ± ± ± ± ± ± ±		
-1	ARCHITECT/DESIGNER/OWNER APPROVAL OF INTERIOR WALL LAYOUT	1 day	the second second second	Mon 5/7/12	; ; <del>1</del> 12. ]		
ij	ARCHITET/DESIGNER/OWNER APPROVAL OF ALL WALL ELEC/MECH./LOW VOLTAGE LOCATIONS	1 day	Tue 5/8/12	Tue 5/8/12	<u> </u>		
1	INSTALL INTERIOR WALL METAL FRAMING	40 days		Tue 7/3/12	<u>u_  </u>		
j	ELECTRICAL ROUGH	30 days		Tue 7/3/12	Trans		
1	PLUMBING ROUGH	30 days		Tue 7/3/12			
1	HVAC ROUGH	30 days	200 A Co. (1980) A Co. (1980)	Tue 7/3/12			
1	LV PRE-WIRE	30 days	and the same of the	Tue 7/3/12			
1	GAS ROUGH	30 days		Tue 7/3/12	1 (1 <del>7=</del> 1)		
-	MEP INSPECTIONS	1 day	Wed 7/4/12	Wed 7/4/12	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
1	INSULATE	4 days	Thu 7/5/12	Tue 7/10/12	i : 1    <b>11</b>		
j	INSULATION INSPECTION	1 day	Wed 7/11/12	Wed 7/11/12	I ALCOHOL		
į	HANG, TAPE AND FINISH DRYWALL	40 days	Thu 7/12/12	Wed 9/5/12	! : [ ][ LL		
1	DESIGNER TO PROVIDE ENTRY DOOR DESIGN	0 days	Fri 3/16/12	Fri 3/16/12	,		
1	INSTALL ENTRY DOOR	1 day	Thu 7/12/12	Thu 7/12/12	:   [**]   LL		
i	DESIGNER TO PROVIDE INTERIOR WALL, MOLDING, AND CEILING COLORS	0 days	Thu 8/23/12	Thu 8/23/12			
1	PAINT WALL AND CEILING FIRST COAT	5 days	Thu 9/6/12	Wed 9/12/12	1 II 1 🛳		
1	DESIGNER TO PROVIDE ALL FLOORING AND WALL MATERIAL SELECTIONS	0 days	Tue 3/27/12	Tue 3/27/12	} · ·		
1	ORDER ALL FLOORING AND WALL MATERIAL	1 day	Wed 5/9/12	Wed 5/9/12	i : :   / Y   [ ]		
4	LAYOUT BATHROOM WALL & FLOOR TILE	2 days	Tue 9/11/12	Wed 9/12/12	\ ' *		
1	LAYOUT MAJOR FLOOR FLOOR AND WALL MATERIAL	3 days	Thu 9/13/12	Mon 9/17/12			
1	DESIGNER APPROVAL OF FLOOR AND WALL TILE LAYOUT	1 dav	Tue 9/18/12	Tue 9/18/12	! : \ \ \ \       <del>E</del> E_		
ĺ	DESIGNER TO PROVIDE ALL SELECTIONS ON ALL CASING, MOLDINGS AND INTERIOR DOORS	0 days	Wed 4/25/12	Wed 4/25/12	4/25		
i	ORDER ALL CASING, MOLDINGS AND INTERIOR DOORS	1 day	Fri 6/22/12	Fri 6/22/12	G/22 6/22		
İ	PRIME DOORS, CASING AND MOLDINGS	4 days	Thu 9/13/12	Tue 9/18/12			
	INSTALL ALL FLOORING AND WALL TILE	30 days	Wed 9/19/12		1 11 7 4 1 1 1		
	DESIGNER TO PROVIDE ALL INTERIOR AND EXTERIOR DOOR HARDWARE SELECTIONS	0 days		Wed 4/25/12	4/25		
1	INSTALL INTERIOR DOORS, CASING AND MOLDINGS	40 days		Tue 11/13/12	1 : 19 - 11 1 1 1 1 1		
	INTERIOR PAINTING	50 days	Wed 9/19/12	Tue 11/27/12	9/19 11/27		
	DESIGNER APPROVAL OF ALL CABINETRY SHOP DRAWINGS	0 days	Wed 5/23/12	Wed 5/23/12			
1	INSTALL CABINETRY	15 days	Wed 10/3/12				
1	DESIGNER TO PROVIDE SELECTIONS OF ALL COUNTER TOPS	0 days	Fri 8/10/12	Fri 8/10/12	: ;		
i	TEMPLATE, FABRICATE, AND INSTALL COUNTER TOPS	20 days	Fri 10/19/12				
	DESIGNER/OWNER TO PROVIDE ALL APPLIANCE SELECTIONS	0 days	Tue 4/24/12	Tue 4/24/12			
į	INSTALL APPLIANCES	•	Wed 10/24/12		`		
	DESIGNER TO PROVIDE BATH ACCESSORY SELCTIONS	0 days	Thu 8/2/12	Thu 8/2/12	8/2		
Ì	INSTALL BATH ACCESSORIES	-	Wed 11/28/12	Fri 11/30/12	11/28 1/11/30		
ĺ	DESIGNER TO SUPPLY AND DELIVER TO JOBSITE ALL DECORATIVE LIGHTING FIXTURES	-	Wed 11/21/12		11/21		
<u>-</u>							

KID SANCTUARY CAMPUS ESTIMATED SCHEDULE								
ID	Task Name	Duration	Start	Finish		uarter 1st Quarter	1st Quarter	
124	ELECTRICAL TRIM		Wed 11/21/12	Tue 12/11/12	S F J D	M		
125	HVAC TRIM	•	Wed 11/21/12		1	11/21 12/11		
126	PLUMBING TRIM	15 days	Fri 11/16/12	Thu 12/6/12	1	11/16 12/6		
127	LV TRIM	and the second of the	Wed 11/21/12			11/21 12/11		
128	L/V PROGRAMMING	15 days	Wed 12/12/12	Tue 1/1/13		12/12 2 1/1	•	
129	CLEAN COMPLETE INTERIOR	5 days	Wed 12/12/12	Tue 12/18/12		12/12 1 12/18		
130	CERTIFICATE OF OCCUPANCY INSPECTION	5 days	Wed 12/12/12	Tue 12/18/12		12/12 1 12/18		
131	PUNCH-OUT	10 days	Wed 12/12/12	Tue 12/25/12		12/12 7 12/25		
132	1	•						
133	EXTERIOR	127 days	Fri 2/10/12	Mon 8/6/12				
134	DESIGNER TO PROVIDE EXTERIOR STUCCO FINISH AND PAINT COLOR SELECTION	0 days	Tue 5/8/12	Tue 5/8/12	· .	5/8		
135	ROOF METAL INSPECTION	: 1 day	Fri 4/27/12	Fri 4/27/12	4/27	4/27		
136	HOT MOP ROOF AND WATERPROOF BALCONIES	4 days	Mon 4/30/12	Thu 5/3/12	4/30	5/3		
137	LOAD ROOF TILE	2 days	Fri 5/4/12	Mon 5/7/12	5/4	5/7		
138	DESIGNER TO APPROVE STUCCO AND PAINT FINISH SAMPLE	0 days	Tue 5/1/12	Tue 5/1/12		5 1		
139	INSTALL SECOND FLOOR STUCCO/CAST STONE PRIOR TO ROOF TILE INSTALL	10 days	Tue 5/8/12	Mon 5/21/12		5/21		
140	PAINT SECOND FLOOR AREAS PRIOR TO ROOF TILE INSTALL	3 days	Tue 5/22/12	Thu 5/24/12	5/22	55/24		
141	ARCHITECT/DESIGNER TO PROVIDE SELECTION OF ROOF TILE	0 days	Fri 2/10/12	Fri 2/10/12	ا⊈ 🚓 2/	10		
142	INSTALL ROOF TILE	20 days	Fri 5/25/12	Thu 6/21/12		6/21		
143	INSTALL STUCCO	65 days	Tue 5/8/12	Mon 8/6/12	5/8)	8/6		
144	ROOF FINAL INSPECTION	1 day	Fri 6/22/12	Fri 6/22/12	6/2	2 16/22		
145	ARCHITECT/DESIGNER TO PROVIDE GUTTER SELECTION AND LOCATIONS	0 days	Thu 4/26/12	Thu 4/26/12	<b>→</b>	4/26		
146	INSTALL GUTTERS AND SITE DRAINAGE	5 days	Mon 6/25/12.	Fri 6/29/12		5 T 6/29		
147	INSTALL HOUSE LANDSCAPING	15 days	Mon 7/2/12	Fri 7/20/12	i	/2 <b>2</b> 7/20		

#### BUYER'S DISCLOSURE OF BENEFICIAL INTERESTS

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, CONNIE FRANKINO, as President of KidSanctuary Campus, Inc., hereinafter referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

- 1. Affiant is the President of KidSanctuary Campus, Inc. (a Florida corporation and 501(c)(3) entity), which entity is the Buyer of the real property legally described on the attached Exhibit "A" (the "Property").
  - Affiant's address is: 350 South County Road, Suite 208, Palm Beach, FL 33480.
- 3. Attached hereto, and made a part hereof, 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 Buyer and the percentage interest of each such person or entity.
- 4. 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.
- 5. 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, and will be relied upon by Palm Beach County relating to its sale of the property.

FURTHER AFFIANT SAYETH NAUGHT.

AND HOLLING AFFIANT SAYETH NAUGHT.

AND HOLLING AFFIANT SAYETH NAUGHT.

AND HOLLING AFFIANT SAYETH NAUGHT.

Affiant CONNIE FRANKINO, President of KidSanctuary Campus, Inc.

The foregoing instrument was swom to, subscribed and acknowledged before me this day of MacCh 2011, by CONNIE FRANKINO [ John is personally known to me or [ as identification and who did take an oath.

Notary Public State of Florida

(Print Notary Name)

My commission expires:

3 14/2013

LORI TANNER
Commission # DD 857530
Expires March 14, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

G:\Property Mgmt Section\Dispositions\Planeer Road West\Restriction Modification 2011\Disclosure of Beneficial Interest (buyer) 1-09.docx

#### EXHIBIT "A"

#### **PROPERTY**

West 100 Feet of Tract 24 (Less north 18 feet Pioneer Road & west 35 feet LWDD E-2W Canal rights-of-way), & part of Tract 25 lying northwest of & adjacent to Turnpike right-of-way (Less west 35 feet LWDD E-2W Canal right-of-way) Block 12 according to the Palm Beach Farms Co. PL No 3 as recorded in Plat Book 2, Pages 45 to 54 inclusive, public records of Palm Beach County, Florida.

#### EXHIBIT "B"

#### SCHEDULE TO BENEFICIAL INTERESTS IN (Buyer)

Buyer is only required to identify five percent (5%) or greater beneficial interest holders. If none, so state. Buyer must identify individual owners. If, by way of example, Buyer is wholly or partially owned by another entity, such as a corporation, Buyer 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

PERCENTAGE

OF INTEREST

None. KidSanctuary Campus, Inc., is a 501(c)(3) organization. There are no

individuals or entities that have a beneficial interest in its assets.

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Florida Non Profit Corporation

KIDSANCTUARY CAMPUS, INC.

Filing Information

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FEI/EIN Number

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06/03/2008

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FL

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Effective Date

AMENDMENT

Last Event

Event Date Filed

10/06/2008

**Event Effective Date NONE** 

Principal Address

350 SOUTH COUNTY ROAD

208

PALM BEACH FL 33480

Mailing Address

350 SOUTH COUNTY ROAD

208

PALM BEACH FL 33480

Registered Agent Name & Address

FRANKINO, CONNIE M 350 SOUTH COUNTY ROAD 208 PALM BEACH FL 33480

Officer/Director Detail

Name & Address

Title P

FRANKINO, CONNIE M 350 SOUTH COUNTY ROAD PALM BEACH FL 33480

NISBERG, SALLY 350 SOUTH COUNTY ROAD PALM BEACH FL 33480

Title ED

DESANTIS, PATRICK M 350 SOUTH COUNTY RD PALM BEACH FL 33480 Title T KING, BRIAN FR 350 SOUTH COUNTY RD PALM BEACH FL 33480 FLAGG, CATHY 350 SOUTH COUNTY RD PALM BEACH FL 33480 Annual Reports Report Year Filed Date 2009 04/20/2009 2010 04/22/2010 Document Images <u>04/22/2010 -- ANNUAL REPORT</u> View image in PDF format. 04/20/2009 -- ANNUAL REPORT View image in PDF format View image in PDF format 10/06/2008 - Amendment 06/03/2008 -- Domestic Non-Profit View image in PDF format Note: This is not official record. See documents if question or conflict. Previous on List Next on List Return To List **Entity Name Search** <u>Events</u> No Name History Submit | Home | Contact us | Document Searches | E-Filling Services | Forms | Help | Copyright © and Privacy Policies State of Florida, Department of State