Agenda Item #: 3#-7

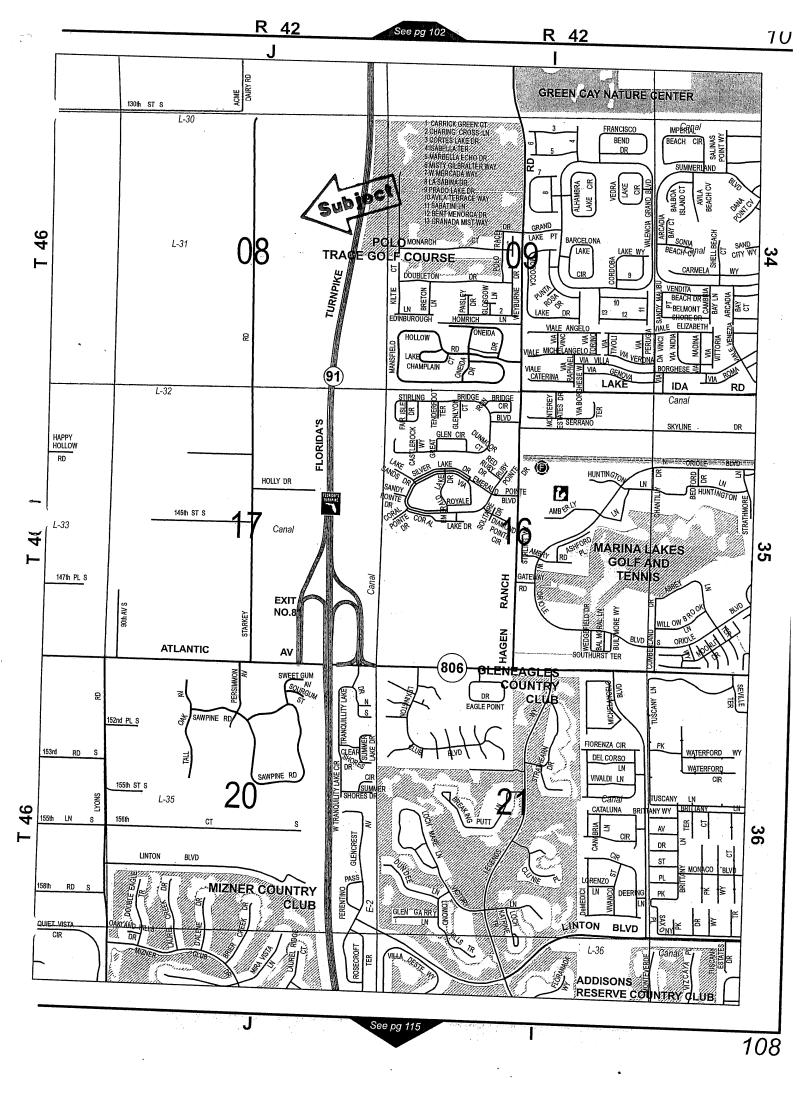
PALM BEACH COUNTY **BOARD OF COUNTY COMMISSIONERS AGENDA ITEM SUMMARY**

Meeting Date:	April 5, 2016	[X] Consent [] Ordinance	[]	Regular Public Hearing					
Department:	Facilities Develo	pment & Operation	s						
I. EXECUTIVE BRIEF									
(1) year extension	option under the I	Lease with Bedner F	arm. In	le: a notice of exercise of the 15 th one nc. (R2001-0582) for Bedner Farm's the Ag Reserve for \$122,918.50/year.					
other parcel is ap other parcel is ap Boulevard. The Le term to May 31, 20 The annual rental r has the right to exe	proximately 90 acts local proximately 90 acts as currently expired 17. There remain ate is currently \$12 rcise its option and	nted just west of the cores located west of the cores on May 31, 2016. twenty-six (26) annual 22,918.50/year (\$500) I the Board has no di	Turnpik f U.S. Exerci al exter acre).	ne Ag Reserve from the County. One te and north of Atlantic Avenue. The 441 and north of Boynton Beach cising this 15th option will extend the nsion options through May 31, 2043. Pursuant to the Lease, Bedner Farmary authority to deny the exercise of lity for this Lease. (PREM) <u>Districts</u>					
approximately 262 On May 15, 2007, Lease for an addition Second Amendment 2014, the Board approximately 2014, Inspector General. Endding ten (10) addition Beneficial Interests Deen no changes in	ty of an Option acres in the Ag Resthe Board approved that twelve (12) year to (12) the twelve (12) year to (12) the twelve (13) reproved the Third Agupdating the non On July 21, 201 itional one (1) year be obtained when the ownership since the (33-1/3%), Charles	Agreement for Sale serve, with a 10 year d the First Amendment ars through 2023. Or ducing the rent from mendment (R2014-0 discrimination provints, the Board approximation extension options. It is the County leases provinted by the County lease provint	lease bent (R20 n Januar \$659/190) addition and the State State State din 20 nd 20 n	Purchase (R2001-0582) to acquire back of the property to Bedner Farm. (007-0827) extending the term of the ary 12, 2010, the Board approved the face to \$500/acre. On February 4, dding ten (10) additional one (1) year and acknowledging the Office of the Fourth Amendment (R2015-0953) tatutes do not require a Disclosure of to a tenant. Staff confirmed there has 2015 (Attachment 4) which identifies Bruce Bedner (33-1/3%) as holding					
Attachments: 1. Locati	on Map A								
2. Locati3. Extens	on Map B sion option request Disclosure of Benef								
Recommended By:	ZH-	Anny We Department Direc	tor	2 25 16 Date					
Approved By:	(MBOLO County Administrat	or	3/30/16 Date					

II. FISCAL IMPACT ANALYSIS

Α.	Five Year Summary of	Fiscal Impact:				
Fisca	al Years	2016	2017	2018	2019	2020
Oper Exte Prog	ital Expenditures rating Costs rnal Revenues gram Income (County) lind Match (County	(\$40, 973.)	<u>(\$81, 946)</u>			
NET	FISCAL IMPACT	(\$40,973)	(\$81,946)	0		0
	DDITIONAL FTE ITIONS (Cumulative)					
Is It	em Included in Current E	Budget: Yes	<u>X</u> No			
Budg	get Account No: Fund	1222 Dept Program		it <u>8011</u>	Object <u>6225</u>	
B.	Recommended Sources	of Funds/Sumn	nary of Fiscal I	mpact:		
	Fixed Assets Number _	<u>n/a</u>	•	2 24	316	
C.	Departmental Fiscal Ro	eview:	<u>U</u>	- 2 2º	-	
		III. <u>REVIE</u>	W COMMEN	<u>TS</u>		
A.	OFMB Fiscal and/or C	ontract Develop	ment Commen	ts:		
	OFMB KP A COPY OF SHIP		An. J.	Sprient and	31341)6 Control	
В.	Legal Sufficiency: Assistant County Attorne	3/29/16 ey	,			
C.	Other Department Rev	iew:				
	Department Director					

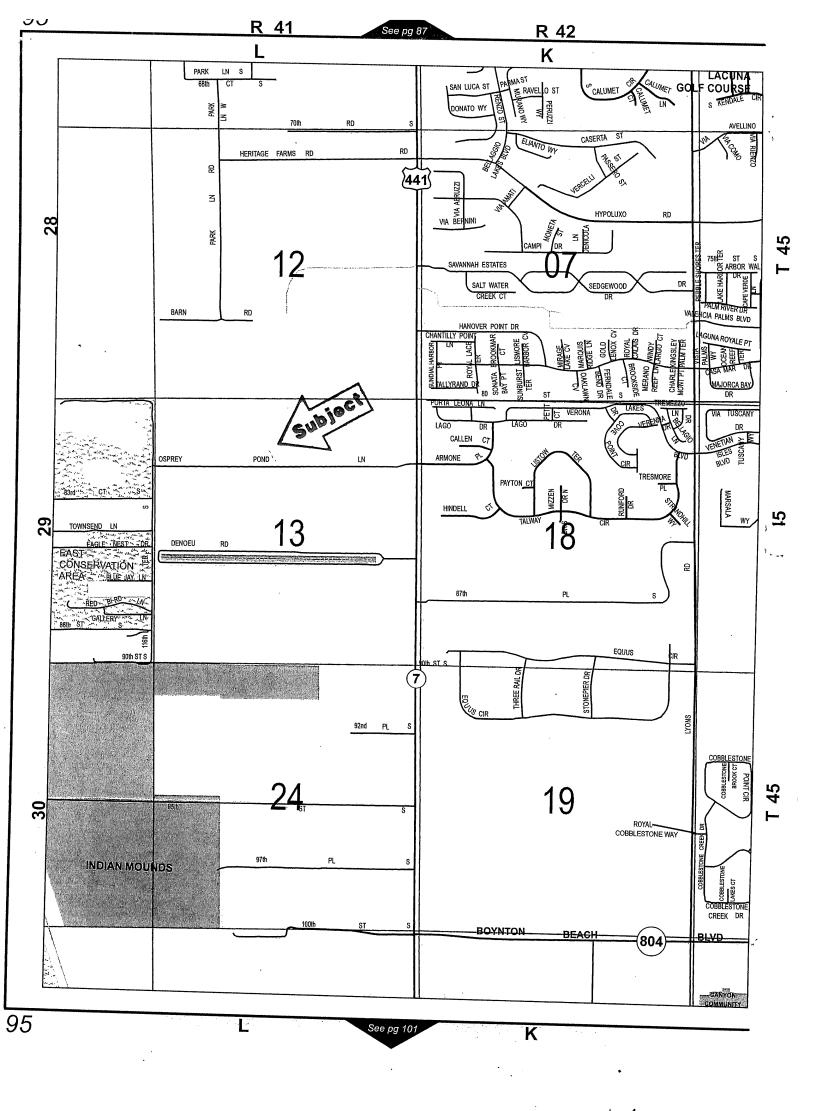
This summary is not to be used as a basis for payment.



LOCATION MAP

Attachment "A"





LOCATION MAP

Attachment, 3,



BEDNER FARMS, INC 10066 LEE ROAD BOYNTON BEACH, FL 33473-4721 561-733-5490 561-733-5492 fax

Palm Beach County Property & Real Estate Management 2633 Vista Parkway West Palm Beach, FL 33411-5605

January 25, 2016

Please be advised this letter serves as Bedner Farms, Inc notice for the option to renew the lease agreement with Palm Beach County.

It is our intent to occupy the premise for another year starting June 1st, 2016 to May 31, 2017.

The semi-annual rent shall be submitted by the date of May 31, 2016 and December 31, 2016.

Sincerely,

Charles A. Bedner President

Attachment 3

TENANT'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 Stephen, hereinafter referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:
1. Affiant is the
2. Affiant's address is: 10066 We Road Boyston Beach, FL 33473
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 Tenant 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 lease of the Property.
FURTHER AFFIANT SAYETH NAUGHT. , Affiant
Print Affiant Name: Stephen W Be Inco
The foregoing instrument was sworn to, subscribed and acknowledged before me this
ROBIN NEWBECK ROBIN NEWBECK Notary Public ROBIN NEWBECK Notary Public Print Notary Name) NOTARY PUBLIC State of Florida at Large My Commission Expires:
in y commission expires (\lambda \cdot

G:\PREM\Standard Documents\Disclosure of Beneficial Interest (tenant) 03-11.doc

Attachment #4 (with Exhibit 'A' and Exhibit 'B')

EXHIBIT A

Lands being comprised of all or portions thereof of Tracts 2 through 8 inclusive, Tracts 25 through 30 inclusive, Tracts 35 through 40 inclusive, Tracts 57 through 62 inclusive, Tracts 67 through 72 inclusive, Tracts 89 through 93 inclusive, and Tracts 100 through 104 inclusive, Section 8, PALM BEACH FARMS CO. PLAT NO. 1, according to the plat thereof as recorded in Plat Book 2, at Page 26 of the Public Records of Palm Beach County, Florida, being more particularly described in the following two (2) parcels:

PARCEL A

Commencing at a found Palm Beach County brass disc in concrete at the Northwest corner of Section 7, Township 46 South, Range 42 East, Palm Beach County, Florida; thence North 89°06'56" East as a basis of bearings along the North line of said Section 7, a distance of 5,530.83 feet to the Northeast corner of said Section 7, also being the Northwest corner of Section 8, Township 46 South, Range 42 East, Palm Beach County, Florida; thence North 89°00'55" East along the North line of said Section 8, a distance of 2,646.06 feet to the Northwest corner of the East one-half (1/2) of said Section 8; thence South 00°12'27" East along the West line of the East one-half (1/2) of said Section 8, a distance of 2,768.83 feet; thence South 89°54'25" East, a distance of 21.12 feet to the POINT OF BEGINNING; thence continue South 89°54'25" East along a line being 38.28 feet South of and parallel to (as measured at right angles) the North line of Tract 72, Section 8, Palm Beach Farms Co. Plat No. 1, as recorded in Plat Book 2, Page 26 of the Public Records of Palm Beach County, Florida, a distance of 342.09 feet; thence South 00°37'38" East along the East line of said Tract 72 also being the West line of Tract 71 of said plat, a distance of 7.92 feet; thence South 89°54'25" East along a line being 46.20 feet South of and parallel to (as measured at right angles) the North line of Tracts 67 through 71 of said plat, a distance of 1,348.89 feet, the preceding three (3) courses also being coincident with the Southerly limits of the Lake Worth Drainage District Lateral-31 according to Chancery Case 407 recorded in Official Record Book 6495, Page 1165 of the Public Records of Palm Beach County, Florida; thence South 09°39'48" West along the West right-of-way line of the E2-W canal as recorded in Deed Book 1111, Page 667 of the Public Records of Palm Beach County, Florida, a distance of 1,226.52 feet to the point of curvature of a circular curve to the left; thence Southerly along the arc of said curve having a radius of 11,709.16 feet and a central angle of 02°04'55", a distance of 425.46 feet; thence South 89°32'28" West along a line

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being 321.00 feet North of and parallel to (as measured at right angles) the South line of Tracts 100 through 104 of said plat of Palm Beach Farms Co. Plat No. 1, a distance of 1,402.39 feet; thence North 00°39'39" West along the centerline of a 30 foot wide road and a portion of the West line of Tract 104 of said plat, a distance of 15.15 feet; thence North 89°46'38" East, a distance of 15.00 feet; thence North 00°39'39" West along a line being 15.00 feet East of and parallel to (as measured at right angles) said centerline, a portion of the West line of Tract 104, the West line of Tract 89, and a portion of the West line of Tract 72 of said plat, a distance of 1,624.79 feet; thence North 89°54'25" West along a line being 50.00 feet South of and parallel to (as measured at right angles) the North line of said Tract 72, a distance of 15.00 feet, the preceding three (3) courses also being coincident with the Starkey Road right-of way dedication recorded in Official Record Book 7542, Page 1288 of the Public Records of Palm Beach County, Florida; thence North 00°39'39" West along the centerline of said 30 foot wide road and the West line of a portion of said Tract 72, a distance of 11.72 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Palm Beach County, Florida.

Containing 2,503,966 square feet or 57.483 acres more or less.

PARCEL B

Commencing at a found Palm Beach County brass disc in concrete at the Northwest corner of Section 7, Township 46 South, Range 42 East, Palm Beach County, Florida; thence North 89°06'56" East as a basis of bearings along the North line of said Section 7, a distance of 5,530.83 feet to the Northeast corner of said Section 7, also being the Northwest corner of Section 8, Township 46 South, Range 42 East, Palm Beach County, Florida; thence North 89°00'55" East along the North line of said Section 8, a distance of 2,646.06 feet to the Northwest corner of the East one-half (1/2) of said Section 8; thence South 00°12'27" East along the West line of the East one-half (1/2) of said Section 8, a distance of 90.12 feet to the POINT OF BEGINNING; thence North 89°00'55" East along a line being 90.11 feet South of and parallel to (as measured at right angles) the North line of Tract 8, Section 8, Palm Beach Farms Co. Plat No. 1, as recorded in Plat Book 2, Page 26 of the Public Records of Palm Beach County, Florida, a distance of 343.56 feet; thence South 00°37'38" East along the East line of said Tract 8, also being the West line of Tract 7 of said plat, a distance of 0.53 feet; thence North 89°00'55" East along a line being 90.64 feet South of and parallel to (as measured at right angles) the North line of said Tract 7 and the North line of Tract 6 of said plat, a distance of 653.62 feet; thence North 00°38'31" West along the East line of said Tract 6 also being the West line of Tract 5 of said plat, a distance of 0.53 feet; thence North 89°00'55" East along a line being 90.11 feet South of and parallel to (as measured at right angles) the North line of said Tract 5, a distance of 326.75 feet; thence South 00°40'18" East along the East line of said Tract 5 also being the West line of Tract 4 of said plat, a distance

Page 2 of 4

of 0.53 feet; thence North 89°00'55" East along a line being 90.64 feet South of and parallel to (as measured at right angles) the North line of said Tract 4, a distance of 326.85 feet; thence South 00°42'01" East along the East line of said Tract 4 also being the West line of Tract 3 of said plat, a distance of 0.03 feet; thence North 89°00'55" East along a line being 90.67 feet South of and parallel to (as measured at right angles) the North line of said Tract 3, a distance of 326.75 feet; thence North 00°43'48" West along the East line of said Tract 3 also being the West line of Tract 2 of said plat, a distance of 0.03 feet; thence North 89°00'55" East along a line being 90.64 feet South of and parallel to (as measured at right angles) the North line of said Tract 2, a distance of 19.54 feet, the preceding eleven (11) courses also being coincident with the Southerly limits of the Lake Worth Drainage District Lateral-30 as mentioned in Chancery Case 407, recorded in Official Record Book 6495, Page 1165 of the Public Record of Palm Beach County, Florida; thence South 00°20'12" East along the West right-of-way line of the E2-W canal as recorded in Deed Book 1127, Page 250 of the Public Records of Palm Beach County, Florida, a distance of 91.12 feet to the point of curvature of a circular curve to the right; thence Southerly along the West rightof-way line of said E2-W canal and the arc of said curve having a radius of 11,209.16 feet and a central angle of 10°00'00", a distance of 1,956.37 feet; thence South 09°39'48" West along the West right-of-way line of said E2-W canal, a distance of 632.44 feet; thence North 89°54'25" West along a line being 15.00 feet North of and parallel to (as measured at right angles) the South line of Tracts 57 through 62 of said plat of Palm Beach Farms Co. Plat No. 1, said line also being the North line of the Lake Worth Drainage District Lateral-31 as recorded in Official Record Book 1585, Page 505 of the Public Records of Palm Beach County, Florida, a distance of 1,687.09 feet; thence North 00°39'39" West along a line being 15.00 feet East of and parallel to (as measured at right angles) the West line of Tracts 57 and a portion of Tract 40 of said plat, a distance of 931.84 feet to the point of curvature of a circular curve to the left; thence Northerly along the arc of said curve having a radius of 2,421.67 feet and a central angle of 06°22'50", a distance of 269.68 feet to a point on the West line of a portion of Tract 40 of said plat, the preceding two (2) courses also being coincident with the Starkey Road right-of-way dedication as recorded in Official Record Book 7542, Page 1261 of the Public Records of Palm Beach County, Florida; thence North 00°39'39" West along a portion of the West line of Tract 40, the West line of Tract 25, and a portion of the West line of Tract 8 of said plat, a distance of 1,424.85 feet; thence North 89°00'55" East along a line being 90.11 feet South of and parallel to (as measured at right angles) the North line of Tract 8 of said plat, a distance of 0.08 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Palm Beach County, Florida.

Containing 4,993,026 square feet or 114.624 acres more or less.

TOGETHER WITH

PARCEL D:

North 1/2 of the NW 1/4 of Section 13, Township 45 South, Range 41 East, Palm Beach County, Florida.

PARCEL E:

Being the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 13, Township 45 South, Range 41 East, Palm Beach County, Florida.

PARCEL F:

Being the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 13, Township 45 South, Range 41 East, Palm Beach County, Florida.

Said lands cumulatively being 90.27 acres more or less.

TOGETHER WITH

An easement for ingress and egress over the North 50 feet of the South one-half (S ½) of the North one-half (N ½) of Section 13, Township 45 South, Range 41 East, Palm Beach County, Florida.

LESS AND EXCEPT THE FOLLOWING TWO WETLANDS PARCELS AS SHOWN ON THE SURVEY PREPARED BY DENNIS J. LEAVY AND ASSOCIATES, JOB NO. 01-027, REV-2, DATED 5/1/01, AS REVISED 6/18/01:

- 1. The West Preserve Area 12.38 +/- acres
- 2. The South Preserve Area 4.16 +/- acres

H:\BBarr\ERM Bedner\legallease.wpd

EXHIBIT "B"

SCHEDULE TO BENEFICIAL INTERESTS IN PROPERTY

Tenant is only required to identify five percent (5%) or greater beneficial interest holders. If none, so state. Tenant must identify individual owners. If, by way of example, Tenant is wholly or partially owned by another entity, such as a corporation, Tenant 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	PERCENT	ГAĠE
Charles	Befrer 1006	G Le Rd 3	33/3%
	(DOODS) (SE	of Bogatan	Bel FUB31
Dua B	ordrer 10066 Brand	o loc Rd	 <u>33′</u> 3% 23473
Stephen	Bedrer 160 Boyn	La B. I. A.	33/3%
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