

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

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Meeting Date:	April 19, 2016	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing

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Department: Facilities Development & Operations

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I. EXECUTIVE BRIEF

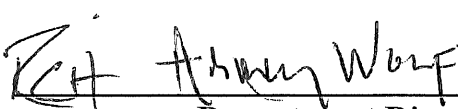

**Motion and Title:** Staff recommends motion to receive and file: notice of exercise of the seventh option to extend the term of the Lease Agreement with Theodore W. Winsberg and Gertrude K. Winsberg (R99-842D) for one (1) year for rent of \$1/yr.

**Summary:** In 1996, the County purchased 175 acres of property from the Winsbergs for the development of the Water Utilities Department’s Green Cay Wetlands Water Reclamation project. The property is located off Hagen Ranch Road between Boynton Beach Boulevard and Atlantic Avenue. The Board approved the original Lease Agreement in May of 1999 (R99-842D), which allowed the Winsbergs to continue to farm the property until the Water Utilities Department (WUD) was ready to construct its project. Over time, as WUD constructed phases of the Water Reclamation Project, the area leased to the Winsbergs was reduced and the Winsbergs currently lease approximately 60 acres. The next phase of the Water Reclamation Project is not expected to be implemented within the next four (4) years. In April of 2008, the Board approved the Fourth Amendment (R2008-0629) which extended the term of the Lease Agreement through May 1, 2010, and provided the Winsbergs with ten (10) additional one (1) year options to extend for one (1) year each. Exercising this seventh extension option will extend the term of the Lease Agreement through May 1, 2017. The Winsbergs have the right to exercise their option to extend and the Board has no discretionary authority to not allow the exercise of the option. The County will continue to have the right to terminate this Lease upon 120 days notice. The annual rental rate for this extension will continue to be \$1/yr. Three (3) one (1) year extension options remain available to the Winsbergs. WUD supports the extension and will continue to have administrative responsibility for this Lease. All other terms of the Lease Agreement remain in full force and effect. **(PREM) District 5 (HJF)**

**Background and Justification:** The Lease Agreement was approved in May of 1999 (R99-842D). The Winsbergs exercised the first option on April 6, 2010, (R2010-0519). The second extension option was exercised on April 5, 2011 (R2011-0504), the third extension option was exercised on April 17, 2012, (R2012-0566), the fourth extension option was exercised on April 2, 2013, (R2013-0378), the fifth option was exercised on April 15, 2014, (R2014-0509), and the sixth option was exercised on April 21, 2015 (R2015-0481) extending the term of the Lease Agreement through May 1, 2016. Exercise of this seventh extension option will extend the term through May 1, 2017. Florida Statutes does not require that a Disclosure of Beneficial Interests be obtained.

- Attachments:**
- 1. Location Map
  - 2. Option to Extend Letter
  - 3. Budget Availability Statement

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Recommended By:		3/16/16
	Department Director	Date
Approved By:		4/6/16
	County Administrator	Date

## II. FISCAL IMPACT ANALYSIS

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

Fiscal Years	2016	2017	2018	2019	2020
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	(\$ 1)	(\$ 1)	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	(\$1)	(\$1)	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes ☒ No \_\_\_\_\_

Budget Account No: Fund 4000 Dept 720 Unit 4200 Object RSRC 6999  
Program \_\_\_\_\_

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

Fixed Asset Number n/a

C. Departmental Fiscal Review: 3.28.16  
[Signature]

## III. REVIEW COMMENTS

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

[Signature]  
OFMB KP 3/30 3/30

[Signature]  
Contract Development and Control 4/4/16 4/4/16

### B. Legal Sufficiency:

[Signature] 4/5/16  
Assistant County Attorney

### C. Other Department Review:

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

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



TWP 45

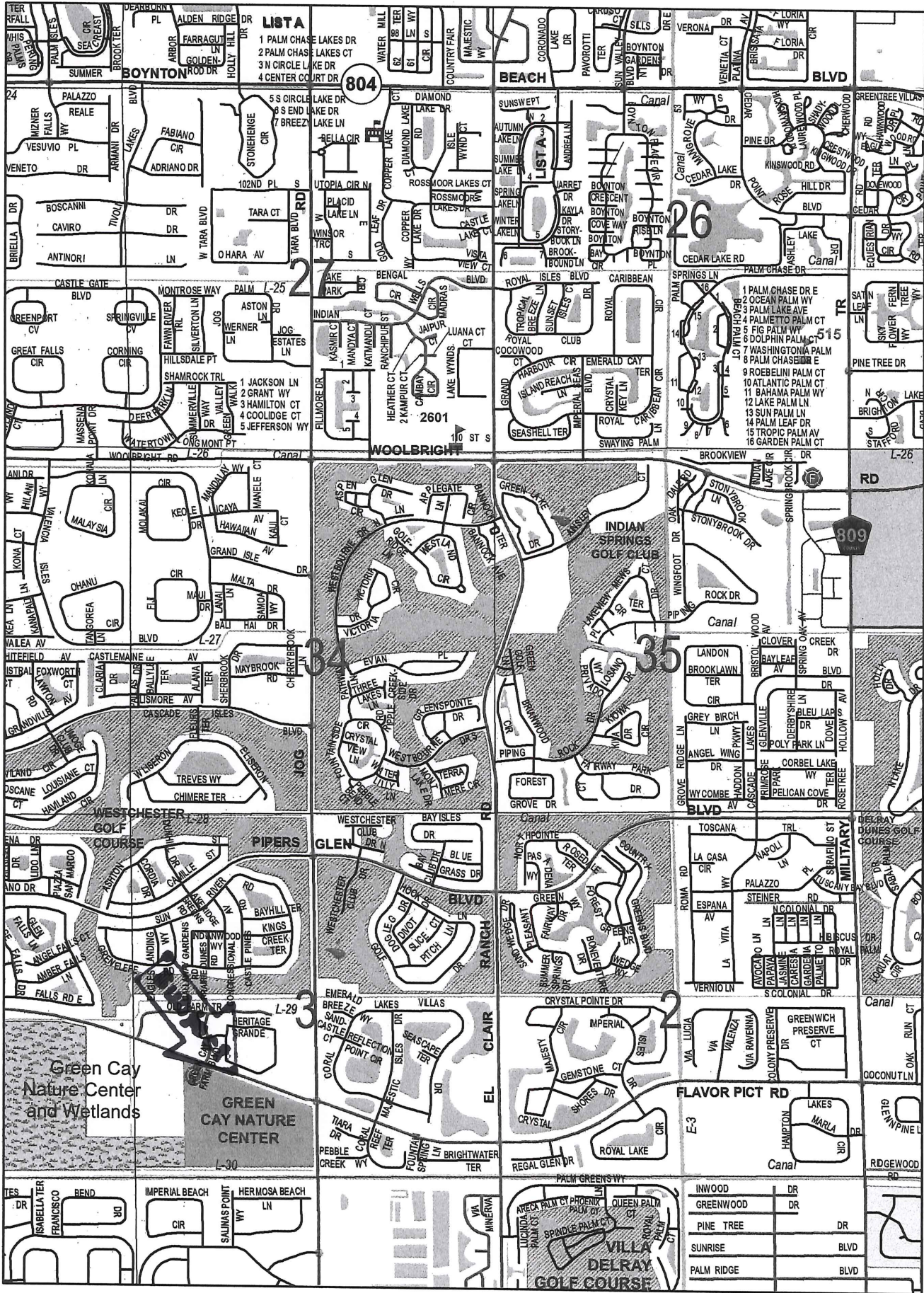
TWP 45

TWP 46

31

32

33



RNG 42

See pg 109

RNG 42

LOCATION MAP

Attachment #1  
1 of 1



## GREEN CAY FARMS, INC.

THEODORE W. WINSBERG, PRES.  
ORFTRUDE K. WINSBERG, SEC. TREAS.  
MICHAEL JAMESON, VICE PRES.  
SYLVIA WINSBERG, VICE PRES.

*Growers and Packers of Fancy Florida Winter Vegetables*  
12750 HAGEN RANCH ROAD -- BOYNTON BEACH, FL 33437-9727

02/02/16

Board of County Commissioners  
West Palm Beach, FL.

Re: R99 -842D

We would like to renew our lease on the county property listed above.

Sincerely,  
Ted and Trudy Winsberg

Attachment #2  
1 of 1

## BUDGET AVAILABILITY STATEMENT

REQUEST DATE: February 25, 2016

REQUESTED BY: Richard C. Bogatin

PHONE: 561-233-0214

FAX: 561-233-0210

PROJECT TITLE: Winsberg Farm Lease Option No 7 PROJECT NO.: 2016-5.00\_\_

Fiscal Years	2016	2017	2017	2018	2019
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	(\$1.00)	(\$1.00)	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	(\$1.00)	(\$1.00)	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

*\*\* By signing this BAS your department agrees to these staff costs and your account will be charged upon receipt of this BAS by FD&O. Unless there is a change in the scope of work, no additional staff charges will be billed.*

### BUDGET ACCOUNT NUMBER

FUND: 4000 DEPT: 720 UNIT: 4200 OBJ: RSRC 6999 SUB OBJ:

ENCUMBRANCE NUMBER:

IS ITEM INCLUDED IN CURRENT BUDGET: YES X NO \_\_\_\_\_

### IDENTIFY FUNDING SOURCE FOR EACH ACCOUNT: (check all that apply)

- ☐ Ad Valorem (source/type: \_\_\_\_\_)
- ☐ Non-Ad Valorem (source/type: \_\_\_\_\_)
- ☐ Grant (source/type: \_\_\_\_\_)
- ☐ Park Improvement Fund (source/type: \_\_\_\_\_)
- ☐ General Fund ☐ Operating Budget ☐ Federal/Davis Bacon
- ☐ \_\_\_\_\_ ☐ \_\_\_\_\_ ☐ \_\_\_\_\_

SUBJECT TO IG FEE? YES \_\_\_\_\_ NO X

Department: WV

BAS APPROVED BY: [Signature] DATE: 2/25/16

C:\Users\geggertsson\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\4ZKFZU4F\BAS revenue\_expense (022912) WIN 7.docx

Attachment # 3  
1 of 1