

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2017	2018	2019	2020	2021
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	(\$61,459.)	(\$61,459.)	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>(\$61,459.)</u>	<u>(\$61,459.)</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes No _____

Budget Account No: Fund 1222 Dept 800 Unit 8011 Object 6225
 Program _____

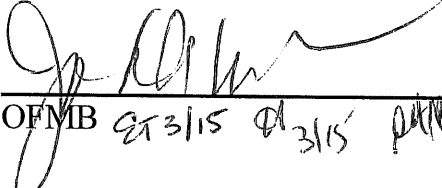
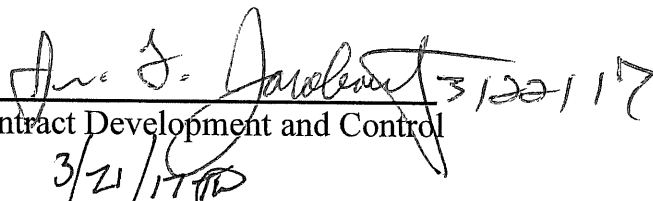
B. Recommended Sources of Funds/Summary of Fiscal Impact:

Fixed Assets Number n/a

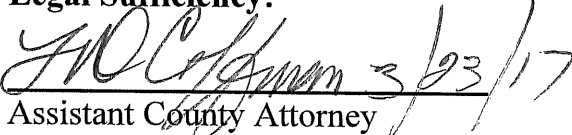
C. Departmental Fiscal Review: _____ *3-13-17*

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

 OFMB <i>3/15</i> <i>3/15</i> <i>3/15</i>	 Contract Development and Control <i>3/21/17</i>
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B. Legal Sufficiency:


 Assistant County Attorney *3/23/17*

C. Other Department Review:

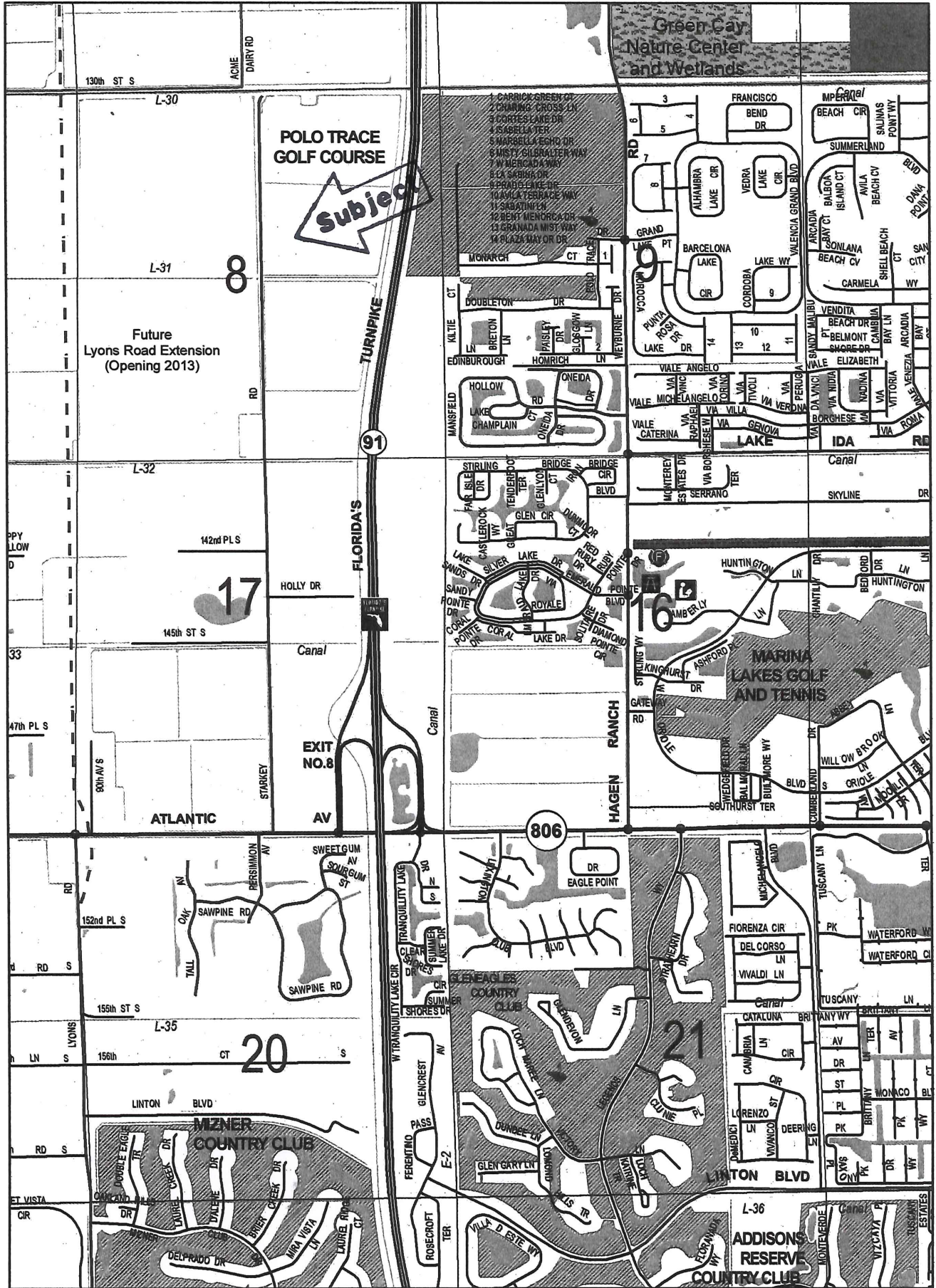
 Department Director

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

TWP 46

TWP 46

TWP 46



34

35

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RNG 42

See pg 115

RNG 42

Page 108

LOCATION MAP

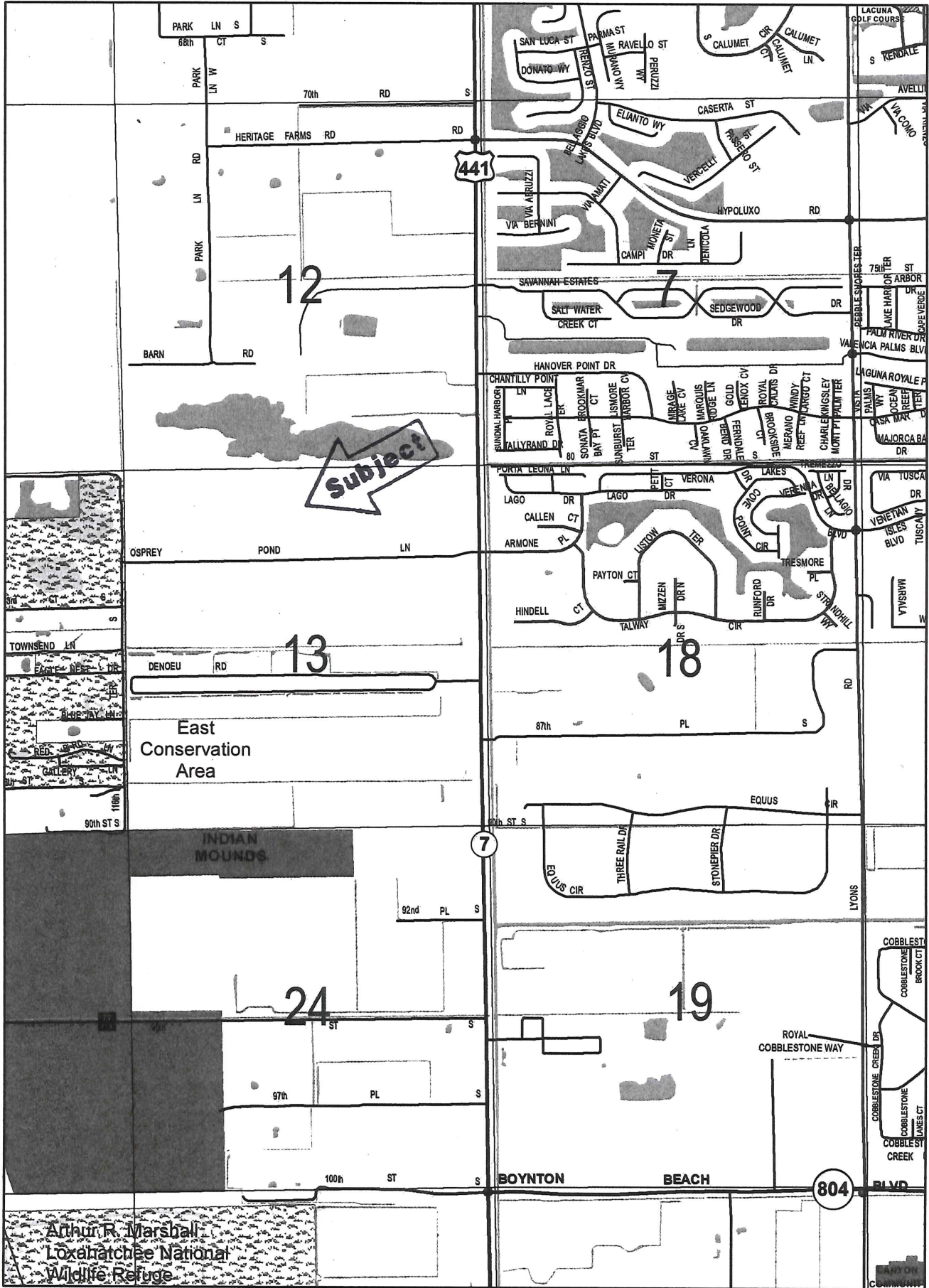
Attachment "A"
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TWP 45

TWP 45

TWP 45



RNG 41

See pg 101

RNG 42

LOCATION MAP

"B"

Attachment 2



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 12, 2017

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

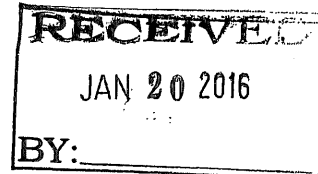
It is our intent to occupy the premise for another year starting June 1st, 2017 to May 31, 2018.

The semi-annual rent shall be submitted by the date of May 31, 2017 and December 31, 2017.

Sincerely,



Charles A. Bedner
President



emailed
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1/16/17

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 W Bedner, hereinafter referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the STD (position - i.e. president, partner, trustee) of Bedner Farm, Inc (name and type of entity - i.e. ABC Corporation, XYZ Limited Partnership), (the "Tenant") which entity is the lessee of the real property legally described on the attached Exhibit "A" (the "Property").

2. Affiant's address is: 10066 Lee Road
Boynton 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.

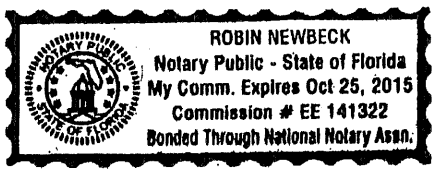
FURTHER AFFIANT SAYETH NAUGHT.

[Signature], Affiant

Print Affiant Name: Stephen W Bedner

The foregoing instrument was sworn to, subscribed and acknowledged before me this 6 day of February, 2015, by [Signature] who is personally known to me or [] who has produced [Signature] as identification and who did take an oath.

[Signature]
Notary Public
Robin Newbeck
(Print Notary Name)



NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 9/25/2015

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1 of 7

EXHIBIT "A"
PROPERTY

Attachment 4
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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 $89^{\circ}06'56''$ 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 $89^{\circ}00'55''$ 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 $00^{\circ}12'27''$ 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 $89^{\circ}54'25''$ East, a distance of 21.12 feet to the POINT OF BEGINNING; thence continue South $89^{\circ}54'25''$ 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 $00^{\circ}37'38''$ 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 $89^{\circ}54'25''$ 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 $09^{\circ}39'48''$ 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 $02^{\circ}04'55''$, a distance of 425.46 feet; thence South $89^{\circ}32'28''$ 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

of 0.53 feet; thence North $89^{\circ}00'55''$ 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 $00^{\circ}42'01''$ 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 $89^{\circ}00'55''$ 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 $00^{\circ}43'48''$ 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 $89^{\circ}00'55''$ 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 $00^{\circ}20'12''$ 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 right-of-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 $10^{\circ}00'00''$, a distance of 1,956.37 feet; thence South $09^{\circ}39'48''$ West along the West right-of-way line of said E2-W canal, a distance of 632.44 feet; thence North $89^{\circ}54'25''$ 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 $00^{\circ}39'39''$ 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 $06^{\circ}22'50''$, 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 $00^{\circ}39'39''$ 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 $89^{\circ}00'55''$ 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 1/2) of the North one-half (N 1/2) 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:\BBar\ERM Bodner\legal\msa.wpd

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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	PERCENTAGE OF INTEREST
Charles Bedner	10066 Lee Rd 10066 Lee Rd	33 1/3% Bogart Bch FL 33473
Druce Bedner	10066 Lee Rd Bogart Bch FL	33 1/3% 33473
Stephen Bedner	10066 Lee Rd Bogart Bch FL	33 1/3% 33473

Attachment 4
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Summary of Certificates

This report displays detailed Certificate of Insurance information for a selected Insured. Any items shown in red are deficient.

Monday, February 27, 2017

- Simple View
- Certificate Images
- Documents

Insured: Bedner's Farm, Inc. Insured ID: R2001-0582

Status: **Compliant (with overrides)**

ITS Account Number: **PLC1356**

Project(s): **Palm Beach County - Facilities PREM**

Insurance Policy	Required	Provided	<u>Override</u>
<u>General Liability</u>			
Expiration: 7/19/2017			
General Aggregate:	\$2,000,000	\$2,000,000	
Products - Completed Operations Aggregate:	\$1,000,000	\$2,000,000	
Personal And Advertising Injury:	\$1,000,000	\$1,000,000	
Each Occurrence:	\$1,000,000	\$1,000,000	
Fire Damage:	\$100,000	\$100,000	
Medical Expense:	\$5,000	\$5,000	
<u>Workers Compensation/Employers Liability</u>	WC Stat. Limits	not provided	X
<u>Business Personal Property</u>	Special Form	Special Form	

Missing Policy Information Override
 The original Certificate of Insurance received did not include policies for the following coverages:

- **Workers Compensation/Employers Liability** X

Notifications (Show All)

The following letters were issued:

There were no deficiency letters issued.

Do you have an updated Certificate? Click the button below to submit a Certificate.

Certificate Submittal