

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

Meeting Date: **March 13, 2018**       **Consent**       **Regular**  
     **Ordinance**       **Public Hearing**

Department: **Facilities Development & Operations**

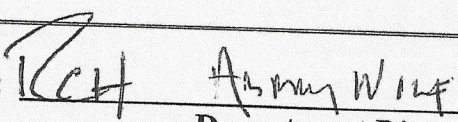
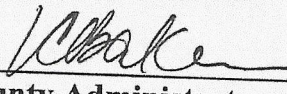
**I. EXECUTIVE BRIEF**

**Motion and Title:** Staff recommends motion to approve: exercise of the first option to extend the term of the Fourth Amendment to Lease Agreement (R2007-0395) dated March 13, 2007, with Tallman, LLC for the continued use of 4,990 SF of indoor secured vehicle storage space for Palm Beach County Sheriff's Office at an Annual Rent of \$84,000.

**Summary:** Since March 29, 2007, the County has leased approximately 4,990 SF of indoor storage and 6,000 SF of paved outdoor storage within the Murphy's Towing Complex located at 6907 Southern Boulevard in unincorporated Palm Beach County, for the operation of both indoor and outdoor secured vehicle storage for PBSO. On March 12, 2013 (R-2013-0271), the Board approved the Fourth Amendment which deleted the 6,000 SF outdoor storage area and extended the term of the Lease Agreement to March 28, 2018, with two (2) extension options. Exercise of this first option will extend the term of the Fourth Amendment to Lease Agreement for one (1) year, from March 29, 2018, through March 28, 2019. The Annual Rent will remain at \$84,000 (\$7,000/monthly). PREM will continue to have administrative responsibility for this Agreement. **(PREM) District 2 (HJF)**

**Background and Justification:** Exercising this first option will extend the term of the Fourth Amendment to Lease Agreement for one (1) year until March 28, 2019, and will provide for the continuation of PBSO's use of the facility. PBSO has relocated its outdoor vehicle storage to the Stockade on Fairgrounds Road and construction of a new permanent vehicle storage facility on Gun Club Road is expected to be completed in January 2020. Florida Statutes Section 286.23 requires that a Disclosure of Beneficial Interests be obtained when a property held in a representative capacity is leased to the County. Tallman, LLC, a Florida limited liability company, provided the Disclosure of Beneficial Interests attached hereto as Attachment No. 4. The disclosure identifies Eleanor Jones, Leilani Brochard and Maureen M. Day as each having a 24.9075% ownership interest, Harold G. Murphy, Jr. as having a 0.46% ownership interest and Hasting 4 Murphy 2006 Trust, owned 100% by Harold Murphy, as having a 24.8175% ownership interest.

- Attachments:**
- 1. Location Map
  - 2. Option to Extend Letter
  - 3. Budget Availability Statement
  - 4. Disclosure of Beneficial Interests

<b>Recommended By:</b>		
	<b>Department Director</b>	<b>Date</b>
	2/12/18	
<b>Approved By:</b>		
	<b>County Administrator</b>	<b>Date</b>
		2/28/18

**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures	\$42,677	\$41,323	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>\$42,677</u>	<u>\$41,323</u>	=====	=====	=====
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes  No

Does this item include the use of federal funds? Yes  No

Budget Account No: Fund 0001 Dept 164 Unit 1604 Object 4410  
 Program \_\_\_\_\_

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

Fixed Asset Number \_\_\_\_\_

C. Departmental Fiscal Review: *[Signature]*

**III. REVIEW COMMENTS**

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

*[Signature]* 2/21/18  
 OFMB *[initials]* 2/21/18  
*[Signature]* 2/23/18  
 Contract Development and Control

**B. Legal Sufficiency:**

*[Signature]* 2/26/18  
 Assistant County Attorney

**C. Other Department Review:**

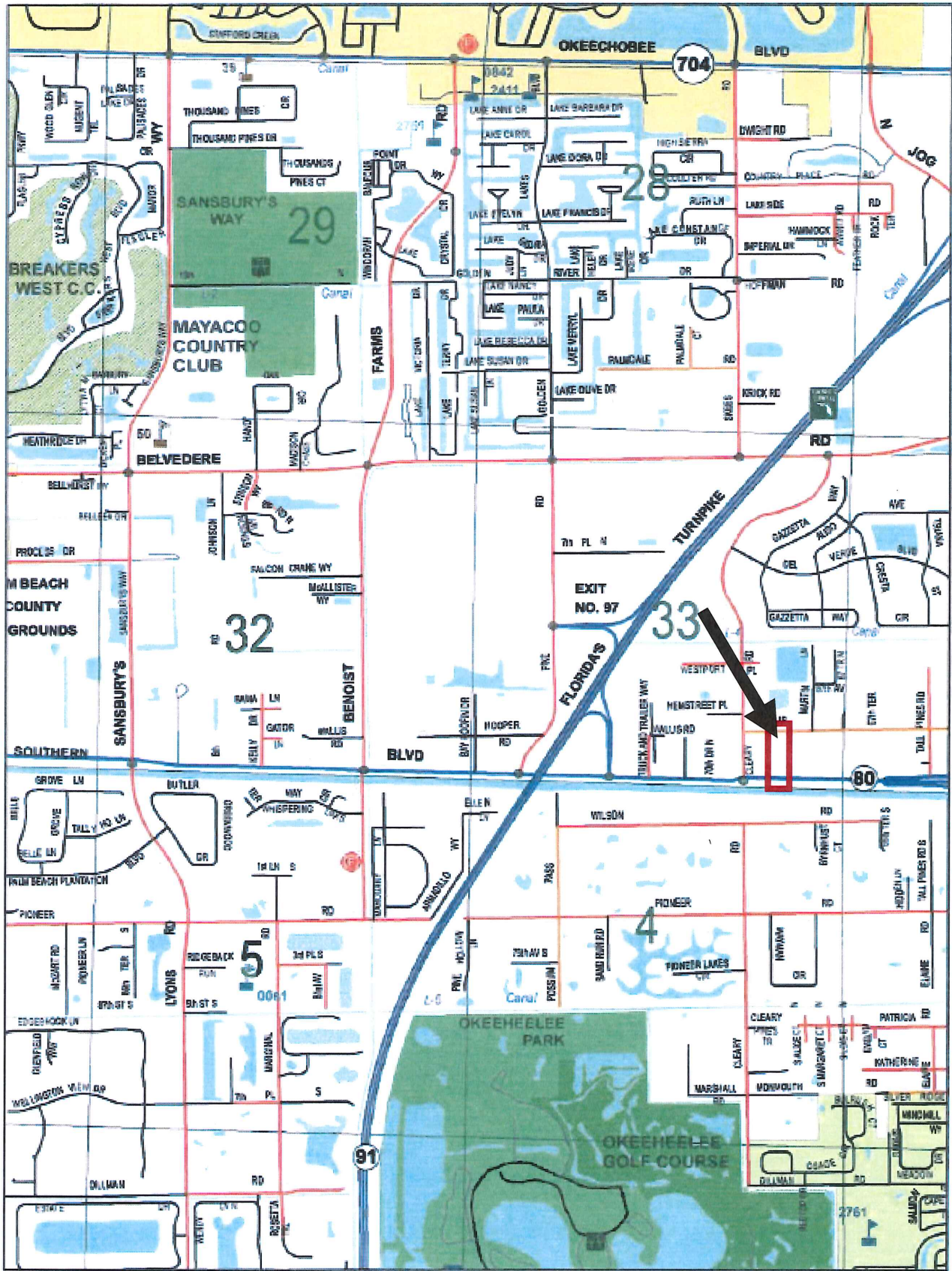
\_\_\_\_\_  
 Department Director

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

TWP 43

TWP 43

TWP 44



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RNG 42

See pg 78

RNG 42

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LOCATION MAP

Attachment #1

Attachment #2  
Option to Extend Letter (1 page)



CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
7013 1710 0001 6217 3277 /

March 13, 2018

**Facilities Development & Operations Department**

**Property & Real Estate Management Division**

2633 Vista Parkway  
West Palm Beach, FL 33411  
Telephone - (561) 233-0217  
Facsimile (561) 233-0210  
www.pbcgov.com/fdo

**Palm Beach County Board of County Commissioners**

Melissa McKinlay, Mayor  
Mack Bernard, Vice Mayor  
Hal R. Valeche  
Paulette Burdick  
Dave Kerner  
Steven L. Abrams  
Mary Lou Berger

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity Affirmative Action Employer"*

Tallman, LLC  
Attn: Harold G. Murphy  
6907 Southern Boulevard  
West Palm Beach, Florida 33413-1629

Re: Exercise of First Option to Extend Lease Agreement (R2007-0395) dated March 13, 2007, as amended,

Dear Mr. Murphy:

Pursuant to the provisions of Section 1.04 of the above referenced Lease Agreement, Palm Beach County, on behalf of the Palm Beach County's Sheriff's Office, as Lessee, is hereby exercising its first option to extend the term of said Lease Agreement for an additional period of one (1) year effective March 29, 2018, through March 28, 2019.

Sincerely,

ATTEST:

SHARON R. BOCK,  
CLERK & COMPTROLLER

PALM BEACH COUNTY,  
a political subdivision of the State of Florida

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Melissa McKinlay, Mayor

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND  
CONDITIONS

By:   
Assistant County Attorney

By:   
Audrey Wolf, Director  
Facilities Development & Operations



# BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 12/05/17

REQUESTED BY: Della M. Lowery  
Property Specialist, PREM

PHONE: 233-0239  
FAX: 233-0210

PROJECT TITLE: PBSO Impound Lot Amendment Four Option 1 of 2

PROJECT NO.: 2017-5-022

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	<u>\$42,677</u>	<u>\$41,323</u>	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>\$42,677</u>	<u>\$41,323</u>	_____	_____	_____
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	_____	_____	_____	_____	_____

*\*\* 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: 0001 DEPT: 164 UNIT: 1604 OBJ: 4410

SUB OBJ: \_\_\_\_\_

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

**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

Department: FD&O

BAS APPROVED BY:  DATE: 12/5/17

ENCUMBRANCE NUMBER: \_\_\_\_\_





**LANDLORD'S DISCLOSURE OF BENEFICIAL INTERESTS  
(REQUIRED BY FLORIDA STATUTES 286.23)**

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

1. Affiant is the President (position - i.e. president, partner, trustee) of Tallman, LLC, a Florida limited liability company, (the "Landlord") which entity is the owner of the real property legally described on the attached Exhibit "A" (the "Property").

2. Affiant's address is: 13245 Compton Rd,  
Loxahatchee, FL 33470

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 Landlord and the percentage interest of each such person or entity.

4. Affiant acknowledges that this Affidavit is given to comply with Florida Statutes 286.23, and will be relied upon by Palm Beach County in its lease of the Property.

5. 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.

6. 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.

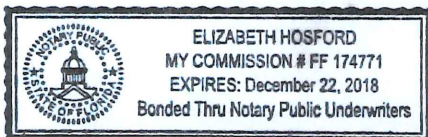
FURTHER AFFIANT SAYETH NAUGHT.

Harold Murphy Affiant  
Print Affiant Name: Harold Murphy

The foregoing instrument was sworn to, subscribed and acknowledged before me this 26 day of December, 2017, by Harold Murphy [  ] who is personally known to me or [  ] who has produced \_\_\_\_\_ as identification and who did take an oath.

Elizabeth Hosford  
Notary Public

Elizabeth Hosford  
(Print Notary Name)



NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 12/22/18

**EXHIBIT "A"**

**PROPERTY**

**LEGAL DESCRIPTION (As furnished by client)**

THE EAST HALF (E 1/2) OF TRACT 70, BLOCK 6, PALM BEACH FARMS CO., PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45 TO 54, INCLUSIVE, LESS THE NORTHERLY 15 FEET THEREOF, LESS THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 70; THENCE N01°22'25"W, ALONG THE EAST LINE OF SAID TRACT 70, A DISTANCE OF 59.13 FEET TO A POINT; THENCE N88°29'03"W, A DISTANCE OF 330.49 FEET TO A POINT; THENCE S01°00'12"E, A DISTANCE OF 73.63 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 70; THENCE N89°01'07"E, A DISTANCE OF 330.21 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TRACT CONTAINS 190,871.6 SQUARE FEET, MORE OR LESS AND 4.38 ACRES, MORE OR LESS

