Agenda Item #: 3H-1

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM SUMMARY

| Meeting Date: | December 7, 2021 | [X] Consent [] Ordinance | [] Regular [] Public Hearing |
|---------------|-----------------------|---------------------------|-----------------------------------|
| Department: | Facilities Developmen | t & Operations | |

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to adopt: a resolution requesting the University of Florida (University) and the State of Florida Department of Environmental Protection, Division of State Lands (State) sublease the state-owned real property located at 571 N. Military Trail in West Palm Beach to the County.

Summary: The state-owned real property is approximately two (2) acres and sits adjacent to an approximately two (2) acre parcel of County-owned land. This four (4) acre parcel of land contains a building on it commonly known as the Department of Highway Safety and Motor Vehicles (DMV) Building. The DMV office was closed in 2015 and the State no longer uses the property in any capacity. The state-owned real property is also immediately adjacent to the Mounts Botanical Garden (Mounts). The University is entering into a 50 year lease agreement (Lease Number 4564) with the State for this state-owned real property. The County and University, through its Institute of Food and Agricultural Sciences, have historically partnered at Mounts through the Palm Beach County Cooperative Extension Service (Cooperative) to provide mutually beneficial educational, agricultural and community services to County residents engaged in agriculture, horticulture, human sciences, and youth development. A sublease of this state-owned land provides the County with an opportunity to further the mission as well as the educational and programmatic goals of the Cooperative and Mounts. It also provides an opportunity to fulfill a long term goal of the Cooperative to construct a Horticulture Education and Welcome Center on a part of, or adjacent to, this state-owned property, which would support Science, Technology, Engineering and Mathematics (STEM) educational missions that benefit schoolchildren, the general public, and other entities such as ornamental horticulture agencies, commercial nurseries, residential landscaping businesses, and fertilizer/pest-control applicators that need to earn state-required licenses/certificates. Prior to approving a sublease to the County, the State requires a resolution of the Board of County Commissioners (Board) requesting the sublease between the County, State and University. Adoption of this resolution shall fulfill an application requirement for the County to formally pursue a 50 year sublease of this state-owned real property. There is no cost to the County to make application to the State requesting the proposed sublease, and the formal sublease shall be subject to final approval by the County. (FDO Admin) District 7 (MWJ)

Background and Justification: This state-owned real property was originally owned by County, but it was conveyed to the State in 1955. The resolution that is the subject of this item is required by the State as a component of a formal application to obtain a sublease for this state-owned real property. It is the intent of the University to simultaneously enter into its lease with the state for this state-owned real property at the same time the County enters into the sublease with the State and the University for the property. The County and the University will be seeking a 50-year lease/sublease from the State. FDO staff recommends that the Board adopt the subject resolution, permitting staff to proceed with a formal application to the State for the sublease. Although FDO staff did inquire about the potential for a conveyance of the state-owned real property in lieu of a lease/sublease, it was the State's preference to pursue a lease/sublease of the state-owned real property.

Attachments:

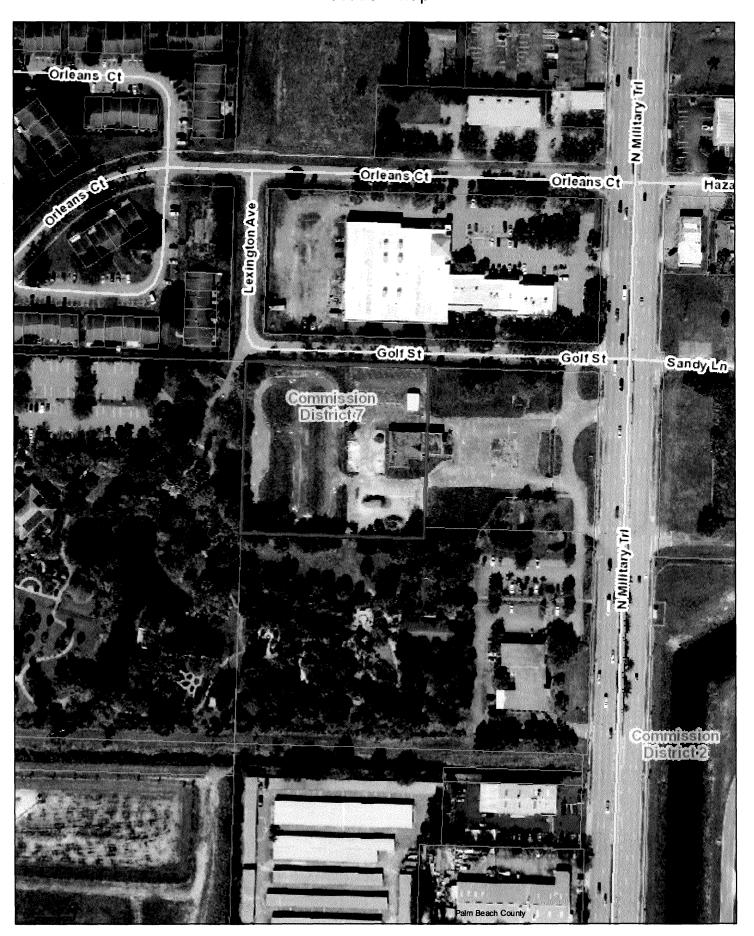
- 1. Location Map
- 2. Resolution

| Recommended By: † | 12 Doni ! ayal Callon | 11/5/2021 | |
|-------------------|-----------------------|------------------|--|
| _ | Department Director | Date / | |
| Approved By: | County Administrator | /1/23/2/ Date | |

II. FISCAL IMPACT ANALYSIS

| Α. | Five Year Summary of I | iscal Impact: | | | | |
|-------------|--|------------------------------------|-------------|------------------|----------|-------|
| Fisc | eal Years | 2022 | 2023 | 2024 | 2025 | 2026 |
| Ope Exte | oital Expenditures erating Costs ernal Revenues Kind Match (County) | | | | | |
| NE. | T FISCAL IMPACT* | | | | | *** |
| | DDITIONAL FTE SITIONS (Cumulative) | | | | | |
| | tem Included in Current B es this items include use of | | Yes | No No | | |
| Bud | get Account No: Fund | Dept | Unit _ | Object | Pro | gram |
| C. | Departmental Fiscal Re | | TEW COMM | IENTS | | |
| A. | OFMB Fiscal and/or Co | III. <u>REV</u> ntract Developn | IEW COMM | its: | ober [1] | 11512 |
| В. | OFMBOA IN POLICE Legal Sufficiency: | | Contract De | evelopment and (| Control | 1770 |
| - | Assistant County Attorne | | 121 | | | |
| C. | Other Department Revi | ew: | | | | |
| | Department Director | | | | • | |

Location Map



RESOLUTION NO. 2021-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, REQUESTING A SUBLEASE OF THE STATE OF FLORIDA'S LEASE WITH THE UNIVERSITY OF FLORIDA FOR THE STATE-OWNED REAL PROPERTY LOCATED AT 571 N. MILITARY TRAIL, WEST PALM BEACH

WHEREAS, the State of Florida Department of Environmental Protection, Division of State Lands (State), administers the assignment of subleases for real property owned by the State of Florida; and

WHEREAS, the University of Florida Board of Trustees (University) is entering into a 50 year lease agreement (Lease Number 4856) with the State for state-owned real property located at 571 N. Military Trail in West Palm; and

WHEREAS, this state-owned real property sits adjacent to County-owned land and the County's Mounts Botanical Garden (Mounts); and

WHEREAS, the County and University, through its Institute of Food and Agricultural Sciences, have historically partnered at Mounts through the Palm Beach County Cooperative Extension Service to provide mutually beneficial educational, agricultural and community services to County residents engaged in agriculture, horticulture, human sciences, and youth development.

WHEREAS, the County has identified an opportunity to further the mission and educational and programmatic goals of the Palm Beach County Cooperative Extension Service by using this state-owned real property and to potentially construct a Horticulture Education & Welcome Center on a part of, or adjacent to, this real property; and

WHEREAS, the Board of County Commissioners finds it to be in the best interest of the County to sublease the state-owned real property located at 571 N. Military Trail in West Palm

Beach to further the mission and goals of the Palm Beach County Cooperative Extension Service and Mounts.

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. The Board of County Commissioners hereby requests that the University and the State permit County to sublease the state-owned real property located at 571 N. Military Trail in West Palm Beach for the duration of the State's 50 year lease with the University. The sublease shall be subject to final approval by the County.

SECTION 3. This Resolution shall become effective upon passage.

| The foregoing Resolution was offered by Commissioner | , who |
|---|----------------|
| moved its adoption. The motion was seconded by Commissioner | , and upon |
| being put to a vote, the vote was as follows: | |
| Commissioner Maria G. Marino, District 1 | |
| Commissioner Gregg K. Weiss, District 2 | |
| Commissioner Dave Kerner, District 3 | |
| Commissioner, Robert S. Weinroth, District 4 | |
| Commissioner Maria Sachs, District 5 | |
| Commissioner Melissa McKinlay, District 6 | |
| Commissioner Mack Bernard, District 7 | |
| The Mayor thereupon declared the Resolution duly passes and | l adopted this |
| day of, 2021. | |

APPROVED AS TO LEGAL SUFFICIENCY

County Attorney

PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By:______
Deputy Clerk