

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

**Meeting Date:** June 9, 2026

**Consent**

**Regular**

**Ordinance**

**Public Hearing**

**Department:** Facilities Development & Operations

**I. EXECUTIVE BRIEF**

**Motion and Title:** Staff recommends motion to receive and file: Standard License Agreement for Use of County-Owned Property (Community Services Building located at 345 S. Congress Avenue, Delray Beach) for the period of March 1, 2026, through February 28, 2029, with 211 Palm Beach/Treasure Coast, Inc., for the operation of a 24/7 crisis hotline that connects individuals to health, human services, and support resources at no cost to the public, entailing a monthly operational fee of \$3,000.

**Summary:** In accordance with County PPM CW-O-051, all delegated contracts, agreements and grants must be submitted by the initiating Department as a receive and file agenda item. The attached standard Agreement has been fully executed on behalf of the Board of County Commissioners (BCC) by the County Administrator or designee, who in this case was the Director of the Facilities Development and Operations Department. The Standard License Agreement was approved in accordance with R2010-0333, as amended and approved by the BCC on October 1, 2013. This executed document is now being submitted to the BCC as a receive and file agenda item. **(FDO Admin) Countywide (HJF)**

**Background and Justification:** The delegation of authority which provided authority for the County Administrator or designee to execute standard license agreements was designed to expedite and streamline the process for commercial use of county owned property after submission of an application for use and after determination of whether a license fee should be charged for the use. There is no license fee if the applicant demonstrates that (i) the activity is for the purpose of promoting community interest and welfare and (ii) the applicant will not realize a profit based on the use.

**Attachments:**

- 1. Standard License Agreement for Use of County-Owned Property

**Recommended By:** MJ Jennifer **Department Director** May 7, 2026 **Date**

**Approved By:** FD **Chief Deputy County Administrator** 5/18/26 **Date**

**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures					
Operating Costs					
External Revenues	(\$21,000)	(\$36,000)	(\$36,000)	(\$15,000)	
Program Income (County)					
In-Kind Match (County)					
<b>NET FISCAL IMPACT</b>	<b>(\$21,000)</b>	<b>(\$36,000)</b>	<b>(\$36,000)</b>	<b>(\$15,000)</b>	<b>0.00</b>
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>					

**Is Item Included in Current Budget:** Yes  No   
**Is this item using Federal Funds:** Yes  No   
**Is this item using State Funds:** Yes  No

Budget Account No: \_\_\_\_\_  
 Fund 0001 Dept 410 Unit 5260 Revenue Source 6999

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

\* The item has an operational fee of \$3,000 monthly that is recorded to Facilities Development and Operations Facilities Management Division revenue account.

**C. Departmental Fiscal Review:** [Signature]

**III. REVIEW COMMENTS**

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

[Signature] 5/11/2026  
 OFMB  
 PAST II  
 MAP 5/11

[Signature] 5/13/26  
 Contract Development and Control  
 29 5.12.26

**B. Legal Sufficiency:**

[Signature] 5/14/26  
 Chief Assistant County Attorney

**C. Other Department Review:**

Designated by:  
James E. Green  
 Department Director

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

**STANDARD LICENSE AGREEMENT  
FOR USE OF COUNTY-OWNED PROPERTY**

This License Agreement made and entered into March 1, 2026, by and between Palm Beach County, a political subdivision of the State of Florida, hereinafter referred to as "County" and 211 Palm Beach/Treasure Coast, Inc., hereinafter referred to as "Licensee".

**WITNESSETH:**

**WHEREAS**, Licensee has applied for a License to Use County owned property via the Application for License to Use County-Owned Property (the "Application"), attached hereto as **Exhibit "A"** and incorporated herein by reference; and

**WHEREAS**, County is the owner of the real property and/or improvements described on the Application; and

**WHEREAS**, County is willing to grant Licensee a revocable license to use the property for the purposes described on the Application and hereinafter defined.

**NOW THEREFORE**, in consideration of the covenants and agreements hereinafter set forth on the part of the Licensee to be observed and performed, the County hereby permits Licensee to use the Premises, as hereinafter defined, upon the terms and conditions contained in this License Agreement.

1. **Premises**

The Premises, for the purpose of this License Agreement, is the real property and/or improvements identified on the Application. The Application, which may include special conditions of use as set forth in the Application, is hereby made a part of this License Agreement. The Licensee accepts the Premises in its "as is" condition. The County is in no way representing that the Premises is suitable for the Licensee's use and Licensee hereby accepts all risk relating to the use of the Premises.

Licensee shall use the Premises solely and exclusively for the use listed on the Application; Licensee shall not use, permit or suffer the use of the Premises for any other purpose whatsoever. Licensee shall be entitled to use the Premises only on the days and times listed on the Application. Licensee shall make no improvements, alterations or additions to the Premises. The use of the Premises by Licensee shall not interfere with County's use or operation of the Premises.

Licensee shall immediately report to a County representative any condition or activity on the Premises which poses a risk to persons or property. If directed by the County, Licensee shall postpone its activity until the County notifies the Licensee that it is safe to resume the activity.

2. **Length of Term and Commencement Date**

This License Agreement shall commence upon execution by both parties (the "Commencement Date"). The term of this License Agreement shall continue until the earlier of, the time listed on the Application, three years from the Commencement Date, or termination in accordance to the terms of this License Agreement.

3. **License Fee**

No License Fee is assessed as the activity is to promote community interest and welfare and the Licensee will not realize a profit from the activity. Licensee may be required to pay charges for custodial, set-up or special requirements as indicated on the Application.

4. **Termination**

The County may terminate this License Agreement at any time upon written notice to the Licensee. Upon Licensee's receipt of written notice from the County, this License Agreement shall terminate and County shall be relieved of all further obligations hereunder accruing subsequent to the date of such termination. Licensee may terminate this License Agreement upon written notice to the County. Notwithstanding such termination, Licensee shall remain obligated to surrender and restore the Premises as required by this License Agreement and for any obligations arising prior to such termination.

5. **Waste or Nuisance**

Licensee shall not commit or suffer to be committed any waste upon the Premises or any nuisance or other act or thing which may result in damage or depreciation of value of the Premises or which may affect County's fee interest in the Premises. Licensee shall keep the access to the Premises, the parking areas, driveways and other contiguous areas to the Premises free and clear of obstruction.

6. **Governmental Regulations**

Licensee shall, at Licensee's sole cost and expense, secure any required permits and comply with all regulations of all county, municipal, state, federal and other applicable governmental authorities, now in force, or which may hereafter be in force, pertaining to Licensee or its use of the Premises, and shall faithfully observe in the use of the Premises all municipal and county ordinances and state and federal statutes now in force or which may hereafter be in force and all applicable association/governing body rules and regulations pertaining to the Licensee's use of the Premises. Licensee shall not store or dispose any contaminants including, but not limited to, hazardous or toxic substances, chemicals or other agents, including any petroleum products, used or produced in Licensee's activity, on the Premises or in any manner not permitted by law. Licensee shall indemnify, defend and save County, its agents, officers, and employees harmless from any and all penalties, fines, costs, expenses, suits, claims, or damages resulting from Licensee's failure to perform its obligations specified in this Section. Licensee's indemnification obligations set forth in the foregoing shall survive termination or expiration of this License Agreement.

7. **Non-Discrimination**

The County is committed to assuring equal opportunity in the award of contracts and complies with all laws prohibiting discrimination. Pursuant to Palm Beach County Resolution R2025-

0748, as may be amended, the Licensee warrants and represents that throughout the term of the Agreement, including any renewals thereof, if applicable, all of its employees are treated equally during employment without regard to race, color, religion, disability, sex, age, national origin, ancestry, marital status, familial status, sexual orientation, or genetic information. Failure to meet this requirement shall be considered default of the Agreement.

8. **Surrender of Premises**

Upon termination of each use of the Premises by the Licensee, Licensee, at its sole cost and expense, shall remove all of its personal property from the Premises and shall surrender the Premises to the County in at least the same condition the Premises were in at the start of each period of use.

9. **Maintenance and Repair**

County shall conduct all maintenance or repairs to the Premises. In the event that Licensee damages the Premises, County shall complete the necessary repairs and Licensee shall reimburse County for all expenses incurred by County in doing so.

10. **Indemnification of County**

To the extent permitted by law, Licensee shall indemnify, defend and save County, its agents, officers, and employees harmless from and against any and all claims, actions, damages, liability and expense, whether at trial or appellate level or otherwise, in connection with loss of life, personal injury and/or damage to or destruction of property arising from or out of the occupancy or use by Licensee of the Premises or any part thereof; or any act, error or omission of Licensee, its agents, contractors, employees, volunteers or invitees. In case County shall be made a party to any litigation commenced against Licensee or by Licensee against any third party, then Licensee shall protect and hold County, its agents, officers, and employees harmless and pay all costs and attorney's fees incurred by County in connection with such litigation, whether at trial or appellate level or otherwise. This Section shall survive termination or expiration of this License Agreement. Nothing herein shall be construed as a waiver of sovereign immunity or the statutory limits of liability set forth in Section 768.28, Florida Statutes.

11. **Insurance**

Licensee shall, during the entire Term hereof, keep in full force and effect General Liability Insurance in an amount not less than \$1,000,000 per occurrence combined single limit bodily injury and property damage liability and Workers Compensation insurance covering all employees in accordance with Chapter 440 Florida Statutes. The General Liability policy shall include coverage for Premises - Operations, Contractual and Product Liability, Independent Contractors, Contractual Liability and Personal Injury, and Broad Form Property Damage Liability coverages.

Licensee shall add the County to the commercial general liability as an "additional insured" with a CG 2026 Additional Insured-Designated Person or Organization endorsement or similar endorsement. The additional insured endorsement shall read "Palm Beach County Board of County Commissioners, a political subdivision of the State of Florida, its officers, employees and agents, c/o Facilities Development & Operations Department". The additional insured endorsement shall provide coverage on a primary basis. Such insurance shall be with

211 Palm Beach/Treasure Coast, Inc. License Agreement

an insurance company licensed to do business in the State of Florida and subject to the approval of the County's Risk Management Department.

Licensee shall also name the County as a Certificate Holder. The Certificate Holder shall read "Palm Beach County Board of County Commissioners, c/o FDO Business Operations Division, 2633 Vista Parkway, West Palm Beach, Florida 33411-5603".

A Certificate of Insurance evidencing such insurance coverage shall be provided to the County at least fifteen (15) days prior to the Commencement Date, such Certificate indicating at least ten (10) days prior notice of cancellation or adverse material change in coverage.

In no event shall the limits of said insurance policies be considered as limiting the liability of Licensee under this License Agreement. In the event that Licensee shall fail to obtain and maintain in full force and effect any insurance coverage required to be obtained by Licensee under this License Agreement, County shall have the right of injunction, or County may immediately terminate this License Agreement, notwithstanding any provisions herein to the contrary. Notwithstanding the foregoing, Licensee shall and does nevertheless indemnify, defend and hold County harmless from any loss or damage incurred or suffered by County from Licensee's failure to maintain such insurance.

In the event of loss or damage to the Premises, the Licensee shall look solely to any insurance in its favor without making any claim against the County, and the Licensee shall obtain and deliver to the County, from the insurer under each policy of such insurance, an agreement whereby such insurer waives subrogation of any claim against the County for loss or damage within the scope of the insurance, and the Licensee, for itself and its insurers, waives all such insured claims against the County.

12. **Utilities**

The County shall be solely responsible for, and promptly pay to the utility or other provider of such service, all charges and assessments for water, gas, electricity, trash collection and removal or any other utility used or consumed on the Premises unless the responsibility for utilities is listed by the County as a special condition of use on the Application. In no event shall County be liable for an interruption or failure in the supply of any utilities to the Premises.

13. **Rules of Premises**

Licensee shall strictly adhere to the Rules that govern the Premises as set forth in the Application, at all times. Licensee also acknowledges that any violation of the Rules governing the use of the Premises may result in the suspension or termination of this License Agreement.

14. **Subcontracting**

The Licensee may not subcontract or assign any rights, responsibilities or obligations of this License Agreement.

15. **Entire Agreement**

This License Agreement and any Exhibits attached hereto and forming a part thereof as if fully set forth herein, constitute all agreements, conditions and understandings between County and Licensee. All representations, either oral or written, shall be deemed to be merged into this License Agreement. Except as herein otherwise provided, no subsequent alteration, waiver, change or addition to this License Agreement shall be binding upon County or Licensee unless reduced to writing and signed by them.

16. **Notices**

All notices and elections (collectively, "Notices") to be given or delivered by or to any party hereunder shall be in writing and shall be (as elected by the party giving such notice) hand delivered by messenger, courier service, or national overnight delivery service, telecopied or faxed, or alternatively shall be sent by United States Certified Mail, with Return-Receipt Requested. The effective date of any Notice shall be the date of delivery of the Notice if by personal delivery, courier services, or national overnight delivery service, or on the date of transmission with confirmed answer back if by telecopier or fax if transmitted before 5PM on a business day and on the next business day if transmitted after 5PM or on a non-business day, or if mailed, upon the date which the return receipt is signed or delivery is refused or the notice designated by the postal authorities as non-deliverable, as the case may be. The parties hereby designate the following addresses as the addresses to which Notices may be delivered, and delivery to such addresses shall constitute binding notice given to such party:

(a) If to the County at:

FDO Business Operations Director  
2633 Vista Parkway  
West Palm Beach, FL 33411  
Fax: (561) 233-0206

with a copy to:

Palm Beach County  
Attn: County Attorney  
301 North Olive Avenue  
West Palm Beach, FL 33401  
Fax: (561) 355-6461

(b) If to the Licensee at:

Thomas Barnes, CEO  
211 Palm Beach/Treasure Coast, Inc.  
P.O. Box 3588  
Lantana, FL 33465-3588 US

Either party hereto may change the address for service of Notices required or permitted hereunder upon three (3) days' prior written notice to the other party.

17. **Severability**

If any term or provision of this License Agreement shall be held invalid or unenforceable, the remainder of this License Agreement shall not be affected and every other term and provision of this License Agreement shall be deemed valid and enforceable to the extent permitted by law.

18. **WAIVER OF JURY TRIAL**

THE PARTIES HERETO WAIVE TRIAL BY JURY IN CONNECTION WITH PROCEEDINGS OR COUNTERCLAIMS BROUGHT BY EITHER OF THE PARTIES HERETO AGAINST THE OTHER, IN CONNECTION WITH THIS LICENSE AGREEMENT.

19. **Governing Law and Venue**

This License Agreement shall be governed by the laws of the State of Florida. Any legal action necessary to enforce the License Agreement will be held in a court of competent jurisdiction located in Palm Beach County, Florida.

20. **Recording**

Licensee shall not record this License Agreement, or any memorandum or short form thereof in the public records of Palm Beach County. Any such recording shall constitute a default hereunder and shall result in immediate termination of this License Agreement.

21. **Time of Essence**

Time is of the essence with respect to the performance of every provision of this License Agreement in which time of performance is a factor.

22. **Palm Beach County Office of the Inspector General**

Palm Beach County has established the Office of the Inspector General in Palm Beach County Code, Section 2-421 - 2-440, as may be amended. The Inspector General is authorized with the power to review past, present and proposed County contracts, transactions, accounts and records. The Inspector General's authority includes, but is not limited to, the power to audit, investigate, monitor, and inspect the activities of entities contracting with the County, or anyone acting on their behalf, in order to ensure compliance with contract requirements and to detect corruption and fraud. Failure to cooperate with the Inspector General or interfering with or impeding any investigation shall be a violation of Palm Beach County Code, Section 2-421 - 2-440, and punished pursuant to Section 125.69, Florida Statutes, in the same manner as a second degree misdemeanor.

23. **No Third Party Beneficiary**

No provision of this License Agreement is intended to, or shall be construed to, create any third party beneficiary or to provide any rights to any person or entity not a party to this License Agreement, including but not limited to any citizen or employees of the County and/or Licensee.

24. **E-Verify – Employment Eligibility**

Licensee warrants and represents that it is in compliance with section 448.095, Florida Statutes, as may be amended, and that it: (1) is registered with the E-Verify System (E-Verify.gov), and

uses the E-Verify System to electronically verify the employment eligibility of all newly hired workers; and (2) has verified that all of the Licensee's contractors and subcontractors performing any duties and obligations under this License are registered with and use the E-Verify System to electronically verify the employment eligibility of all newly hired workers.

Licensee shall obtain from each of its contractors and subcontractors an affidavit stating that each contractor and subcontractor does not employ, contract with, or subcontract with an Unauthorized Alien, as that term is defined in section 448.095(1)(k), Florida Statutes, as may be amended. Licensee shall maintain a copy of any such affidavit from contractors and subcontractors for, at a minimum, the duration of the subcontract and any extension thereof. This provision shall not supersede any provision of this License which requires a longer retention period.

County shall terminate this License if it has a good faith belief that Licensee has knowingly violated Section 448.09(1), Florida Statutes as may be amended. If County has a good faith belief that Licensee's contractors or subcontractors have knowingly violated section 448.09(1), Florida Statutes, as may be amended, County shall notify Licensee to terminate its contract with the contractor or subcontractor and Licensee shall immediately terminate its contract with the contractor or subcontractor. If County terminates this License pursuant to the above, Licensee shall be barred from being awarded a future contract by County for a period of one (1) year from the date on which this License was terminated. In the event of such contract termination, Licensee shall also be liable for any additional costs incurred by County as a result of the termination.

25. **Disclosure of Foreign Gifts and Contracts with Foreign Countries of Concern**

Pursuant to F.S. 286.101, as may be amended, by entering into this Contract or performing any work in furtherance thereof, the Licensee certifies that it has disclosed any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern where such interest, contract, or grant or gift has a value of \$50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous five (5) years.

26. **Human Trafficking Affidavit**

Licensee warrants and represents that it does not use coercion for labor or services as defined in section 787.06, Florida Statutes. Licensee has executed **Exhibit "B"**, Nongovernmental Entity Human Trafficking Affidavit, which is attached hereto and incorporated herein by reference.

**Remainder of this page left intentionally blank**

211 Palm Beach/Treasure Coast, Inc. License Agreement

IN WITNESS WHEREOF, County and Licensee have executed this License Agreement, or have caused the same to be executed as of the day and year first above written.

WITNESS:

LICENSEE:

By: [Signature]  
Signature

By: [Signature]  
Signature

Chad T. Piccott  
Printed Name

Thomas Barnes  
Printed Name

Pres / CEO  
Title

PALM BEACH COUNTY, a Political Subdivision of the State of Florida

By: Jennifer Ferrito  
Director, Facilities Development & Operations

APPROVED AS TO LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND CONDITIONS

By: Howard J. Falcon  
County Attorney

By: Mark Broderick  
Mark Broderick, Director  
FDO Business Operations

Exhibit "A"

**APPLICATION FOR LICENSE TO USE**  
**COUNTY-OWNED PROPERTY**

**APPLICATION FOR LICENSE TO USE  
COUNTY-OWNED PROPERTY**

This application may be used to apply for a License to use County owned property. The application must be submitted at least twenty (20) days prior to the proposed date of the requested use. Please send the completed application to:

Facilities Development & Operations Department (FDO)  
[PBCFacilityUsePermit@pbcgov.org](mailto:PBCFacilityUsePermit@pbcgov.org)  
2633 Vista Parkway  
West Palm Beach, FL 33411-5603  
ATTN: Director  
Telephone: 561-233-0220

Upon approval of the application by FDO, the property will be reserved and the user will be informed of any Special Conditions of Use, and fees for the Use as defined herein. Any fees are due prior to the Use.

**1. USER/APPLICANT**

Name of Applicant: 211 Palm Beach and Treasure Coast  
Name of  
Organization/Licensee: 211 Palm Beach and Treasure Coast  
Address: P.O. Box 3588  
City: Lantana State: FL Zip: 33465  
Phone: (561) 758-5833 Email: ty.barnes@211pbtc.org  
Name of the Authorized Representative : Thomas (Ty). Barnes  
Type of Entity:  Public Agency  Non-Profit  Other  
(Specify) \_\_\_\_\_

**2. REQUESTED PROPERTY**

Name of Property: Community Services Building - Rooms 2S-16, 23, 25, 31, 35  
(Please include room or area requested)  
Address: 345 S. Congress Ave.  
City: Delray Beach State: FL Zip: 33445

**3. NATURE OF USE:** (Please check one)

Training  Educational  Recreational  Meeting  
 Non-profit Event  Other Temporary Offices

Does Use include the sale of Goods and/or Services?  Yes  No  
Will User charge an Admission Fee and/or Participation Fee?  Yes  No  
Amount to be charged for Admission Fee and/or Participation Fee: N/A

Detailed description of the nature and purpose of use (attach additional sheets as necessary):  
Helpline call center and related programs

**4. FOOD AND BEVERAGE**

Use includes food and/or beverage?  Yes  No  
Use includes the sale, use or consumption of alcohol?  Yes  No  
Note. A custodial fee may be imposed if the Use involves food and/or beverages

**5. DATE AND TIME OF USE**

Date(s) of Use: March 1, 2026 - February 28, 2029  
Time(s) of Use: 12 : 00 AM/PM - 12 : 00 AM/PM, 24 hours per day, 7 days per week

**6. EQUIPMENT**

Amount of Equipment Requested: TBD Tables TBD Chairs  
All equipment contained or used within the Facility is subject to approval by the Department.

**7. ADDITIONAL USERS**

Organization(s)/individual(s) participating in use, if other than Applicant (attach additional pages to list more organization(s)/individual(s)):

Name: N/A  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: FL Zip: \_\_\_\_\_  
Phone: ( ) - Email: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Type of Entity:  Public Agency  Non-Profit  Other (Specify) \_\_\_\_\_

**8. VENDORS**

List all vendors of the Event: N/A

**9. ADVERTISING**

Will the event be advertised to the Public?  Yes  No

If yes, by what means?:  Radio  TV  Other \_\_\_\_\_

**TO BE PROVIDED BY FDO (After evaluation of the Application):**

**1. FEES AND ADDITIONAL CHARGES**

<input type="checkbox"/>	License Fees	\$	_____
<input type="checkbox"/>	Custodial Fees	\$	_____
<input type="checkbox"/>	Service Costs	\$	_____
<input checked="" type="checkbox"/>	Other Costs	\$	3000.00/Month (Operational fee)

2. Special Conditions of Use: See attached Exhibit A-1

By signing below, I certify that I have the authority to represent and obligate the Licensee and I agree on behalf of the Licensee to comply with the terms of this Application.



\_\_\_\_\_  
Signature of Authorized Representative

Date: 2/17/26

Thomas Barnes, President

\_\_\_\_\_  
Printed Name and Title of Authorized Representative

**APPROVED BY:**

Jennifer Ferriol

\_\_\_\_\_  
Director, Facilities Development & Operations Department

Date: 2/24/2026

**OTHER DEPARTMENTAL REVIEW (If necessary):**

Jennifer Ferriol

\_\_\_\_\_  
Signature of Director of Department

Date: \_\_\_\_\_

**EXHIBIT "A-1"**

**Special Conditions of Use re Standard License Agreement For Commercial Activity**

1. The License Agreement is for the sole and specific purpose of permitting the Licensee to use Rooms 2S-16, 23, 25, 31, and 35 at the Community Services Building (the Premises) for operation of a crisis hotline that connects people to health, human services, and support resources at no cost to the public. No other use by the Licensee is permitted.
2. Licensee shall have access to the Premises 24 hours a day, 7 days a week. Access is limited to the Premises. The Premises do not include any other area of County property, which may be used by the County or other authorized parties at any time.
3. The Licensee's primary contacts while at the Premises shall be:
  - Wendy Tippett, Director of Human Services and Community Action — (561) 355-4772 (office); (561) 628-0369 (cell); [wtippett@pbc.gov](mailto:wtippett@pbc.gov)
  - Kim Parnett, Human Services Operations Supervisor — (561) 274-1090; [kparnett@pbc.gov](mailto:kparnett@pbc.gov).
4. County may enter upon the Premises at any time and for any reason, without notice, to inspect said Premises and to ensure that Licensee is properly maintaining the Premises.
5. County may revoke this License Agreement for any reason. Upon notice by the County of revocation of this License Agreement, Licensee shall vacate the Premises within fifteen (15) days.
6. No alcoholic beverages shall be sold, used, or consumed at the Premises.
7. Smoking is prohibited on the Premises, pursuant to the provisions of Countywide PPM CW-P-036, as may be amended from time to time.
8. Licensee shall not store, possess or use drugs or gambling devices at the Premises or permit others to do so.
9. Licensee shall not employ alternative electrical power sources without the approval of County.
10. Licensee shall not employ noise amplification devices unless approved by County.
11. Licensee shall not post signs, banners, posters or any other displays on or in the Premises or affix decorations to walls or ceilings without the approval of County.
12. Licensee shall be allowed to place additional, non-fixed, equipment in the Facility with prior County approval.
13. All announcements (verbal and written) bearing the County address or location of the Premises shall include the following disclaimer:

**“This event is not sponsored by or affiliated with Palm Beach County”**

14. Licensee shall be responsible for all deliveries of its equipment or other objects to the Premises.
15. No special parking arrangements will be provided.
16. All trash and debris shall be picked up and placed in approved trash receptacles. Any food or beverages not consumed shall be properly disposed of and not left on tables or other surfaces.
17. Licensee shall be responsible for items left at the Premises by guests, workers, employees, or representatives of the Licensee. The County shall not be responsible for items left behind by the Licensee.
18. Licensee will be responsible for contacting the Electronic Services and Security Division of the Public Safety Department (ESS) to program card access to the required rooms. The list of employees provided to ESS is those employees who will be programmed for card access during the permitted hours. Only those employees identified on the list will be given card programmed access.
19. All accidents or incidents occurring on the Premises shall be immediately reported by the Licensee to the on-site staff or uniformed security guard.
20. In the event there is an emergency, dial 911 and then follow-up by reporting such emergency to an on-site staff member. In the event there is an accident or incident that does not warrant a call to 911, then such accident or incident occurring at the Facility shall be immediately reported by the Licensee to an on-site staff member.
21. In the event a staff member is not available, such accident or injury shall be immediately reported by the Licensee to the Division of Facilities Management South County Region at 561-276-1346 or if after 5:00 p.m. or on the weekends, to the County's Division of Emergency Management 24-Hour Communications Center at 561-712-6428.
22. **No license fee is assessed**, as the activity promotes community interest and welfare and the Licensee will not realize a profit from the activity. However, the Licensee shall pay a **monthly operational fee of \$3,000.00** to cover costs associated with this use, including but not limited to, utilities and custodial services, as set forth in the Application. **Fees are payable monthly by the 5th of each month** and shall be submitted by check or money order made payable to the **Board of County Commissioners of Palm Beach County**. Payments shall be mailed to:

Palm Beach County Finance Department  
PO Box 3977  
West Palm Beach, FL 33402

23. Licensee shall strictly adhere to the rules contained herein at all times. Licensee acknowledges that any violation of the rules set forth herein may result in the suspension or termination of Applicant's permit.

**24. Disclaimer & Release of Liability**

- a. IN CONSIDERATION OF COUNTY'S AGREEMENT TO ALLOW LICENSEE TO USE THE PREMISES AND CONDUCT THE ACTIVITIES MENTIONED ABOVE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, COUNTY HEREBY DISCLAIMS, AND LICENSEE HEREBY WAIVES, RELEASES AND DISCHARGES COUNTY, FROM ANY AND ALL CLAIMS, LIABILITIES, COSTS, CAUSES OF ACTION, LOSSES, DAMAGES, OR PERSONAL INJURIES OR DEATH, WHETHER ARISING IN CONTRACT OR TORT (INCLUDING STRICT LIABILITY, NEGLIGENCE AND NUISANCE), OF ANY NATURE WHATSOEVER, SUSTAINED BY LICENSEE, ITS SUBCONTRACTORS, ITS EMPLOYEES, AGENTS, OR INVITEES DURING THE TERM OF THIS AGREEMENT.
- b. THE SCOPE OF THIS RELEASE INCLUDES, BUT IS NOT LIMITED TO, LOSS, DAMAGE, OR INJURY TO ANY TEMPORARY IMPROVEMENTS OR PERSONAL PROPERTY OF LICENSEE OR LICENSEE'S INVITEES THAT MIGHT BE LOCATED OR STORED ON THE PREMISES INCLUDING, BUT NOT LIMITED TO, THEFT OF SUPPLIES, PERSONAL PROPERTY, EQUIPMENT, MONIES OF LICENSEE, ITS STAFF OR ITS INVITEES.

The provisions of this Section shall survive expiration or termination of this Agreement

25. Commencement of use of the Premises indicates acceptance, by the Licensee, of the Special Conditions of Use set forth herein.

EXHIBIT "B"

NONGOVERNMENTAL ENTITY HUMAN TRAFFICKING AFFIDAVIT  
Section 787.06(13), Florida Statutes

THIS AFFIDAVIT MUST BE SIGNED AND NOTARIZED

I, the undersigned, am an officer or representative of 211 Palm Beach/Treasure Coast, Inc (Licensee) and attest that Licensee does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

  
\_\_\_\_\_

(signature of officer or representative)

Thomas Barnes, Pres/CEO  
\_\_\_\_\_

(printed name and title of officer or representative)

State of Florida, County of Palm Beach

Sworn to and subscribed before me by means of  physical presence or  online notarization this, 17<sup>th</sup> day of February 2026, by Thomas Barnes.

Personally known  OR produced identification .

Type of identification produced \_\_\_\_\_.

Heather Anstett  
\_\_\_\_\_

NOTARY PUBLIC

My Commission Expires:

State of Florida at large

(Notary Seal)



Heather Anstett  
Comm.: HI 478457  
Expires: Jan. 23, 2026  
Notary Public - State of Florida