

Agenda Item #: 3H-1

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

Meeting Date: July 11, 2023 [X] Consent [ ] Regular  
[ ] Ordinance [ ] Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

A) adopt a Resolution authorizing a Lease Agreement with Professional Firefighters/Paramedics of Palm Beach County, Local 2928, I.A.F.F., Inc., a Florida not-for-profit corporation, and providing for an effective date; and

B) approve a Lease Agreement with Professional Firefighters/Paramedics of Palm Beach County, Local 2928, I.A.F.F., Inc., (Local 2928) a Florida not-for-profit corporation, commencing on June 13, 2023 through June 12, 2026, for use of property located at 2971 Richard Road in Lake Park as a post disaster storage facility, at an annual rental rate of \$1.

**Summary:** Palm Beach County (County) is the owner of the property which is currently used by Local 2928 to store post disaster recovery supplies and equipment to serve the employees of the Palm Beach County Fire Rescue Department (Fire Rescue). County and Local 2928 desire to formalize their agreement to use the property as a storage facility by entering into a long term lease agreement (Agreement). Pursuant to PPM CW-L-023, the County may directly enter into leases with not for profit organizations as an alternative to conducting a competitive process. This Agreement will commence upon execution by the Board of County Commissioners (Board); has an initial term of three (3) years, provides two (2) automatic extensions options for three (3) years each; at annual rent of \$1. Each party has the right to terminate the Agreement at any time with a 180-day written notice to the other party. Local 2928 will be responsible for the building and ground maintenance, utilities, future non-ad valorem taxes and repairs or replacements under \$5,000. Property & Real Estate Management Division will have management responsibility for this Agreement. **(Property & Real Estate Management) District 1 (HJF)**

**Background and Justification:** On December 20, 1983, the Board of County Commissioners passed Ordinance No. 83-23, by which the Old Dixie Fire Control District was incorporated into the Palm Beach County Fire Rescue Department, thereby transferring ownership of the Old Dixie Fire Control District property located at 2971 Richard Road in Lake Park to Palm Beach County. Old Dixie Fire Control District later became known as Fire Rescue Station No. 21 and used as a Fire Rescue storage facility. State Statute does not require a Disclosure of Beneficial Interests be obtained when the County leases property to a tenant; however, pursuant to the Disclosure of Beneficial Interest provided, Local 2928 is a 501(c)(5) organization and there are no individuals or entities that have a beneficial interest in Local 2928 assets.

**Attachments:**

- 1. Aerial Map
- 2. Resolution
- 3. Lease Agreement
- 4. Budget Availability Statement
- 5. Disclosure of Beneficial Interests

Recommended By: [Signature] 5/26/23  
Department Director Date  
Approved By: [Signature] 5/14/23  
County Administrator Date

**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2023	2024	2025	2026	2027
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	\$1	\$1	\$1	\$1	_____
External Revenues	(\$1)	(\$1)	(\$1)	(\$1)	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</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 1300 Dept 440 Unit 4230 Object 4401  
 Fund 0001 Dept 410 Unit 4240 Revenue Source 6201

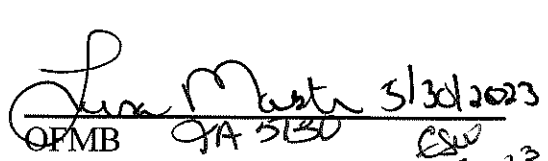
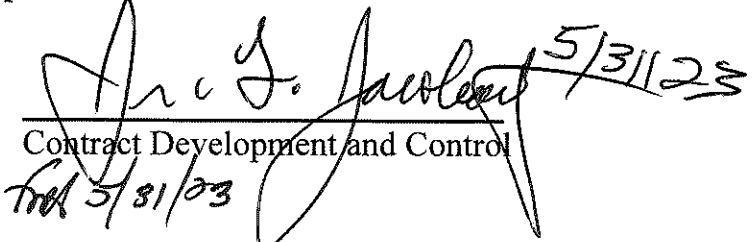
**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

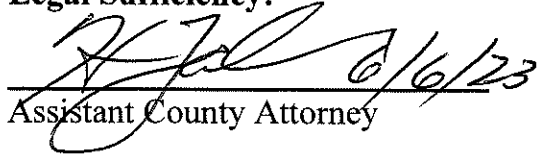
Fixed Assets Number N/A

C. Departmental Fiscal Review: 

**III. REVIEW COMMENTS**

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

 5/30/2023  
 OFMB JA 5130 ESW 5.30.23  
 5/31/23  
 Contract Development and Control  
 Tral 5/31/23

**B. Legal Sufficiency:**  
 6/6/23  
 Assistant County Attorney

**C. Other Department Review:**  
 \_\_\_\_\_  
 Fire Rescue Administrator

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