

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY

Meeting Date:	September 13, 2022	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing
Department:	Facilities Development & Operations		

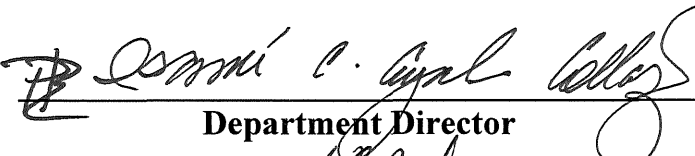
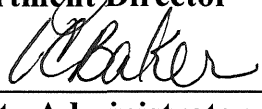
I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion receive and file: a notice of exercise of the fourth extension option under the Lease Agreement (R2002-1464) with Verizon Wireless Personal Communications, L.P. for the continued use of nine (9) wireless communications antennas located on the roof top of the Southern Region Water Reclamation Facility in Boynton Beach.

**Summary:** Since August 20, 2002, Verizon Wireless Personal Communications, L.P. (Verizon) has operated and maintained nine (9) wireless communication antennas and radio equipment on the rooftop of the Southern Region Water Reclamation Facility located at 12751 Hagen Ranch Road in Boynton Beach. The initial term of the Lease Agreement was for five (5) years ending on August 19, 2007, and contained five (5) extension options, each for a period of five (5) years. Verizon is exercising its fourth five (5) year extension option for the period of August 20, 2022, through August 19, 2027. The annual rent will increase by three percent (3%) from \$52,605.20 to \$54,183.36 effective August 20, 2022. The Water Utilities Department is satisfied with Verizon’s performance and will continue to have administrative responsibility of the Lease Agreement. Pursuant to the terms of the Lease Agreement, Verizon has the right to exercise its option and the Board of County Commissioners has no discretionary authority to not allow the exercise of the option. There remains one (1) five (5) year options available to Verizon. All other terms and conditions of the Lease Agreement will remain in full force and effect.  
**(Property & Real Estate Management) District 5 (HJF)**

**Background and Justification:** The Lease Agreement with Verizon was approved on August 20, 2002 (R2002-1464) and amended twice. The First Amendment (R2012-1885) allowed for three additional antennas and the Second Amendment (R2016-0882) allowed for equipment modifications. Verizon has exercised three of its five options to extend (R2007-1316), (R2012-0891), and (R2017-0631). Verizon is an entity registered with the Federal Securities Exchange Commission whose interest is for sale to the general public. Florida Statutes does not require that a Disclosure of Beneficial Interests be obtained.

- Attachments:**
- 1. Location Map
  - 2. Verizon Option to Extend Letter
  - 3. Budget Availability Statement

Recommended By:		8/15/2022
	Department Director	Date
Approved By:		8/23/22
	County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2022	2023	2024	2025	2026
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	(54,183)	(55,809)	(57,483)	(59,208)
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	=====	(54,183)	(55,809)	(57,483)	(59,208)
# 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 4000 Dept 720 Unit 4200 Rev SRCE 6225  
Program \_\_\_\_\_

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

- FY22 Rent of \$52,605.20 was received in October 2021 @ 3% annual increases.

Fixed Asset Number N/A

C. Departmental Fiscal Review: [Signature]

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature] 8/17/22  
OFMB 9A 8/10/22 ESW 8/16/22

[Signature] 8/22/22  
Contract Development and Control

B. Legal Sufficiency:

[Signature] 8/23/22  
Assistant County Attorney

C. Other Department Review:

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

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



00-42-43-27-05-064-0730

LOCATION MAP







Network Real Estate  
180 Washington Valley Road  
Bedminster, NJ 07921  
[www.vzw.com/realestate](http://www.vzw.com/realestate)

**Sent Via FedEx:** 776547524739

April 11, 2022

Palm Beach County  
Attn: Director  
Property & Real Estate Management Division  
2633 Vista Parkway  
West Palm Beach, FL 33411

Re: NOTICE TO RENEW: Lease Agreement dated August 20, 2002, by and between Palm Beach County and Verizon Wireless (or the parties' predecessors-in-interest) for the use of the property identified below (the "Agreement").

To Whom It May Concern:

This letter serves as notification that Verizon Wireless is exercising its right to extend the Agreement for an additional term, which term shall commence on August 20, 2022 and continue through August 19, 2027.

Should you have any questions regarding this notice please call Network Real Estate at 866-862-4404.

Sincerely,

A handwritten signature in cursive script that reads "Sarah Sztuk".

Sarah Sztuk  
Real Estate Specialist- Network Real Estate

VZW Site Name: Palm Beach County Water Reclamation Facility  
Contract #: 51846  
Site Address: 12751 Hagen Ranch Road, Boynton, FL



BUDGET AVAILABILITY STATEMENT

REQUEST DATE: 7/25/2022 REQUESTED BY: Della M. Lowery PHONE: 233-0239  
Property Specialist FAX: 233-0210

PROJECT TITLE: Verizon Option 4 of 5 PROJECT NO.:

Fiscal Years	2022	2023	2024	2025	2026
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	(\$54,183)	(\$55,809)	(\$57,483)	(\$59,208)
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	_____	(\$54,183)	(\$55,809)	(\$57,483)	(\$59,208)
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

\*\* 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.  
(\*FY2022 \$52,605.20 collected in October2021) FY2027 is projected for (\$60,984)

BUDGET ACCOUNT NUMBER

FUND: 4000 DEPT: 720 UNIT: 4200 OBJ: REV SRCE: 6225

IS ITEM INCLUDED IN CURRENT BUDGET: YES ☒ NO ☐

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
- ☒ Revenues collected for lease agreement ☐ \_\_\_\_\_ ☐ \_\_\_\_\_

Department: Water Utilities Department

BAS APPROVED BY: Joany Benton DATE: 28-Jul-22  
ENCUMBRANCE NUMBER:

The information below is justification for the figures listed on the attached BAS. This Fourth Option will exercise Verizon’s fourth of Five 5-year by-right renewal options extending the lease period form 8/19/2022 through 8/20/2027 for the continued use of six (9) wireless communication antennas located on the roof top of the Southern Region Water Reclamation Facility in Boynton Beach.

Fiscal Years	2022	2023	2024	2025	2026
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	(\$54,183)	(\$55,809)	(\$57,483)	(\$59,208)
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	=====	(\$54,183)	(\$55,809)	(\$57,483)	(\$59,208)

**For FY23:**

- The Agreement with Verizon is scheduled to expire on 8/19/2022.
- The current annual rent for FY22 (paid in October 2021) is \$52,605.20.
- Per Lease Agreement (R2002-1464), the term is being extended five (5) years from 8/20/22 to 8/19/27.
- The rent will be adjusted 3% annually.
- \$52,605.20 X 103% = \$54,183.36

**FY23 TOTAL = \$54,183.36**

**For FY24:**

- \$54,183.36 X 103% = \$55,808.86

**FY24 TOTAL = \$55,808.86**

**For FY25:**

- \$55,808.86 X 103% = \$ 57,483.13

**FY25 TOTAL = \$57,483.13**

**For FY26:**

- \$57,483.13 X 103% = \$59,207.62

**FY26 TOTAL = \$59,207.62**

**For FY27:**

- \$59,207.62 X 103% = \$60,983.85

**FY27 TOTAL = \$60,983.85**



**Della Lowery**

---

**From:** Liz Plaska  
**Sent:** Tuesday, August 9, 2022 7:51 AM  
**To:** Della Lowery  
**Cc:** Vaneeta Arora  
**Subject:** RE: Verizon Wireless Lease Agreement (R2002-1464) dated 08/20/02

Good Morning – you are all set !!!

Liz  
Elizabeth Plaska  
Property & Casualty Insurance and Claims Manager  
Palm Beach County  
Risk Management Department  
100 Australian Av  
West Palm Beach, FL 33406  
[eplaska@pbcgov.org](mailto:eplaska@pbcgov.org)  
561-233-5422



**From:** Della Lowery <DLowery@pbcgov.org>  
**Sent:** Tuesday, August 9, 2022 6:58 AM  
**To:** Liz Plaska <EPlaska@pbcgov.org>  
**Cc:** Vaneeta Arora <VArora1@pbcgov.org>  
**Subject:** Verizon Wireless Lease Agreement (R2002-1464) dated 08/20/02  
**Importance:** High

Good Morning Ms. Liz –

We are in the process of trying to take the above referenced Agreement to the Board. Unfortunately, their COI has not been uploaded to Ebix and we luck up on getting obtaining it; meaning I sent out a blast email. Can you please review and let us know if it is okay, so we can move forward.

Thanks,



**Della M. Lowery**  
*Real Estate Specialist*  
*Property and Real Estate Management*  
*Palm Beach County, FD&O*  
*2633 Vista Parkway*  
*West Palm Beach, FL 33411-5603*