

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date:	May 6, 2025	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing
Department:	Facilities Development & Operations		

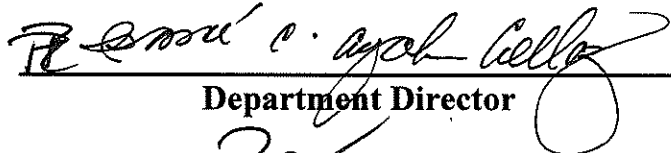
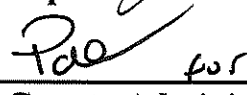
I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to receive and file: a notice to exercise the first option to extend the term of the Lease Agreement (R2023-1170) (Lease) with the City of West Palm Beach for the continued use of seven (7) parking spaces as public parking located at 429 Park Place in West Palm Beach, for the period of August 22, 2024 through August 21, 2026, at a monthly rental rate of \$350.

Summary: On August 22, 2023, the Board of County Commissioners (BCC) approved a Lease Agreement (R2023-1170) (Lease) with the City of West Palm Beach (City) for the use of seven (7) County-owned parking spaces for public parking use. The Lease term was one (1) year, which would have expired on August 21, 2024, with two (2) optional two-year extensions at the rental rate of \$350 per month. Pursuant to the terms of Lease, the City provided the County with timely notice of its intent to exercise the first of its two (2) extension options. This extension extends the Lease term from August 22, 2024, through August 21, 2026, at a continuous monthly rent rate of \$350. Either party may terminate the Lease for any reason with 60 days' prior written notice to the other. All other terms of the Lease will remain in full force and effect. This item is now being submitted to the BCC as receive and file agenda item. The Property & Real Estate Management Division will continue to have administrative responsibility for this Lease. (Property & Real Estate Management) District 2 (HJF)

Background and Justification: In February 2022, City staff asked County staff to explore the possibility of entering into an operational agreement to lease seven (7) parking spaces on the front side of 429 Park Place, West Palm Beach. There is limited parking space available for use by the public visiting the businesses in the neighborhood. On July 12, 2022, the BCC authorized entering into the Lease with the City for the general use of the seven (7) parking spaces by the visitors of the nearby retail facilities. On August 22, 2023, the BCC approved the Lease for a one (1) year term, with two (2) optional two-year extensions, at \$4,200 annually (\$350 per month). Under Section 125.38, Florida Statutes, no competitive process is required if the BCC desires to enter into a lease agreement with the City, as it is a governmental entity.

- Attachments:**
- 1. Location Map
 - 2. Notice of Option to Extend

Recommended By:		<u>4/04/25</u>
	Department Director	Date
Approved By:		<u>4/11/25</u>
	County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures					
Operating Costs					
External Revenues	(\$4,200)	(\$3,746)	(\$-0-)	(\$-0-)	(\$-0-)
Program Income (County)					
In-Kind Match (County)					
NET FISCAL IMPACT	(\$4,200)	(\$3,746)	(\$-0-)	(\$-0-)	(\$-0-)
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget: Yes ☒ No ☐

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

Does this item include the use of state funds? Yes ☐ No ☒

Budget Account No: Fund 0001 Dept 410 Unit 4240 Revenue 6225
Source
Program

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

The extended term of this Lease is for two (2) years, from August 22, 2024 thru August 21, 2026, at the continued monthly rent rate of \$350. Any fraction of a month will be calculated on the basis of a 30-day month and paid on a per diem basis.

Fixed Asset Number: N/A PCN Number: 74-43-43-28-00-000-1070

C. Departmental Fiscal Review: [Signature]

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature] 4/7/25
OFMB
JH 417
EW 4-7-25

[Signature] 4/8/25
Contract Development and Control
201 4-8-25

B. Legal Sufficiency:

[Signature] 4/9/25
Assistant County Attorney

C. Other Department Review:

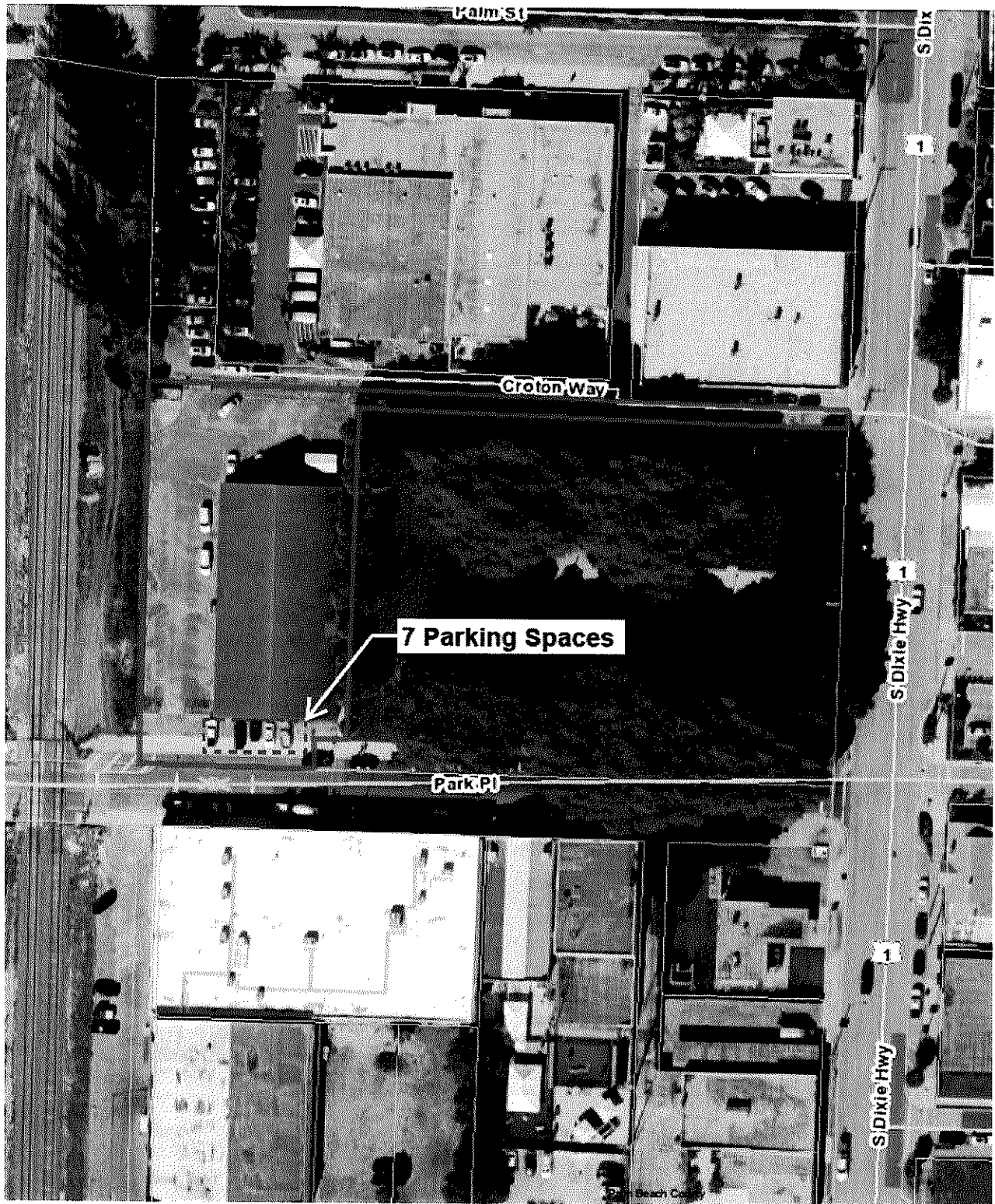
Department Director

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

LOCATION MAP

74-43-43-28-00-000-1070

DISTRICT 2

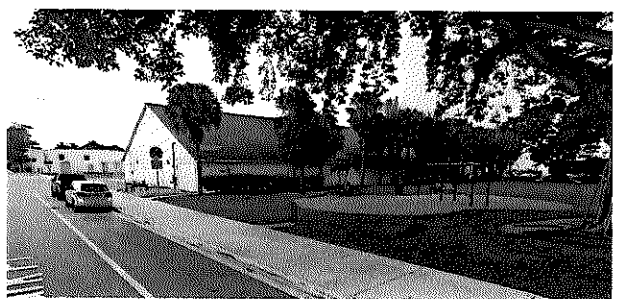


February 27, 2025

STREET VIEWS:



View to the NE



View to the NW

Attachment #1



City Attorney

OFFICE OF THE CITY ATTORNEY

401 Clematis Street
P.O. Box 3366
West Palm Beach, Florida 33402-3366

Tel: 561/ 822-1350
Fax: 561/ 822-1373
TTY: 800-955-8771

June 10, 2024

Via Certified Mail
Return Receipt No. 7008 3230 0003 2556 4172

Palm Beach County
Property and Real Estate Management Division
Attention: Director
2633 Vista Parkway
West Palm Beach, FL 33411-5605

Re: **Lease Agreement Between Palm Beach County and City of West Palm Beach**
Dated August 22, 2023; R2023-1170
WPB File No. 30203

Pursuant to Section 1.03 of the above-referenced Lease, the City, as Tenant, hereby exercises its option to extend the Lease for two (2) additional years, through August 21, 2026.

Sincerely,


Nancy Urcheck
Deputy City Attorney

Cc: Palm Beach County Attorney's Office
Attention: Real Estate
301 North Olive Avenue, Suite 601
West Palm Beach, Florida 33401

Armando Fana, Asst. City Administrator