

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date:	August 25, 2026	☒ Consent	☐ Regular
		☐ Ordinance	☐ Public Hearing
Department:	Facilities Development & Operations		

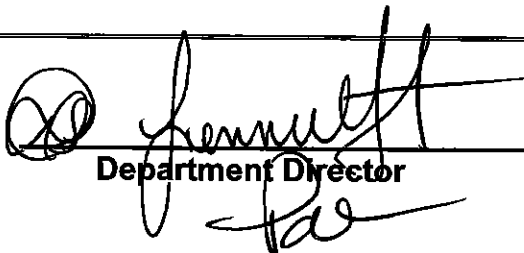
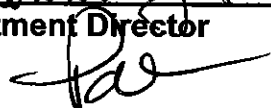
I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to receive and file: a Notice to Exercise the second option to extend the term of the Lease Agreement (R2023-1170) with the City of West Palm Beach for the continued use of seven (7) parking spaces for use as public parking spaces located at 429 Park Place in West Palm Beach, for the period of August 22, 2026, through August 21, 2028, at a monthly rental rate of \$350.

Summary: On August 22, 2023, the Board of County Commissioners (BCC) approved a Lease Agreement (R2023-1170) with the City of West Palm Beach (City) for seven (7) County-owned parking spaces for public parking use. The initial term was for one (1) year, with two (2) extension options of two (2) years each at a monthly rental rate of \$350 per month. The first option will expire August 21, 2026. Pursuant to the terms of the Lease Agreement, the City provided the County with timely notice of its intent to exercise its second and final option. This final extension option will extend the term from August 22, 2026, through August 21, 2028, at the monthly rental rate of \$350. Either party may terminate the Lease Agreement, for any reason, with 60 days prior written notice to the other. All other terms of the Lease Agreement will remain in full force and effect. Property & Real Estate Management Division will continue to have administrative responsibility for this Lease Agreement. **(Property & Real Estate Management) District 2 (ZQ)**

Background and Justification: On July 12, 2022 (Agenda Item 6B-1), the BCC authorized entering into a lease agreement with the City for use of the parking spaces for general use by visitors to the nearby retail facilities. On August 22, 2023, the BCC approved the Lease Agreement for a one (1) year term, with two (2) two (2) year extension options at \$4,200 annually (\$350 per month). On May 6, 2025, the BCC received and filed (R2025-0609) the first option to extend the term for two (2) years until August 21, 2026. 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, for the use of the seven (7) parking spaces. To date, the use of the seven (7) parking spaces has not impacted County operations at the subject property, and no other need or use for the parking spaces has been identified as support for continuing the Lease Agreement.

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

Recommended By:		July 21, 26
	Department Director	Date
Approved By:		8/7/26
	Chief Deputy County Administrator	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	<u>(\$467)</u>	<u>(\$4,200)</u>	<u>(\$3,746)</u>	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>(\$467)</u>	<u>(\$4,200)</u>	<u>(\$3,746)</u>	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes X No

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

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

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

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

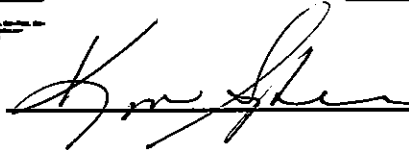
The term of this Lease Agreement is for two (2) years, from August 22, 2026, through August 21, 2028, at the continued monthly rent rate of \$350; any fraction of a month will be calculated based on a 30-day month and paid on a per-diem basis.

Fixed Asset Number: G0727

PCN Number 74-43-43-28-00-000-1070, a portion

Angelo DiPierro

C. Departmental Fiscal Review:



III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:


OFMB 7/12/26
7/12/26


Contract Development and Control 7/29/26
2077.28.26

B. Legal Sufficiency:

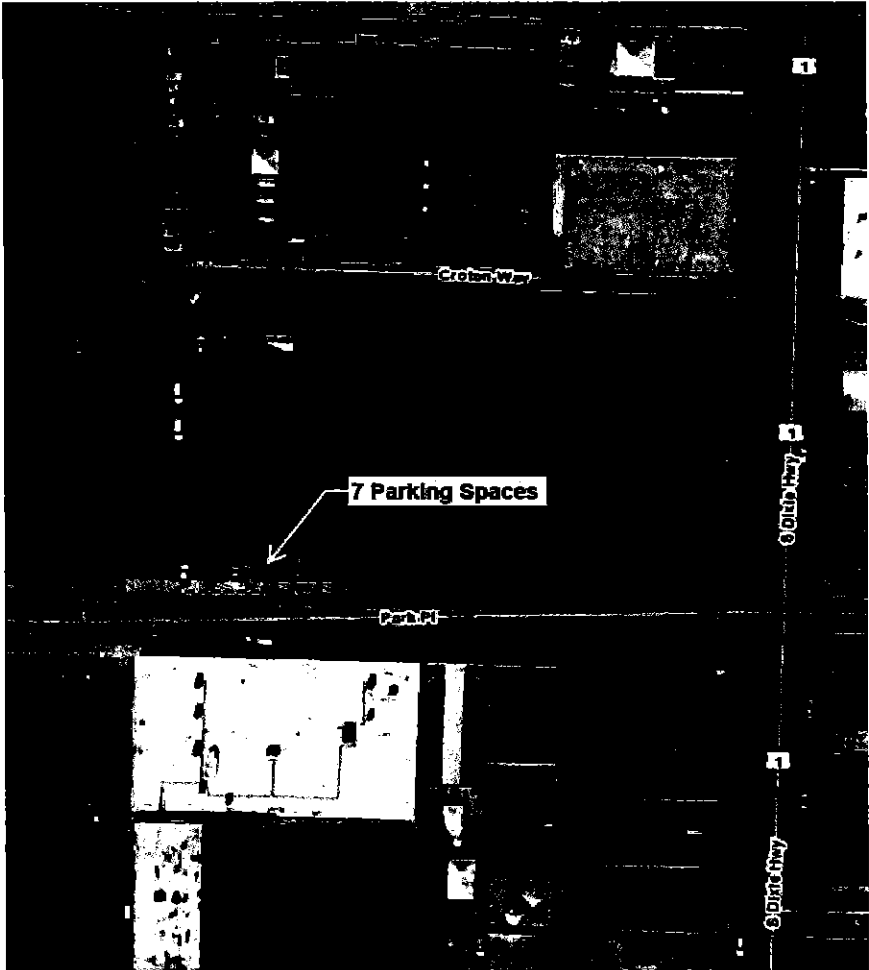

Assistant County Attorney 8/6/26

C. Other Department Review:

Department Director

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

LOCATION MAP



PCN(S)
74-43-43-28-00-000-1070
(a portion)
District:
2
Acres:
0.83
Site Ownership:
PALM BEACH COUNTY
Address:
429 PARK PL
WEST PALM BEACH, FL 33409
Zoning:
GC
As of 4/14/2026



FACILITIES DEVELOPMENT
& OPERATIONS
PALM BEACH COUNTY, FL



View to the NE from Park Place

This map is provided for informational purposes only and is not intended to be used for description, conveyance, or authoritative definition of legal boundary. The Property and Real Estate Management Division does not accept responsibility for damages experienced as a result of using, modifying, contributing or distributing the enclosed material.

Attachment 1



WEST PALM BEACH

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 1, 2026

Via email: DLowery@pbcgov.org

Via Certified Mail
Return Receipt No. 7008 3230 0003 2556 1287

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 again extend the Lease for two (2) additional years, through August 21, 2028.

Sincerely,


Nancy Urchick
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
Jessica A. Keller, Parking & Mobility Administrator