

# INDIAN RIVER COUNTY, FLORIDA

## MEMORANDUM

**TO:** Indian River County Board of County Commissioners

**VIA:** Jason Brown, County Administrator  
Dylan Reingold, County Attorney

**FROM:** Dan Russell, Information Technology Director

**SUBJECT:** Winter Beach Tower Lease Amendment

**DATE:** June 14, 2022

**CONSENT**

### **BACKGROUND:**

In 1990, the County entered into a property lease agreement with Bellsouth Mobility, Inc. for the purpose of constructing, maintaining and operating a communications tower in Winter Beach located at 3925 65<sup>th</sup> Street. This lease was amended in November, 2014 changing the lawful tenant to Florida 2B MPL Tower Holdings, LLC and extending the term of the lease to January, 2026. This lease was amended a second time in December, 2015 extending the term of the lease to January, 2046, increasing the annual escalation rate, and adding a revenue share provision of 33% for all new subleases.

Florida 2B MPL Tower Holdings, LLC through their agent Crown Castle is seeking to amend the current lease in order to add a new tenant sublease for Dish Wireless, LLC. In consideration of such consent, FL 2B MPL Tower Holdings LLC shall make payments to County with respect to such sublease or license as provided in Section 3(d) of the Second Amendment. The initial recurring monthly payment for the new sublease will be \$330.00.

### **FUNDING**

This new sublease will generate \$3,960.00 in annual revenue for the County and the funds will be deposited into the General Fund/Radio Tower Rents account 001038-362011.

### **RECOMMENDATION**

Staff has coordinated with the County's Telecommunications Tower Consultant and the County Attorney on the contents of the attached lease amendment. Staff recommends that the Board approve the lease amendment and authorize the Chairman to execute the lease amendment and any associated lease documentation and permits.

### **ATTACHMENTS**

840753 Third Ammendment.pdf  
8400753 Site Plan.pdf

### **DISTRIBUTION**

Dylan Reingold, County Attorney  
Kristin Daniels, Director, Office of Management and Budget  
Elisa Nagy, Director, Finance  
Randy King, Information Systems & Telecommunications Manager