



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**Regular Meeting**

**#13-0528**

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**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Lee Feldman, City Manager

**DATE:** May 21, 2013

**TITLE:** Motion to authorize execution of a ground lease agreement with CIMARRON BAY INVESTMENTS IV, LLC, for use by the City as the location of temporary Fire Station 54.

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**Recommendation**

It is recommended that the City Commission authorize execution of a ground lease agreement with CIMARRON BAY INVESTMENT IV, LLC, for a term commencing June 1, 2013 and ending (i) no later than 18 months thereafter, or (ii) upon establishing an operational New Fire Station 54, whichever (i) or (ii) shall first occur, with rent payable in the amount of \$11,478.56 per year, payable in quarterly installments of \$2,869.64.

**Background**

The City is engaged in ongoing negotiations with P.D.K.N. P-4, LLC (commonly referred to as "Bokampers" for a land swap agreement, whereby the City will acquire property for the purpose of constructing a New Fire Station 54 and Bokampers will acquire property to be utilized for valet parking in the development of their new restaurant. The property to be given up by the City is the site of the existing Fire Station 54.

Upon completion of the land swap the existing fire station will be demolished to permit construction of the new parking lot. It is anticipated that the new replacement Fire Station 54 will be under construction for a period extending beyond the demolition of the existing facility. However, to maintain essential fire service in the fire service area, a temporary fire station will be established. The land to be leased is the site of the Temporary Fire Station 54

The City will create the temporary station on this site and remove it upon occupancy of the New Fire Station 54. It is anticipated that the temporary site will be in use less than a year.

The subject property is in close proximity to the existing fire station and average fire rescue response times will not be affected. A map is attached as Exhibit 2 identifying the ground lease location as well as the existing and proposed Fire Station 54 site locations. The landlord has approved the proposed use as a temporary fire station and has approved the preliminary site plan.

Staff has negotiated the terms and conditions of the ground lease. Funds for this lease are available in the Fire Department operating budget.

**Resource Impact**

There is a fiscal impact to the City in the amount of \$17,217.84. \$5,739.28 for this item is available in the FY 2013 General Fund Operating Budget, Fund 001-01, FIR030101, Sub-object Code 3313. \$11,478.56 for this item is contingent upon approval and appropriation of the Fiscal Year 2014 General Fund Operating Budget.

Available Funding

FISCAL YEAR	FUND	SUBFUND	FUND NAME	INDEX#	INDEX NAME	SUBOBJECT #	SUBOBJECT NAME	AMOUNT
2013	001	01	General Fund	FIR030101	FIRE RESCUE - SUPPORT	3133	LAND LEASES	\$ 5,739.28
2014	001	01	General Fund	FIR030101	FIRE RESCUE - SUPPORT	3133	LAND LEASES	\$ 11,478.56
							<b>TOTAL</b>	<b>\$17,217.84</b>

**Attachments:**

Exhibit 1 – Ground Lease

Exhibit 2 – Map

Prepared by: Frank Snedaker AIA, LEED AP, Chief Architect

Department Director: Hardeep Anand, P.E. Acting Public Works Director