



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#14-0430

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

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: April 15, 2014

TITLE: AMENDMENT TO LEASE AGREEMENT – MARINE FACILITIES OFFICE
SPACE – Motion authorizing the proper City Officials to execute
amendment to lease agreement with Azorra Properties, LLC.

Recommendation

It is recommended that the City Commission authorize the execution of Amendment to Lease Agreement for the Marine Facilities office space with Azorra Properties, LLC.

Background

The 2011 – 2014 three (3) year lease agreement expires on April 30, 2014. The Landlord, Azzora Properties, LLC, submitted notice for the amended 2014 – 2019 lease (May 1, 2014 – April 30, 2019) to increase the annual rent fee as follows:

Amended Lease Agreement May 1 , 2014 - April 30, 2019				
Start	End	% Increase	Annual Amount	Monthly Amount
05/01/14	04/30/15	2.20%	\$24,481.28	\$2,040.11
05/01/15	04/30/16	2.00%	\$24,970.91	\$2,081.91
05/01/16	04/30/17	2.00%	\$25,470.33	\$2,122.53
05/01/17	04/30/18	2.00%	\$25,979.74	\$2,164.98
05/01/18	04/30/19	2.00%	\$26,499.33	\$2,208.28

The office is centrally located and immediately adjacent to the New River; allowing staff to respond to guest's needs quickly and provide guests with a convenient, easy to access office location. All provisions of the lease will remain the same with the rental rate including utility cost-electric, water, sewage, etc. A copy of the current (2011) lease agreement is attached as **Exhibit – I**.

A copy of the proposed Amendment to the Lease Agreement is attached as **Exhibit -III**

The approximate office space is 1,050 square feet. The City's real estate consultant, CB

Richard Ellis (CBRE) has provided a survey of comparable rents in the surrounding area and an overview of these terms. CBRE deems the terms of this agreement acceptable, attached as **Exhibit – II**.

Resource Impact

There will be a fiscal impact to the City in the amount of \$10,200.53 for Fiscal Year 2014. Future expenditures are contingent upon approval and appropriation of the annual budget.

Funds available as of April 8, 2014					
ACCOUNT NUMBER	INDEX NAME (PROGRAM)	OBJECT CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Object Code)	AVAILABLE BALANCE (Object Code)	PURCHASE AMOUNT
001-PKR090101-3319	Marine Facilities Administration	Services Materials / Office Space Rent	\$97,673.00	\$74,953.00	\$10,200.53
PURCHASE TOTAL ►					\$ 10,200.53

Related CAM: CAR 11-0574

Strategic Connections:

This item is a *Press Play Fort Lauderdale Strategic Plan 2018 initiative*, included within the **Internal Support Cylinder of Excellence**, specifically advancing:

- Goal 12: Be a leading government organization, managing resources wisely and sustainably.
- Objective 1: Ensure sound fiscal management

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We are United*.

Attachments:

Exhibit 1 – 2011 Lease Agreement

Exhibit 2 – CBRE comparison

Exhibit 3 – Azzora Properties Office Lease Agreement

Prepared by: Jonathan Luscomb, Supervisor of Marine Facilities

Department Director: Phil Thornburg, Parks & Recreation