

## MEMORANDUM



**To:** City of Fort Lauderdale  
**From:** Colliers  
**Date:** February 11, 2025  
**Subject:** Community Court Relocation – Site Search Findings

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### Background

The City of Fort Lauderdale's Community Court currently operates at 18 NW 1st Avenue, occupying approximately 3,115 square feet under a short-term facility use agreement that expires on September 30, 2025. The current space functions as a temporary solution for service providers, program staff, and residents seeking assistance.

As the City plans for a new City Hall, identifying a location for Community Court is a priority. The ideal space would be centrally located in or near downtown.

### Site Search and Evaluation

The City has explored several potential relocation options; however, challenges such as landlord opposition to the proposed use and insufficient parking availability have made securing an alternative site difficult.

### City-Owned Opportunities Explored

Relocating Community Court to Riverwalk is a possibility; however, it is important to note that Suite 136 is approximately 700 square feet, and Suite 128 is approximately 900 square feet, providing a combined total of 1,600 square feet. Additionally, both suites would require reconfiguration to accommodate the program's needs.

### Lease Opportunities Explored

The following properties were considered but ultimately determined to be unsuitable due to landlord restrictions on use:

- 2551 NW 4th Ct
- 837 NW 8th Ave
- 15-21 NW 9th Ave

### Purchase Opportunities Explored

The City also evaluated several properties for purchase but determined they were either financially unfeasible or required extensive renovations:

- 1100 NW 4th Street (13,000 SF Church) – The property required substantial capital improvements, including addressing potential termite damage, ADA compliance, and unfinished interior spaces. Additionally, the \$3 million asking price made this an impractical solution, as the seller was unwilling to lease.
- 3045 W Broward Blvd (3,664 SF Building) – Priced at \$1.8 million, this building required significant renovations. The seller was unwilling to consider a lease option.
- 2790 W Broward Blvd (2,640 SF Building) – Listed at \$3.9 million, this property would require a full renovation to be suitable for occupancy, making it cost-prohibitive.

### Lease Extension at 18 NW 1st Avenue

After an exhaustive search, the only leasable option that meets the program's needs is to remain at 18 NW 1st Avenue under a new five-year lease agreement. The negotiated terms include a gross rental rate of \$37 per square foot. This equates to \$115,255 for rent in year one, with 4% annual increases.

Given the challenges in securing a new location, extending the lease at 18 NW 1st Avenue is a practical solution, ensuring stability and continuity of services while the City develops long-term plans for a new City Hall. This location remains highly accessible to the community due to its proximity to public transportation, the City Hall parking garage for service provider parking, and the City-owned NW 1st Street, which accommodates community buses.