



**CITY OF FORT LAUDERDALE  
City Commission Agenda Memo  
REGULAR MEETING**

**#23-1178**

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

**FROM:** Greg Chavarria, City Manager

**DATE:** December 19, 2023

**TITLE:** Motion Approving the Lease Agreement between Oakland Park Bays LLC and the City of Fort Lauderdale, in Substantially the Form Provided - \$1,815,656 (61-Month Rent) - **(Commission Districts 1, 2, 3 and 4)**

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**Recommendation**

Staff recommends the City Commission approve a lease agreement with Oakland Park Bays LLC ("Lessor"). This lease agreement pertains to a warehouse space intended for fire logistics and fire vehicle storage, totaling 15,772 square feet, located at 4120 NW 10th Avenue, Units B and C, Oakland Park, Florida 33309 ("Premises").

**Background**

The City of Fort Lauderdale's fire logistics and fleet operations are among the most substantial within the City. The primary responsibility of the fire logistics team is to ensure that fire rescue units are adequately equipped with the necessary vehicles and equipment to serve the community effectively. This team functions as the central hub for supply chain management and procurement for the fire rescue department.

At present, the fire logistics and fleet services operate out of a facility located at 1300 W Broward Boulevard, Fort Lauderdale, Florida 33312. This site offers approximately 4,000 square feet of operational space but lacks indoor storage for fleet apparatus, a critical requirement for accreditation by the Commission on Fire Accreditation International.

The proposed new location will act as a combined logistics and fleet service center, accommodating approximately seven fire personnel. It will also provide a centralized hub to meet the City's increasing demands for fire logistical and fleet services.

The proposed lease agreement, which is subject to City Commission approval, includes the following key terms (detailed in Exhibit 2):

- Lease Term: A duration of sixty-one (61) months.

- **Lease Rate:** The annual rate is set at \$316,097, comprising a base rent of \$17.50 per square foot and operating expenses of \$4.00 per square foot. The rate is subject to an annual increase of 4%. This figure also includes a one-month rent abatement. Additionally, increases in controllable operating expenses are capped at 4% per calendar year.
- **Space Size:** The leased space covers a total of 15,772 square feet.
- **Renewal Option:** The lease includes an option for a five-year renewal.
- **Landlord's Responsibilities:** Prior to the commencement of rent, the Lessor will undertake specific improvements including the installation of an HVAC system, two 12x14 overhead doors, impact windows, and the removal of the header above the ramp.

In light of the increased service demands following the April flash flood, securing this space is imperative for enhancing our fire rescue response capabilities. This new facility will significantly contribute to meeting the community's growing needs and ensuring the continued efficiency of our fire and rescue operations.

#### **Resource Impact**

The lease commencement on February 1, 2024, will result in a fiscal impact of \$203,064 for FY 2024 in the account listed below.

<b><i>Funds available as of November 13, 2023</i></b>					
<b>ACCOUNT NUMBER</b>	<b>COST CENTER NAME</b>	<b>CHARACTER CODE/ ACCOUNT NAME</b>	<b>AMENDED BUDGET (Character)</b>	<b>AVAILABLE BALANCE (Character)</b>	<b>AMOUNT</b>
10-001-4012-522-30-3316	Fire Logistics	Services/ Materials/ Building Leases	\$341,550	\$312,804	\$203,064
<b>TOTAL AMOUNT →</b>					<b>\$203,064</b>

#### **Strategic Connections**

This item supports the *Press Play Fort Lauderdale 2024 Strategic Plan*, specifically advancing:

- The Internal Support Focus Area
- Goal 8: Build a leading government organization that manages all resources wisely

- and sustainably.
- Objective: Maintain financial integrity through sound budgeting practices, prudent fiscal management, cost effective operations, and long-term planning.

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

**Attachments**

Exhibit 1 – Location Map

Exhibit 2 – Proposed Lease Agreement

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Charter Officer: Greg Chavarria, City Manager