



CITY MANAGER'S OFFICE

DOCUMENT ROUTING FORM

Rev: 7 | Revision Date: 04/02/2025

14

CITY MANAGER AND/OR MAYOR'S REVIEW AND SIGNATURE REQUEST COVERSHEET

1) ORIGINATING OFFICES (Charter/Department):

Routing Start Date: 5/28/25 ☒ Agenda Item ☐ Non-Agenda

Charter Ofc: CMO Router Name: Angela Salmon Ext: 3442

Department: CAO Router Name: Sonia Sierra Ext: 5598

Commission Mtg. Date: May 6, 2025 CAM #: 25-0356 Item #: CM-9

Document Title:

Third Amendment to the Lease Agreement between Camelot of Ft. Lauderdale, LLC and the City of Fort Lauderdale for the Wellness Center at 4750 North Federal Highway, Suite 300, Fort Lauderdale, FL 33308 - Total 60-Month Rent: \$436,834

CAM attached: ☒ Yes ☐ No Action Summary attached: ☒ Yes ☐ No CIP FUNDED: ☐ YES ☒ NO

Capital Investment / Community Improvement Project defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "real property" include land, real estate, realty or real.

2) CITY ATTORNEY OFFICE (CAO): Documents to be signed/routed? ☒ Yes ☐ No

Is the attached Granicus document Final? ☒ Yes ☐ No Number of originals attached: 1

Attorney's Name: Shaun Amarnani Approved as to Form: ☒ Yes ☐ No Initials: SA

Continue Routing To: FIN (if applicable) Date: N/A and then to CCO Date: 5/28/25

3) CITY CLERK OFFICE (CCO): Clerk Initials: WAY # of originals: 1

Routed to Dept/Charter Ofc.: _____ Date: 05/28/25

4) CITY MANAGER OFFICE (CMO): Received From: CMO Date: 5/29/25 CMO LOG #: MA4123

TO ACM/AcACM: ☐ S. Grant ☐ A. Fajardo ☒ B. Rogers ☐ C. Cooper ☐ L. Reece Date: _____

Comments/Questions _____

ACM/AcACM Initials: BAN 05-29-25 for continuous routing to Manager/Executive Director Rickelle Williams.

CMO Log Out & Forward to CCO, Date: _____, for continuous routing to the Mayor.

5) MAYOR/CRA CHAIRMAN: Date Received: _____ Date to CCO: _____

Please sign as indicated and forward the originals to the City Clerk's Office for a final processing and review of attestation and/or seal, if applicable.

6) INSTRUCTIONS TO CITY CLERK'S OFFICE: Please retain a scan record copy and forward originals to:

Dept.: CMO *Name: Angela Salmon Contact # 3442

*Please scan the record copy to the City Clerk once review and sign at the last level of government (Federal, State, County) is complete.

Scan Date: _____ Attach certified Resolution # _____ ☐ Yes ☒ No Original form route to CAO

* Please Scan a copy of executed doc to ssierre@fortlauderdale.gov

Yea: 5 - Commissioner Glassman, Commissioner Beasley-Pittman,
Commissioner Sorensen, Vice Mayor Herbst and Mayor Trantalis

SA CM-9 25-0356

Motion Approving a Third Amendment to the Lease Agreement between Camelot of Ft. Lauderdale, LLC and the City of Fort Lauderdale for the Wellness Center at 4750 North Federal Highway, Suite 300, Fort Lauderdale, FL 33308 - Total 60-Month Rent: \$436,834 - (Commission District 1)

APPROVED

Yea: 5 - Commissioner Glassman, Commissioner Beasley-Pittman,
Commissioner Sorensen, Vice Mayor Herbst and Mayor Trantalis

MOTIONS

LS M-1 25-0102

Motion Approving an Award of State Housing Initiatives Partnership (SHIP) Funding to Oasis of Hope Community Development Corporation Inc. for New Construction-Homeownership - \$700,000 - (Commission District 3)

APPROVED

Yea: 5 - Commissioner Glassman, Commissioner Beasley-Pittman,
Commissioner Sorensen, Vice Mayor Herbst and Mayor Trantalis

RMH M-2 25-0426

Motion Approving an Agreement for the Butler Building Upgrade at George T. Lohmeyer Wastewater Treatment Plant - Walker Design & Construction Co. - \$2,705,087.82 - (Commission Districts 1, 2, 3 and 4)

APPROVED

Yea: 5 - Commissioner Glassman, Commissioner Beasley-Pittman,
Commissioner Sorensen, Vice Mayor Herbst and Mayor Trantalis

RMH M-3 25-0339

Motion Approving Change Order No. 24 for Construction Management at Risk Services for New Police Headquarters - Moss & Associates, LLC - \$1,284,060.50 - (Commission Districts 1, 2, 3 and 4)

APPROVED

Yea: 4 - Commissioner Glassman, Commissioner Beasley-Pittman,
Commissioner Sorensen and Mayor Trantalis

Nay: 1 - Vice Mayor Herbst

RESOLUTIONS



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-0356

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

FROM: Rickelle Williams, City Manager

DATE: May 6, 2025

TITLE: Motion Approving a Third Amendment to the Lease Agreement between Camelot of Ft. Lauderdale, LLC and the City of Fort Lauderdale for the Wellness Center at 4750 North Federal Highway, Suite 300, Fort Lauderdale, FL 33308 - Total 60-Month Rent: \$436,834 - **(Commission District 1)**

Recommendation

Staff recommends that the City Commission authorize the execution of a third amendment to the lease agreement with Camelot of Ft. Lauderdale, LLC, extending the City's lease for Suite 300 at 4750 North Federal Highway for an additional 60 months.

Background

The City of Fort Lauderdale initially entered into a lease agreement on June 11, 2019, with Camelot of Ft. Lauderdale, LLC, for 2,688 square feet of space at 4750 North Federal Highway, Suite 300, to accommodate the City's Wellness Center. The original lease was set to expire on December 31, 2019, and has since been modified through the following amendments:

- **First Amendment (November 5, 2019):** Extended the lease through June 30, 2020.
- **Second Amendment (May 5, 2020):** Extended the lease term to August 31, 2025.

City real estate staff worked in coordination with Colliers International, the City's Risk Management team, and the internal benefits committee to identify suitable alternative medical office spaces closer to City Hall. However, due to limited availability and higher market rates in the downtown core, staff recommends extending the lease for an additional term while preserving flexibility to relocate if a new City Hall is constructed.

Terms and Conditions of the Third Amendment

To ensure the City can maintain uninterrupted wellness services, the third amendment incorporates the following terms:

- **Premises:** 2,688 square feet (Suite 300)

- **Lease Term:** Five (5) years, commencing September 1, 2025, and ending August 31, 2030
- **Base Rent (Gross):** Includes a 3% annual escalation over the five-year term, starting at \$6,856.64/month and increasing as follows:
 - Year 1 (2025–2026): \$6,856.64/month (\$30.61/sf annually)
 - Year 2: \$7,062.34/month
 - Year 3: \$7,274.21/month
 - Year 4: \$7,492.44/month
 - Year 5: \$7,717.21/month
- **Gross Rent Includes:** Electricity, water/sewer, ad valorem taxes, insurance, common area maintenance, and operating expenses
- **Termination Rights:**
 - *City Hall Construction Trigger:* Tenant may terminate the lease in the fourth or fifth anniversary of the commencement date, with 180 days' written notice and payment of an unamortized brokerage commission termination fee of \$3,628 if termination occurs in Year 4, or \$3,773 if termination occurs in Year 5.
- **Renewal Option:** One (1) three-year option to renew at market rent, subject to a survey of comparable Class B medical office rents within two miles.
- **Brokerage:** Berger Commercial Realty Corp. represents the Landlord; Colliers represents the Tenant. The Landlord shall be solely responsible for payment of broker commissions per a separate agreement.

Resource Impact

The commencement date on September 1, 2025, will result in a fiscal impact of \$6,856 in rent for FY 2025 in the account listed below.

<i>Funds available as of April 14, 2025</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB- OBJECT NAME	AMENDED BUDGET	AVAILABLE BALANCE	AMOUNT
10-545-9070-519- 30-3319	Self-Insured Health Benefits	Service & Materials/ Office Space Rent	\$418,850	\$61,578	\$6,856
				TOTAL AMOUNT ►	\$6,856

Strategic Connections

This item is a Press Play Fort Lauderdale Strategic Plan 2024 initiative, specifically advancing:

- 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

Attachments

Exhibit 1 – Lease Agreement

Exhibit 2 – Third Amendment

Exhibit 3 – Property Map

Prepared by: Angela Salmon, Program Manager I, City Manager's Office

Charter Officer: Rickelle Williams, City Manager

THIRD AMENDMENT TO LEASE AGREEMENT

This Third Amendment to Lease Agreement ("***Third Amendment***") is dated to be effective as of the ____ day of _____, 2025 and entered by and between ***CAMELOT OF FT. LAUDERDALE, LLC***, a Florida limited liability company, (hereinafter "***Landlord***") and ***the City of Fort Lauderdale***, a municipal corporation of the State of Florida (hereinafter "***Tenant***").

Background

WHEREAS, Landlord and Tenant entered into that certain Lease Agreement dated June 11, 2019 (the "***Lease***"), pertaining to the Leased Premises, as such premises are further described in the Lease, and

WHEREAS, Landlord and Tenant entered into that certain First Amendment To Lease Agreement, dated November 5, 2019 (the "***First Amendment***") pertaining to the Leased Premises, and amending and modifying the Lease terms (the Lease and the First Amendment are hereinafter collectively referred to as the "***Lease***"), and

WHEREAS, Landlord and Tenant entered into that certain Second Amendment To Lease Agreement, dated May 5, 2020 (the "***Second Amendment***") pertaining to the Leased Premises, and amending and modifying the Lease terms (the Lease and the First Amendment are hereinafter collectively referred to as the "***Lease***"), with an expiration date of August 31, 2025, and

WHEREAS, Landlord and Tenant desire to enter into this Third Amendment for the purpose of further amending and modifying the Lease, subject to the terms and conditions set forth herein.

Agreement

NOW, THEREFORE, in consideration for the covenants and conditions of this Third Amendment and for other good and valuable consideration, the receipt and sufficiency of which are hereby conclusively acknowledged, Landlord and Tenant agree as follows:

1. **Recitals.** The above recitals are true and correct and are incorporated herein as a material part hereof.
2. **Defined Terms.** All undefined capitalized terms used herein shall have the same meanings as defined in the Lease.
3. **Term.** Section 2 of the Lease is hereby amended to extend the Term of the Lease for an additional sixty (60) months, until 5:00 pm on August 31, 2030.
4. **Rent.** Section 3 of the Lease is hereby amended as to the Rent Schedule as follows:

Period	Total Monthly Base Rent*
September 1, 2025 - August 31, 2026	\$6,856.64*
September 1, 2026 - August 31, 2027	\$7,062.34*
September 1, 2027 - August 31, 2028	\$7,274.21*
September 1, 2028 - August 31, 2029	\$7,492.44*
September 1, 2029 - August 31, 2030	\$7,717.21*

Tenant shall not pay applicable sales tax on Rent as it is an exempt organization from the Florida Sales Tax. Other than the Rent Schedule, the remainder of Section 3 shall remain unchanged.

5. **Option to Renew.** Provided Tenant is not in default of any of the Terms of the Lease, Tenant shall have one (1) three (3) year Option to Renew this Lease at the same terms and conditions as set forth in the Lease (**"Renewal Option"**), which may be approved administratively by the City Manager in a form acceptable to the City Attorney. The Tenant shall notify Landlord in writing of its intent to exercise its Renewal Option no later than 180 days prior to the expiration of the Lease Term as set forth in Paragraph 3 herein. The Base Rent schedule for the Renewal Option shall be presented in writing to Tenant by Landlord within thirty (30) days of Landlord's receipt of Tenant's written notice (**"Renewal Option Base Rent"**). The Landlord shall notify Tenant in writing of the Renewal Option Base Rent as determined by Landlord based upon Landlord's survey of similar class B medical space within 2 miles of the Leased Premises.
6. **Renewal Option: Right of Termination.** The Tenant may terminate year three (3) of the Option Period provided they notify Landlord in writing of its intention to exercise their Right of Termination 180 days before year three (3) of the Option Term.
7. **Brokerage.** Jonathan Thiel and Jake Michels of Berger Commercial Realty Corp. are the agents of the Landlord and Brooke Mosier of Colliers is the agent of the Tenant. No other Brokers were involved in this transaction. The Landlord is responsible for all associated brokerage fees per a separate written agreement.
8. **Ratification of Lease; Counterparts.** All other provisions of the Lease shall remain unchanged and in full force and effect. Landlord and Tenant do hereby ratify and confirm the Lease, as modified herein.
9. **Conflict.** If any of the provisions of this Third Amendment conflict with the Lease, then this Third Amendment shall control.
10. **Effectiveness.** This Third Amendment shall not be effective until it is executed by, and delivered to, both Landlord and Tenant.
11. **Authority.** Landlord and Tenant each warrant to the other that the person or persons executing this Third Amendment on its behalf has or have authority to do so and that such execution has fully obligated and bound such party to all terms and provisions of this Third Amendment.
12. **Counterparts; Signatures.** This Third Amendment may be executed in counterparts. All executed counterparts shall constitute one agreement, and each counterpart shall be deemed an original. The parties hereby acknowledge and agree that electronic signatures, facsimile signatures or signatures transmitted by electronic mail in so-called "pdf" format shall be legal and binding and shall have the same full force and effect as if an original of this First Amendment had been delivered. Landlord and Tenant (i) intend to be bound by the signatures (whether original, faxed or electronic) on any document sent by facsimile or electronic mail, (ii) are aware that the other party will rely on such signatures, and (iii) hereby waive any defenses to the enforcement of the terms of this First Amendment based on the foregoing forms of signature.
13. **Tenant's Additional Right of Termination.** Tenant shall have the additional right to terminate the Lease upon the commencement of construction of a new City Hall upon the following terms:

- a. Tenant may only exercise this option to terminate after August 31, 2028;
- b. Tenant must exercise this option to termination before September 1, 2030;
- c. Tenant shall give at least 180 days' notice of the termination prior to exercising this option to terminate the lease; and
- d. Tenant shall pay a termination fee equal to the unamortized leasing brokerage commissions advanced by Landlord.

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[SIGNATURES ONLY ON NEXT PAGE]

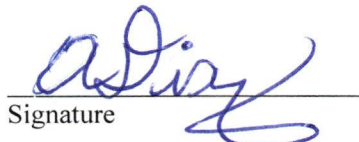
TENANT

**CITY OF FORT LAUDERDALE, A
MUNICIPAL CORPORATION OF THE STATE
OF FLORIDA**


WITNESSES:


Signature

Scott Wymann
[Witness type or print name]


Signature


Andrew Diaz
[Witness type or print name]

By: 
Dean J. Trantalis, Mayor

Date: 6/4/25

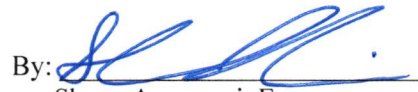
By: 
Rickelle Williams, City Manager

Date: May 30, 2025

ATTEST:

David R. Soloman, City Clerk



Approved as to form and correctness:
D'Wayne M. Spence, Interim City Attorney

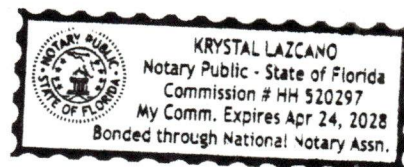
By: 
Shaun Amarnani, Esq.
Assistant City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of June, 2025, by DEAN J. TRANTALIS, Mayor of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale. He is ☒ personally known to me or ☐ has produced _____ as identification.

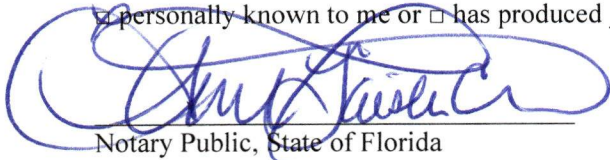

Notary Public, State of Florida

KRYSTAL LAZCANO
Name of Notary Typed, Printed or Stamped

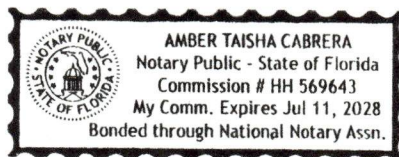


STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this by means of ☒ physical presence or ☐ online notarization, this 30 day of May, 2025, by RICKELLE WILLIAMS, City Manager of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale. She is ☒ personally known to me or ☐ has produced _____ as identification.


Notary Public, State of Florida

Name of Notary Typed, Printed or Stamped



LANDLORD:

Cynthia L. Crowe
[Cynthia L. Crowe] Print Name

Wendy L. Mowrey
[Wendy L. Mowrey] Print Name

CAMELOT OF FT. LAUDERDALE, LLC, a Florida limited liability company by Philip A. Buhler, its Managing Member, by Wade McK. Hampton, its agent and attorney-in-fact, by Special Power of Attorney dated March 8, 2023

Wade McK. Hampton
Wade McK. Hampton

STATE OF FLORIDA

COUNTY OF DUVAL

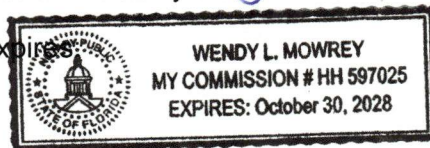
The foregoing instrument was acknowledged before me by X physical presence or _____ online notarization this 19 day of May, 2025, by Phillip A. Buhler, Managing Member of Camelot of Ft. Lauderdale, LLC, a Florida limited liability company, by Wade McK. Hampton, its agent and attorney-in-fact, by Special Power of Attorney dated March 8, 2023, on behalf of same.

.....
.....
.....
.....

Wendy L. Mowrey
Notary Public, State and County aforesaid

My commission expires

Commission No.:



(He/ She: (please check appropriate statement)

X is personally known to me

_____ produced identification (specify type):
