



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

**#17-0857**

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

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

**DATE:** August 22, 2017

**TITLE:** Motion to Approve a Lease Agreement with Rhonda Koussevitsky, P.A. for  
Shop 108 & 112 at the City Park Mall

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**Recommendation**

It is recommended that the City Commission approve a lease agreement with Rhonda Koussevitsky, P.A., for Shop 108 & 112 at the City Park Mall in substantially the form attached, and authorize execution of the lease.

**Background**

Shop 108 & 112 of the City Park Mall is located at 108 SE 1<sup>st</sup> Street and is 1, 432 square feet. The property was leased to Happy Tommies Lauderdale, LLC in 2016 when they bought the previous tenant, Stephanick G., Inc.'s, pizza business. Happy Tommies Lauderdale, LLC abandoned the premises at the end of March 2017 and the City proceeded to find another tenant.

Rhonda Koussevitsky, P.A. will lease the Shop 108 & 112 of the City Park Mall and will operate the space as a pizzeria. Jack Koussevitsky, with over 20 years of experience making pizza, will be the pizzaiolo of the pizzeria. Jack Koussevitsky was a previous tenant of Shop 108 & 112 from 2009 to 2011 operating "Slice Pizzeria and Restaurant."

Rhonda Koussevitsky, P.A. has indicated to the City that they will invest up to \$50,000 in new equipment and furniture. New equipment includes, but not limited to, an exhaust hood, service counters, signage, walk-in cooler, and sinks and fountains. Rhonda Koussevitsky, P.A., will pay the most rent per square foot of any tenant currently in the City Park Mall and will have four months of free rent while they complete their renovation and restart their business.

A summary of the terms of lease are as follows:

- Lease Term – Five (5) years with two (5) year options to renew
- Effective Date – September 5, 2017

- Rent - \$24.00/sq. ft. net of janitorial and utilities - \$34,368/annually
- Use of two (2) parking spaces

In addition to the annual cost of the lease there are other expenses associated with occupancy that include utilities (electrical, telephone, and cable), janitorial and property taxes.

### **Resource Impact**

There will be no impact this fiscal year as the new tenant will have four months of free rent. There will be a positive fiscal impact of \$34,368 in FY18.

### **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
- Initiative 1: Achieve a structurally balanced budget through viable revenue sources, smart financial management, comprehensive financial forecasting, and results-oriented and efficient services

### **Attachment**

Exhibit 1 – Proposed Lease

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