



COMMISSION AGENDA ITEM  
DOCUMENT ROUTING FORM

Today's Date: 12/4/24

1L

DOCUMENT TITLE: Termination of Memorandum of Lease recorded as Instrument # 118818977 for Covenant House

COMM. MTG. DATE: 12/3/2024 CAM #: 24-0798 ITEM #: CR1 CAM attached:  YES  NO

Routing Origin: CAO Router Name/Ext: S.Sierra/5598 Action Summary attached:  YES  NO

CIP FUNDED:  YES  NO

Capital Investment / Community Improvement Projects 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.

1) Dept: CRA Router Name/Ext S.Sierra/5598 # of originals routed: 1 Date to CAO: 12/4/24

2) City Attorney's Office: Documents to be signed/routed?  YES  NO # of originals attached: 1

Is attached Granicus document Final?  YES  NO Approved as to Form:  YES  NO

Date to CCO: 12/4/24  
Lynn Solomon  
Attorney's Name

[Signature]  
Initials

3) City Clerk's Office: # of originals: 1 Routed to: Donna V./Amber Cabrera./CMO Date: 12/5/24

4) City Manager's Office: CMO LOG #: DEC 19 Document received from: CCO 12/10/24

Assigned to: SUSAN GRANT  ANTHONY FAJARDO  LAURA REESE  BEN ROGERS

APPROVED FOR S. GRANT'S SIGNATURE  N/A FOR S. GRANT TO SIGN

PER ACM: A. Fajardo \_\_\_\_\_ (Initial/Date) PER ACM: L. REESE \_\_\_\_\_ (Initial/Date)  
B. Rogers \_\_\_\_\_ (Initial/Date)

PENDING APPROVAL (See comments below)

Comments/Questions: \_\_\_\_\_

Forward  originals to  Mayor  CCO Date: 12/10/24

5) Mayor/CRA Chairman: Please sign as indicated. Forward \_\_\_\_\_ originals to CCO for attestation/City seal (as applicable) Date: \_\_\_\_\_

6) City Clerk: Scan original and forwards 1 originals to: Ssierra/CAO/ Ext 5598  
\*\*\*\*Please email a scan of completely executed documents to ssierra@fortlauderdale.gov

Attach \_\_\_\_\_ certified Reso # \_\_\_\_\_  YES  NO Original Route form to Sonias/5598

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

**CM-2**    24-1034            Motion Accepting Florida Department of Transportation Occupant Protection Program Funding - \$62,000 - (Commission Districts 1, 2, 3 and 4)

**APPROVED**

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

**CM-3**    24-1078            Motion Approving a Third Amendment to Strategic Alliance Agreement Relating to Book Explorers Reading Mentors Program between the Barbara Bush Foundation for Family Literacy, Inc., and the City of Fort Lauderdale- (Commission Districts 2, 3, and 4)

**APPROVED**

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

**CM-4**    24-1088            Motion Approving a First Amendment to the Recreation License Agreement between the School Board of Broward County and the City of Fort Lauderdale for the Shared Use and Recreation Improvements to School Sites owned by the School Board of Broward County - (Commission Districts 1, 2, 3 and 4)

**APPROVED**

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

**CONSENT RESOLUTION**

**CR-1**    24-0798            Resolution Approving the Termination of the Lease Agreement Between Covenant House Florida, Inc and the City of Fort Lauderdale - (Unincorporated Broward County)

**ADOPTED**

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

**CR-2**    24-0951            Resolution Approving FY 2025 Not for Profit Grant Participation Agreement with Areawide Council on Aging of Broward County, Inc. - \$127,842 - (Commission Districts 1, 2, 3 and 4)

**ADOPTED**



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

**#24-0798**

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

**FROM:** Susan Grant, Acting City Manager

**DATE:** December 3, 2024

**TITLE:** Resolution Approving the Termination of the Lease Agreement Between  
Covenant House Florida, Inc. and the City of Fort Lauderdale -  
**(Unincorporated Broward County)**

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**Recommendation**

Staff recommends the City Commission approve a termination of the lease agreement Between Covenant House Florida, Inc. and the City of Fort Lauderdale.

**Background**

On July 5, 2022, the City of Fort Lauderdale approved a lease agreement with Covenant House Florida (CHF), a nonprofit organization supporting homeless youth, for City-owned property at SW 42 Terrace. The lease was set for fifty (50) years at an annual rent of \$1.00. The terms required CHF to develop and operate a facility on the premises providing housing and supportive services for at-risk youth. CHF agreed to fund and complete property improvements, including any required permits, as part of the project (Exhibit 1).

On August 22, 2024, CHF formally requested the termination of the lease, effective immediately. The organization cited community opposition, as a significant barrier to implementing its project, which intended to provide independent living support and essential services for homeless youth. Given the lack of community support, CHF decided to relocate the project to another area and no longer requires the SW 42 Terrace property (Exhibit 2).

CHF confirmed that no liens, unpaid fees, or expenses are outstanding related to the property, and all vendor payments for due diligence were completed.

**Resource Impact**

There is no fiscal impact with this action.

**Strategic Connections**

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- Guiding Principle: Fiscal Responsibility

**Attachments**

Exhibit 1 – Lease Agreement

Exhibit 2 – Termination Letter

Exhibit 3 – Location Map

Exhibit 4 – Resolution

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Prepared by: Angela Salmon, City Manager's Office

Charter Officer: Susan Grant, Acting City Manager



This instrument prepared by  
Record and return to:  
Lynn Solomon, Esq.,  
Asst. City Attorney  
City of Fort Lauderdale  
1 East Broward Blvd., Suite 1320  
Fort Lauderdale, FL 33301

**TERMINATION OF MEMORANDUM OF LEASE**

THIS TERMINATION OF MEMORANDUM OF LEASE (the "Memorandum") is filed by the **CITY OF FORT LAUDERDALE**, a Florida municipal corporation, having an address of 1 East Broward Blvd., Ste., 1320, Fort Lauderdale, FL 33301 (the "Lessor").

**WITNESSETH:**

**WHEREAS**, Lessor and **COVENANT HOUSE FLORIDA, INC.**, a Florida not-for-profit corporation (the "Lessee") entered into that certain Lease Agreement as evidenced by a Memorandum of Lease recorded at Instrument Number 118818977 of the Public Records of Broward County, Florida (the "Lease") pursuant to which Lessee leased from Lessor the real property described in **Exhibit "A"** (the "Premises") attached hereto and incorporate herein; and

**WHEREAS**, the Lease has been terminated by the Lessor and Lessee.

Now therefore, in consideration of the foregoing, the Lessor hereby declares:

1. **TERMINATION OF MEMORANDUM OF LEASE.** The sole purpose of this instrument is to provide notice of Termination of said Lease and its terms, covenants, agreements and conditions.

IN WITNESS WHEREOF, as of the date set forth below, Lessor has executed this Termination of Memorandum of Lease.

**"LESSOR"**

WITNESSES:

**CITY OF FORT LAUDERDALE**,  
a Florida municipal corporation

By: [Signature]  
**Susan Grant**, Acting City Manager

Date: December 16, 2024

[Signature]  
Print Name: Ashley R. Dixon  
Address: 101 NE 3rd Ave Ste 2100  
Fort Lauderdale, FL 33301

[Signature]  
Print Name: JUNIA ROBINSON  
Address: 101 NE 3RD AVE # 2100  
FORT LAUDERDALE, FL 33301

APPROVED AS TO FORM AND CORRECTNESS:  
D'Wayne M. Spence, Interim City Attorney

[Signature]  
Lynn Solomon, Asst. City Attorney

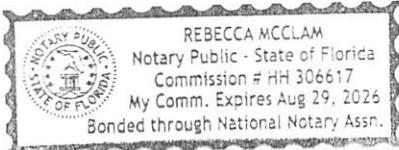
STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 16th day of December 2024 by **Susan Grant**, Acting City Manager of the City of Fort Lauderdale, a Florida municipal corporation. She is personally known to me or produced \_\_\_\_\_ as identification.

**NOTARY PUBLIC**

[Signature]  
Signature of Notary Public, State of Florida  
Rebecca McClam  
Typed or Printed Name of Notary  
My Commission Expires: Aug 29, 2026  
Commission Number: HH 304617

(SEAL)



Discipline in the field

Field notes  
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Field notes  
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Field notes  
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Field notes  
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Field notes  
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Field notes  
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**EXHIBIT A**  
**Legal Description**

**DESCRIPTION:**

A PORTION OF TRACT 3, TIER 10, "NEWMAN'S SUBDIVISIONS ONE AND TWO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED BELOW:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 14, BLOCK 20, "FLORAL HEIGHTS 1ST ADDITION" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 75°10'26" EAST ALONG THE SOUTHERLY LINE OF SAID "FLORAL HEIGHTS 1ST ADDITION" AND THE NORTHERLY LINE OF TIERS 12 AND 10, A DISTANCE OF 381.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 75°10'26" EAST ALONG THE NORTH LINE OF SAID TRACT 3, TIER 10, A DISTANCE OF 496.17 FEET; THENCE SOUTH 14°49'34" WEST ALONG THE EASTERLY LINE OF SAID TRACT 3, TIER 10, A DISTANCE OF 151.21 FEET; THENCE SOUTH 89°26'17" WEST ALONG THE NORTH LINE OF BLOCK 13, "BROADVIEW PARK SECTION 4", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 514.61 FEET; THENCE NORTH 14°49'34" EAST ALONG A LINE 88.83 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID TRACT 3, TIER 10, A DISTANCE OF 287.76 FEET TO THE POINT OF BEGINNING.