



COMMISSION AGENDA ITEM  
DOCUMENT ROUTING FORM

2L

Today's Date: 11/20/2024

DOCUMENT TITLE: 1<sup>st</sup> Amendment to the Lease Agreement – COFL and Lakeview Plaza

COMM. MTG. DATE: 11/7/2024 CAM #: 24-0797 ITEM #: CM-4 attached: ☒ YES ☐ NO

Routing Origin: CAO Router Name/Ext: Sonia/ x-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: CAO Router Name/Ext: Sonias X5598 # of originals routed: 2 Date to CAO: 11/20/24

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

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

Date to CCO: 11/21/24 Lynn Solomon [Signature]  
Attorney's Name Initials

3) City Clerk's Office: # of originals: 2 Routed to: Donna V./Amber C. /CMO Date: 11/21/24

4) City Manager's Office: CMO LOG #: NOV 62 Document received from: 11/22/24

Assigned to: SUSAN GRANT ☐ ANTHONY FAJARDO ☐ LAURA REESE ☐ BEN ROGERS ☐

SUSAN GRANT as Acting City Manager ☐

☐ 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: \_\_\_\_\_

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 2 originals to: Angela Salmon/ CMO/ Ext. 3442

\*\*\* Please provide a scan of completely executed document to [ssierra@fortlauderdale.gov](mailto:ssierra@fortlauderdale.gov)

Attach \_\_\_ certified Reso # \_\_\_\_\_ ☐ YES ☒ NO

Original Route form to Sonia ext. 5598

Rev. 9/9/2020

- PSJ CM-1** 24-0977 Motion Approving an Outdoor Event Agreement with WLF Ventures, LLLP for the Fort Lauderdale Water Lantern Festival - (Commission District 3)  
**APPROVED**  
Yea: 5 - Commissioner Sturman, Commissioner Herbst, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis
- PSJ CM-2** 24-1022 Motion Approving Outdoor Event Agreements with Yogithot LLC for the Fall and Winter Fitness Bash Events - (Commission District 2)  
**REMOVED FROM AGENDA**
- PGB CM-3** 24-0727 Motion Accepting the Annual Comprehensive Financial Report for the fiscal year which ended September 30, 2023, for Submittal to the Florida Auditor General - (Commission Districts 1, 2, 3 and 4)  
**APPROVED**  
Yea: 5 - Commissioner Sturman, Commissioner Herbst, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis
- LS CM-4** 24-0797 Motion Approving the First Amendment to the Lease Agreement Between Lakeview Plaza, Inc., and the City of Fort Lauderdale for a Portion of City-Owned Property Located at 6000 Hawkins Road, Fort Lauderdale, Florida 33309 - (Commission District 1)  
**APPROVED**  
Yea: 5 - Commissioner Sturman, Commissioner Herbst, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis
- JS CM-5** 24-0924 Motion Approving Program Participation and Execution of an Agreement under the FY 2024-2025 State School Security Assessment Program - \$36,399.32 - (Commission Districts 1, 2, 3 and 4)  
**APPROVED**  
Yea: 5 - Commissioner Sturman, Commissioner Herbst, Vice Mayor Glassman, Commissioner Beasley-Pittman and Mayor Trantalis



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

**#24-0797**

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

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

**DATE:** November 7, 2024

**TITLE:** Motion Approving First Amendment to the Lease Agreement Between  
Lakeview Plaza, Inc. and the City of Fort Lauderdale for a Portion of City-  
Owned Property Located at 6000 Hawkins Road, Fort Lauderdale, Florida  
33309 – **(Commission District 1)**

**Recommendation**

Staff recommends that the City Commission approve the first amendment to the lease agreement ("Agreement") between Lakeview Plaza, Inc ("Tenant") and the City of Fort Lauderdale ("City") for a portion of City-owned property located at 6000 Hawkins Road, Fort Lauderdale, Florida 33309 (Folio ID 494207061620).

**Background**

The portion of property being leased by the Tenant is approximately 6,690 square feet, rectangular in shape, and west of the Lakeview Plaza which is being utilized as parking for a multi-tenant complex (Exhibit 1).

On September 6, 2019, the Tenant and City entered into a five-year Agreement with one five-year renewal option. The term commenced on October 1, 2019, and will expire on September 30, 2024 (Exhibit 2).

In August 2024, the City received notice from the Tenant to exercise the renewal option.

A summary of amendment terms is as followed (Exhibit 3):

- **Lease Term.** Five-years with one additional five-year option to renew.
- **Effective Date.** October 1, 2024, through September 30, 2029.
- **Rent.** Annual base rent of \$4,653.33.
- All other terms and conditions outlined in the Agreement remain in effect.

**Resource Impact**

There will be a positive FY 2025 impact of \$4,653 and an overall positive fiscal impact of \$24,705 over a five-year period.

**Funds available as of February 26, 2024**

ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE RECEIVED (Character)	AMOUNT
10-001-6003-552- 362-000	Real Estate REL149	Miscellaneous Revenue/ Miscellaneous Rental Income	\$0	\$0	\$4,653
TOTAL AMOUNT ►					\$4,653

**Strategic Connections**

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

- Guiding Principle: Fiscal Responsibility

**Attachments**

Exhibit 1 – Location Map and Survey

Exhibit 2 – Lease Agreement

Exhibit 3 – Proposed First Amendment

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Prepared by: Andrew Diaz, Senior Administrative Assistant, City Manager's Office

Charter Officer: Susan Grant, Acting City Manager



## FIRST AMENDMENT TO THE LEASE AGREEMENT

This First Amendment to the Lease Agreement entered this 2<sup>nd</sup> day of December, 2024, with an effective date of October 1, 2024, to the LEASE AGREEMENT dated September 6<sup>th</sup>, 2019, is by and between:

**CITY OF FORT LAUDERDALE**, a municipal corporation of the State of Florida, hereinafter referred to as the “Lessor,”

and

**LAKEVIEW PLAZA, INC.**, a Florida corporation hereinafter referred to as the “Lessee,”

### WITNESSETH:

WHEREAS, the Lessor and the Lessee entered into a Lease Agreement on September 6th, 2019, for a portion of City-owned property located West of N.W. 31<sup>st</sup> Avenue and South of N.W. 62<sup>nd</sup> Street, for use as parking (hereinafter the “Property”); and

WHEREAS, in accordance with Section 2, subsection B. Option, Lessee shall have the option to extend the term of the Lease Agreement; and

WHEREAS, in accordance with Section 2, subsection B. Option, Lessee has notified Lessor in writing of its intent to extend the original term; and

WHEREAS, Lessor and Lessee are in mutual agreement to extend the term of the Lease Agreement for five (5) years beginning on October 1<sup>st</sup>, 2024.

NOW, THEREFORE, in consideration of the mutual terms and conditions hereinafter set forth, Lessor and Lessee agree as follows:

1. The above recitals and representations are true and correct and are incorporated herein.
2. The term of the Lease shall be extended for five (5) years with an effective date commencing October 1<sup>st</sup>, 2024 to September 29<sup>th</sup>, 2029.
3. All other terms and conditions of the LEASE AGREEMENT shall remain in full force and effect. Both parties hereby ratify the terms and conditions of the Lease Agreement, as amended.

***REMAINDER OF THE PAGE LEFT INTENTIONALLY BLANK.***

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year set forth below.

WITNESSES:

**LAKEVIEW PLAZA, INC.,** a Florida  
profit corporation

Darlene Rose Green  
Type or print name

By George H. Perez  
Signature

Simon Kohler  
Type or print name

George H. Perez, Vice President  
Print Name, Title

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of November, 2024, by George H. Perez as Vice-President of Lakeview Plaza, Inc., a Florida Corporation on behalf the corporation, authorized to conduct business in the State of Florida.

Linda Nelson  
Notary Public signature

LINDA NELSON  
Name Typed, Printed or Stamped



Personally Known X OR Produced Identification \_\_\_\_\_

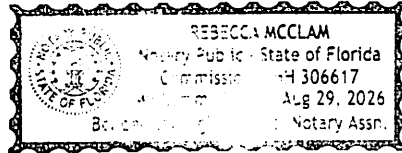
Type of Identification Produced \_\_\_\_\_



STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this by means of ☒ physical presence or ☐ online notarization, this 22 day of November, 2024, by SUSAN GRANT, Acting City Manager of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale.

R. McClam  
Notary Public, State of Florida



Name of Notary Typed, Printed or Stamped

Personally Known ☒ OR Produced Identification ☐  
Type of Identification Produced \_\_\_\_\_

