



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

**#25-0794**

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

**FROM:** Rickelle Williams, City Manager

**DATE:** September 3, 2025

**TITLE:** Motion Approving a Second Amendment to the Lease Agreement with Best Roofing Services, LLC for a Police Department Warehouse – 12-Month Total Rent of \$278,800 – (Commission District 2)

---

**Recommendation**

Staff recommends that the City Commission authorize the proper City Officials to execute the Second Amendment to the Amended and Restated Standard Gross Property Lease for continued use of the Police Department's warehouse facility.

**Background**

The City of Fort Lauderdale has leased the premises since 2015 for use by the Police Department's Evidence and Confiscation Divisions. The original lease was executed with 1500 NE 12th Terrace LLC. In 2020, the City entered into a lease amendment with Summerwind Properties, LLC, which assumed the role of landlord. In 2022, Summerwind Properties, LLC, assigned the City lease to Best Roofing Services, LLC.

The 13,930 square foot facility is utilized for critical operational functions, including secure storage of evidence and confiscated materials, and serves as a logistical hub for various operational needs. The continued occupancy of this facility is necessary to maintain uninterrupted operations until the City's new Police Department Headquarters (PDHQ), which includes consolidated warehouse space, is completed and operational.

The original lease agreement was executed on August 18, 2015 (CAM #15-1025) for a five (5)-year term beginning September 1, 2015, with three (3) five (5)-year renewal options. In 2020 (CAM #20-0499), the City exercised its first renewal option, extending the lease through August 31, 2025, and incorporating an early termination clause tied to the construction of the new PDHQ building. As the PDHQ building is not ready for occupancy, City staff negotiated a shorter-term extension (from five (5) years to one (1) year), however the one (1)-year term does not provide for early termination.

City staff recommend that the City Commission approve the proposed amendment to extend the existing lease by one (1) additional year through August 31, 2026, to ensure operational continuity.

## Second Amendment Summary

- Base Rent
  - Current: \$17.62 per square foot (\$20,576.26 per month).
  - Proposed: \$20.00 per square foot (\$23,233.33 per month).
- Term
  - One (1)-year lease extension from September 1, 2025, to August 31, 2026.
- All other lease provisions remain in full force and effect.

## Resource Impact

There is a fiscal impact of \$278,800 associated with the lease extension. The Fiscal Year 2025 impact is \$23,233.33 for the month of September 2025.

<b><i>Funds available as of August 1, 2025</i></b>					
<b>ACCOUNT NUMBER</b>	<b>INDEX NAME (Program)</b>	<b>CHARACTER CODE/ SUB- OBJECT NAME</b>	<b>AMENDED BUDGET</b>	<b>AVAILABLE BALANCE</b>	<b>AMOUNT</b>
10-001- 5021-521- 30-3199	Evidence Unit – Support Services Bureau	Service & Materials/ Office Space Rent	\$128,396	\$30,085	\$23,233.33
				<b>TOTAL AMOUNT ►</b>	\$23,233.33

## Attachments

Exhibit 1 – Proposed Second Amendment

Exhibit 2 – Lease

Exhibit 3 – First Amendment

Exhibit 4 – Assignment of Lease

---

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

Charter Officer: Rickelle Williams, City Manager