



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

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

DATE: December 2, 2014

TITLE: Approval of a Lease for Shop 128 – City Park Mall

Recommendation

It is recommended that the City Commission approve a lease with Representative Bobby DuBose for Shop 128 at the City Park Mall in substantially the form attached, and authorize execution of the lease.

Background

Shop 128 of the City Park Mall is located at 128 SE 1st Street and is 883 square feet. The property to be leased was formerly occupied by the City's Real Estate Office and has been vacant since 2012.

A summary of the terms of lease are as follows:

- Lease Term – 1 year with two (2) additional one (1) year renewal options
- Effective Date – December 2, 2014
- Rent - \$10.02/sq. ft. net of janitorial and utilities - \$8,847.66/annually
- Use of three (3) additional parking spaces and furniture (desks, tables and chairs).

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 a positive fiscal impact to the City in the amount of \$8,847.66.

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

Attachments:

Exhibit 1 – Proposed Lease and Floor Plan

Exhibit 2 – Map of Location

Prepared by: Stacey Daley, Administrative Assistant

Department Director: Phil Thornburg, Parks & Recreation