



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

**#24-0133**

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

**FROM:** Greg Chavarria, City Manager

**DATE:** February 20, 2024

**TITLE:** Motion Approving the Second Amendment to the Lease Agreement  
between 1 East Broward Owner LLC and the City of Fort Lauderdale, in  
Substantially the Form Provided - \$2,598,458 (54-Month Rent) -  
**(Commission District 2)**

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**Recommendation**

City Staff recommends that the City Commission approve the second amendment to the existing lease agreement ("Lease") between 1 East Broward Owner LLC, as the successor to One Broward Blvd Holdings LLC ("Lessor"), and the City of Fort Lauderdale ("City"). This amendment pertains to office space located on the 13th floor (Suite 1320) of 1 East Broward.

**Background**

On January 24, 2017, the City entered a Lease with the Lessor for Suite 1605 at One East Broward Blvd, Fort Lauderdale, Florida 33301 ("1 East Broward"), covering approximately 3,575 rentable square feet. The purpose of this Lease was to accommodate the litigation section of the City Attorney's office, providing the necessary office space and a conference room (Exhibit 1).

Subsequently, on July 5, 2023, the City amended the lease agreement to include Suite 444, adding approximately 12,603 square feet to its rentable area, and extended the lease term to September 30, 2026 (Exhibit 2).

In April 2023, following a flooding incident, Suite 1605 was repurposed as temporary office space for the City Attorney's Office, which had been displaced from City Hall. This second amendment aims to facilitate a gradual return of all City Attorney's Office personnel to a more permanent office setting.

The proposed second amendment involves terminating the current lease of 3,575 square feet for Suite 1605 and transitioning to Suite 1320, which offers approximately 7,234 square feet of space. Additionally, this amendment seeks to extend the lease term until July 31, 2028. This extension is strategically timed to allow the City adequate opportunity to carefully consider the long-term outcome for City Hall. It also ensures alignment with

the lease term of Tower101 located at 101 NE 3rd Avenue.

Below are the second amendment terms in substantially the form presented (Exhibit 3).

- Term – Fifty-four (54) months. Commencing on March 1, 2024, and ending July 31, 2028
- Terminating Existing Office Space – Suite 1605, 3,575 square feet. Terminating the lease before September 30, 2026 saves \$395,084.
- Expansion Office Space – Suite 1320, 7,234 square feet
- Total Office Space at 1 East Broward – 19,837 square feet
- Rate – Year one annual rate for suite 1320 will be \$323,721 (\$28.00 per square foot) with an annual three percent (3%) increases
- Operating Expenses – City’s percentage share of the common area expenses at 5.77% is estimated at \$16.75 per rentable square foot for the calendar year 2024
- Option to Renew – Two one-year renewals
- All other terms and conditions of the Lease remain unchanged and in full force and effect

**Resource Impact**

Expenses related to this agreement for FY2024 are included in Flash Flood April 2023.

Suite 1320:

<b><i>Funds available as of February 9, 2023</i></b>					
<b>ACCOUNT NUMBER</b>	<b>COST CENTER NAME (Program)</b>	<b>ACCOUNT/ACTIVITY NAME</b>	<b>AMENDED BUDGET (Character)</b>	<b>AVAILABLE BALANCE (Character)</b>	<b>AMOUNT</b>
10-125-9300-525-30-3319-23FLOOD	Flash Flood April 2023	Services/Materials/Office Space Rent	\$45,133,852	\$15,998,284	\$188,837.53
<b>TOTAL AMOUNT ►</b>					<b>\$188,837.53</b>

**Strategic Connections**

This item supports the *Press Play Fort Lauderdale 2024* Strategic Plan, specifically advancing:

- The Internal Support Focus Area
- Goal 8: Build a leading government organization that manages all resources wisely and sustainably
- Objective: Maintain financial integrity through sound budgeting practices, prudent fiscal management, cost effective operations, and long-term planning

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are United.

**Attachments**

Exhibit 1 – Lease Agreement

Exhibit 2 – First Amendment

Exhibit 3 – Proposed Second Amendment

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Prepared by: Angela Salmon, Assistant to the City Manager,  
City Manager's Office

Charter Officer: Greg Chavarria, City Manager