



CITY MANAGER'S OFFICE

CITY MANAGER SIGNATURE REQUEST ROUTING FORM

Rev: 13 | Revision Date: 09/29/2025

SECTION 1 | SUMMARY INFORMATION

Date: 12/23/25

[X] Commission Agenda Item [] Letter to the Commission (LTC) [] Letter to External Stakeholder(s) [] Other Document

Document Title/Purpose: 1st Amendment to Development Agreement Las Olas SMI OpCo, LLC

Commission Meeting Date: 11/4/2025 CAM #: 25-0736 Item #: CM

CAM attached: [] Yes [] No Action Summary Attached: [] Yes [] No CIP FUNDED: [] Yes [] No

Community Investment Plan (CIP) Project defined as having a life of at least 10 years and a cost of at least \$100,000 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. Term "real property" includes land, real estate, realty, or real.

SECTION 2 | REQUESTOR (CHARTER OFFICE/DEPARTMENT)

Charter Office: Router Name: Ext:

Department: Router Name: Ext:

Department Approval (Director/Chief): Name Init Date:

*Return Document To: Joseph Andrew Jordan Department: CMD Ext: 5364

*REMINDER: Once review and signature at the last level of government (Federal, State, County) is complete, scan the final record copy and send to the City Clerk's Office.

Scan Date: Attach Certified Resolution #: Original form route to CAO: [] Yes [] No

THE FOLLOWING SECTIONS ARE FOR CHARTER OFFICE USE ONLY

SECTION 3 | CITY ATTORNEY'S OFFICE (CAO): CAO signed/routed Required [X] Yes [] No

Is the attached Granicus document final? [X] Yes [] No Number of Originals Attached: 2

Attorney's Name: Rhonda Hasan Approved as to Form: [X] Yes [] No Initials: RH

Route to: Finance (if applicable) Date: N/A Route to: CCO Date: 12/23/25

SECTION 4 | CITY CLERK'S OFFICE (CCO)

City Clerk Office Receive and Scan Date: Number of Originals:

Route to CMO Date: Route to Mayor Date:

SECTION 5 | CITY MANAGER'S OFFICE (CMO)

LOG #: DOC 143 Date Received: 12/24/25 Received From: CAO

To CM/ACM: [] R. Williams [] C. Cooper [] Y. Matthews [X] B. Rogers

Approved Init.: BR for continuous routing to Rickelle Williams, City Manager/Executive Director

Disapproved: Comments:

CMO Executive Assistant Route to: CCO | HR | OMB | Other: Date: 12/30/25 Initial: APD

Handwritten ID: TM#25-0450



FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (“Amendment”) is made and entered into to be effective as of the 30th day of December, 2025, by and between **THE CITY OF FORT LAUDERDALE**, a municipal corporation of the State of Florida (“City”), whose address is 101 NE 3 Avenue, Suite 2100, Fort Lauderdale, Florida 33301 and **LAS OLAS SMI OpCo, LLC**, a Delaware limited liability company authorized to do business in the State of Florida (“Developer”), whose address is c/o Suntex Marina Investors LLC, 17330 Preston Road, Suite 110, Dallas, Texas 75252.

WITNESSETH:

WHEREAS, Developer is the “Developer” under that certain Development Agreement, dated as of January 26, 2024 (“Agreement”), between Developer and the City for the upgrade and replacement of the existing seawall located both inside and outside of the Project (as defined and further described in the Agreement); and

WHEREAS, during the construction efforts, the existing crane pad located next to the existing seawall failed which required the Developer to take certain emergent actions to mitigate the dangerous conditions to protect health and human safety; and

WHEREAS, City and Developer wish to enter into this Amendment to the Agreement to memorialize an increase in the total contract sum payable to Developer by City under the Agreement, for purposes of construction of a crane pad, as provided herein;

NOW, THEREFORE, in consideration of the mutual promises and obligations contained in the Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Developer hereby agree that the terms, covenants and conditions set forth in the Agreement are hereby amended as follows.

1. Recitals. The above recitals are true and correct and hereby made a part of the agreement of the City and Developer.

2. Increase of the Contract Sum.

- a. Section 2.2 (Budget) of the Agreement is amended by increasing the existing Budget amount applicable to the Project of \$5,544,754.53 by \$980,868.14 for a new total Project Budget amount of \$6,525,622.67 (“Budget Amount”). Exhibit B to the Agreement is amended by adding thereto, as an additional page, the attached budget for the crane pad construction attached as Exhibit B to this Amendment (“Budget”).

3. Section 2.3 (Funds for Construction) of the Agreement is amended by increasing the City's contribution for the non-demised premises improvements (the "City's Portion") of \$2,872,583.57 by \$980,868.14, with no increase in the administrative fee, for a new total City's Portion amount of \$3,853,451.71. Correspondingly, the Developer's contribution for the non-demised premises improvements (the "Developer's Portion") shall be the remaining portion of the Budgeted Amount.
4. Increase of the Payment Period. Section 2.3 (Funds for Construction) of the Agreement is amended by extending the amount of time allowed to the City to pay the City's Contribution to the Developer from January 1, 2026 to December 31, 2026.
5. No Other Amendment. Except as expressly provided in this Amendment, the Agreement remains in full force and effect pursuant to its terms, without any other modification or amendment.

[THIS SPACE WAS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, City and Developer have hereunto set their respective hands and seals the day and year first above written.

CITY

CITY OF FORT LAUDERDALE, a Florida municipal corporation

By: Rickelle Williams
RICKELLE WILLIAMS
City Manager

Date: 12/30/25

ATTEST:

By: D. R. Soloman
DAVID R. SOLOMAN
City Clerk



Approved as to Legal Form and Correctness:
D'Wayne M. Spence, Interim City Attorney

By: Rhonda Montoya Hasan
RHONDA MONTOYA HASAN
Senior Assistant City Attorney

DEVELOPER

WITNESSES:

LAS OLAS SMI OPCO, LLC, a Delaware limited liability company authorized to do business in the State of Florida

Courtney Watkins
Signature

Courtney Watkins
Print Name

[Signature]
Signature

Laura Gilham
Print Name

By: [Signature]
(Name and title of person signing)

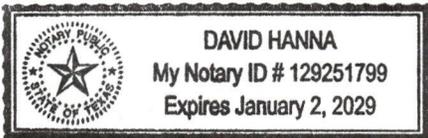
BOYAN REDMOND, PRESIDENT

(CORPORATE SEAL)

STATE OF TEXAS :
COUNTY OF COWIT :

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15TH day of DECEMBER, 2025, by BOYAN REDMOND (Name of authorized person) as PRESIDENT (title of authorized person) for LAS OLAS SMI OPCO, LLC, a Delaware corporation authorized to do business in the State of Florida.

[Signature]
Notary Public, State of
(Signature of Notary Public)



DAVID HANNA
(Print, type or stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification
Type of Identification Produced _____

WITNESSES:

LAS OLAS SMI, LLC

a Delaware limited liability company
authorized to do business in the State of

Florida

Courtney Watkins

Print Name: Courtney Watkins

Laura Gilham

Print Name: Laura Gilham

By: Bryan Redmond

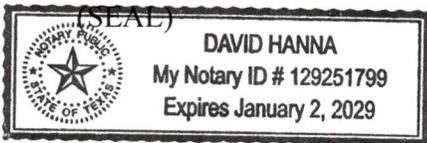
Name: BRYAN REDMOND, PRESIDENT

Date: 12/15/2025

"DEVELOPER"

STATE OF TEXAS :
COUNTY OF COWAN :

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15TH day of DECEMBER, 2025, by BRYAN REDMOND, as PRESIDENT ~~Manager~~ of Las Olas SMI, LLC, a Delaware limited liability company authorized to do business in the State of Florida.



David Hanna

(Signature of Notary Public – State of Florida)

DAVID HANNA

Print, Type or Stamp Commissioned Name of Notary Public)

[check one] Personally Known OR Produced Identification
Type of Identification Produced _____