



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

**#16-0503**

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

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

**DATE:** June 7, 2016

**TITLE:** Motion to Approve an Amended and Restated Lease for Shop 104 – City  
Park Mall

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**Recommendation**

It is recommended that the City Commission approve an amended and restated lease with Dr. Horst, DMD, PA, for Shop 104 at the City Park Mall in substantially the form attached, and authorize execution of the lease.

**Background**

Shop 104 of the City Park Mall is located at 104 SE 1<sup>st</sup> Street and is 1, 262 square feet. The property has been leased by Dr. Horst since 2008 where she has used the space for her dental practice. Within the past year, Dr. Horst asked the City to extend the lease twice for three months while she attempted to sell her business. Within the past month, Dr. Horst has decided to stay in the location and to continue her dental practice. Dr. Horst's amended and restated lease will be for one year with one five year extension and she will pay \$22.62/sq. ft.

Dr. Horst has been a valuable tenant to City Park Garage with a professional dental practice that has been a convenient service to those working in Downtown Fort Lauderdale including, but not limited to, City and County employees.

A summary of the terms of lease are as follows:

- Lease Term – One (1) year with a five (5) year option to renew
- Effective Date – June 1, 2016
- Rent - \$22.62/sq. ft. net of janitorial and utilities - \$28, 546.44/annually
- Use of two (2) parking spaces

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 current fiscal year impact to the City in the amount of \$9,515.48.

**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

Exhibit 2 – Map of Location

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Prepared by: Ryan Henderson, City Manager's Office

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