



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

**# 17-0163**

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

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

**DATE:** February 7, 2017

**TITLE:** Motion Authorizing Execution of (i) Landlord's Consent to Termination with  
Nadja A. Horst, DMD, P.A. and (ii) Lease with Advanced Dental Wellness  
Center, P.A. for Shop 104 at the City Park Garage

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**Recommendation**

It is recommended the City Commission terminate a lease agreement with Nadja A. Horst, DMD, P.A. and approve a lease agreement with Advanced Dental Wellness Center, P.A. for Central Business District Parking Garage Shop 104.

**Background**

On June 7, 2016, Dr. Nadja Horst entered into a one year Amended and Restated Lease Agreement for Shop 104. Dr. Horst has had a lease at the City Park Garage since 2008 from which she has operated her dental practice. In late December 2016, staff was notified from Dr. Horst that she has decided to sell her dental practice to Advanced Dental Wellness Center, P.A. Dr. Horst's lease is set to expire on May 31, 2017. The termination agreement will become effective once the closing of the sale of her business is completed with Advanced Dental Wellness Center, P.A. At that time, the City will effectively enter into a lease with Advances Dental Wellness Center, P.A.

Shop 104 of the City Park Garage is located at 108 SE 1<sup>st</sup> Street and is 1,262 square feet. Advanced Dental Wellness Center, P.A. will pay \$22.62 triple net, the most per square foot of any tenant currently at City Park Garage.

A summary of the terms of lease with Advanced Dental Wellness Center, P.A. are as follows:

- Lease Term - 5 years with two additional five year renewal options;
- Effective Date - February 8, 2017;
- Rent - \$22.62 triple net - \$28,546.44/annually with 3% annual increases;
- Two parking spaces.

### **Resource Impact**

There is a positive fiscal year impact.

<i>Funds available as of January 23, 2017</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER/ SUB-OBJECT NAME	AMENDED BUDGET	AMOUNT RECEIVED	AMOUNT
001-PKR100101-N151	Real Estate	Miscellaneous Revenue/ Shop 104- Nadja Horst, DMD, PA	\$34,527	\$4,955	\$19,031
			<b>TOTAL REVENUE ►</b>		<b>\$19,031</b>

### **Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Public Places Cylinder of Excellence, specifically advancing:

- Goal 3: Be a community that finds opportunities and leverages partnerships to create unique, inviting, and connected gathering places that highlight our beaches, waterways, urban areas, and parks.

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

### **Attachments**

Exhibit 1 – Lease Agreement with Nadja A Horst, DMD, P.A.

Exhibit 2 – Landlord's Consent to Termination of Lease

Exhibit 3 – Proposed Lease with Advanced Dental Wellness Center, P.A.

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Prepared by: Ryan Henderson, City Manager's Office

Department Director: Lee R. Feldman, ICMA-CM, City Manager