



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

**#17-0215**

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

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

**DATE:** April 19, 2017

**TITLE:** Motion to Approve a Lease Amendment with PDKN Holdings, LLC

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**Recommendation**

It is recommended that the City Commission approve a lease amendment with PDKN Holdings, LLC, tenant of the property located at 600 Seabreeze Boulevard and formerly known as "Oasis Cafe." The amendment to the lease is to extend the date in which they are to complete construction, secure a Certificate of Completion or Certificate of Occupancy, and open for business by six months.

**Background**

On November 17, 2015, the City Commission approved Resolution 15-262, authorizing execution of a lease agreement with PDKN Holdings, LLC, for lease of the property located at 600 Seabreeze Boulevard. The lease term is for twenty years with two, five year options to renew. Per the terms of the lease, the tenant began paying rent in the monthly amount of \$18,750 six months after the effective date of the lease, February 1, 2016.

Per Section 4.3 "Completion of Improvements and Renovations; Commencement of Business; Continuous Operations" of the lease, unless the tenant secures a Certificate of Completion or Certificate of Occupancy, whichever is applicable, and is open for business fifteen months after the effective date, then the lease shall automatically terminate. The amendment to the lease would extend the period to 21 months from the effective date of the lease agreement for the tenant to secure the applicable certificate and open for business.

**Resource Impact**

There is no fiscal impact associated with this item.

**Strategic Connections**

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

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- 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

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

**Attachments**

Exhibit 1 – Resolution 15-262

Exhibit 2 – Executed Lease Agreement

Exhibit 3 – Amended Lease Agreement

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