



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

#18-0918

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

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

DATE: September 4, 2018

TITLE: Resolution to Approve the 5th Amendment to the Lease Agreement with
Southeast Toyota Distributors, LLC for the Option to Construct an Alternate
Entrance and Exit Lane to Parcel 8H at Fort Lauderdale Executive Airport

Recommendation

It is recommended that the City Commission approve a resolution authorizing the City Manager to execute a 5th Amendment to the Lease Agreement for Parcel 8H with Southeast Toyota Distributors, LLC (Southeast Toyota) for the option to construct, maintain, repair, and improve an alternate entrance and exit lane to Parcel 8H, and across parcel 8J at the Fort Lauderdale Executive Airport (FXE).

Background

Southeast Toyota leases Parcel 8H at Executive Airport consisting of 5.132 acres under terms of a lease expiring in March 2025. The property has been improved with the construction of two large hangars, totaling approximately 27,600 square feet, approximately 7,800 square feet of office space, a fuel farm, and associated aircraft and automobile parking. (Exhibit 1) Southeast Toyota utilizes the property to house their corporate flight department, which includes four Stage 3 business jets.

KC FXE Aviation Investments, LLC (KC FXE) leases Parcel 8AB at Executive Airport (Exhibit 2) consisting of 8.683 acres under terms of a lease expiring in October 2039. The property is currently under phase II development with improvements of two large hangars and office space totaling approximately 44,680 square feet.

KC FXE has approached the Airport with the interest of acquiring Parcel 8G (Exhibit 3) as part of their phase III future development. Parcel 8G consists of 1.092 acres of non-aviation property with improvements of a 20,000 square foot office building and parking lot, which is currently vacant.

KC FXE proposes to renovate the office building for use as a terminal facility to accommodate their growing business operations. The effect of this anticipated growth will result in an impact to the Southeast Toyota entrance road. In an effort to ensure that

Southeast Toyota is able to continue its operation, we have identified an alternate access point, which is located adjacent to Parcel 8J (Exhibit 4).

Airport staff evaluated the impact of the Easement and has determined that development of the proposed alternate access road will not have an impact on air navigation. Additionally, Broward County Engineering and Permitting Division reviewed the proposed site plan and confirmed that the location of the road will not be subject to the licensing, preservation, and mitigation requirements of the Broward County Code of Ordinances (Exhibit 5).

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

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

- Goal 7: Be a well-positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port, and rail connections.
- Objective 4: Deliver best-in-class regional general aviation airport amenities and services to domestic and international.
- Initiative 1: Examine the highest and best use of airport property to stimulate economic development and create jobs.

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

Attachments

Exhibit 1 - Parcel Map - 8H

Exhibit 2 - Parcel Map - 8AB

Exhibit 3 - Parcel Map - 8G

Exhibit 4 - Parcel Map - 8J

Exhibit 5 - Letter from Broward County

Exhibit 6 - 5th Amendment to the Lease Agreement

Exhibit 7 - Resolution

Prepared by: Rufus A. James, Transportation and Mobility

Department Director: Julie Leonard, Transportation and Mobility