



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

**#19-0342**

---

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

**FROM:** Chris Lagerbloom, ICMA-CM, City Manager

**DATE:** May 7, 2019

**TITLE:** Resolution Authorizing a Consent to Assignment of Lease Agreement  
Cypress Concourse E, LLC to Cypress West, LLC for Lots 25, 26, 38 and  
39 at Fort Lauderdale Executive Airport – **(Commission District 1)**

---

**Recommendation**

It is recommended that the City Commission adopt a resolution authorizing the City Manager to execute a Consent to Assignment of Lease Agreement from Cypress Concourse E, LLC to Cypress West, LLC for Lots 25, 26, 38 and 39 at Fort Lauderdale Executive Airport.

**Background**

Cypress Concourse E, LLC (CCE) leases Lots 25, 26, 38 and 39 in the Airport Industrial Park (Exhibit 1) by virtue of a lease agreement dated March 1, 1998. The lease has a 50-year term with an option to extend for an additional 25 years. The leasehold consists of 12.16 acres of Airport Industrial Park (AIP) zoned property and has been improved with the construction of two combined 416,346 square foot first-class office buildings and automobile parking garages (Exhibit 2).

CCE has requested a consent to assignment of its ground lease for Lots 25, 26, 38 and 39 to Cypress West, LLC (Exhibit 3). Cypress West, LLC is wholly owned by 1600 Penn Corp, which also owns 240 Radnor Chester Road Investment LLC in Pennsylvania. Sheldon Gross is a Broward County resident who is an active real estate investor and owns 89.2% of 1600 Penn Corp.

Mr. Gross recently acquired a 9-acre site in the Spectrum Business Park, which is located on the south side of the Airport at Commercial Boulevard and NW 21<sup>st</sup> Avenue and is very interested in continuing to invest in the Uptown area for development opportunities. In support of the investment opportunities Mr. Gross is pursuing, he has provided letters from Center State Bank and Wells Fargo, who will be performing the underwriting for the purchase of Lease for Lots 25, 26, 38 and 39 (Exhibit 4)

An assignment of this type is permitted under the terms of the lease, subject to consent of the City.

At its meeting of March 28, 2019, the Aviation Advisory Board supported staff's recommendation to approve the Consent to Assignment of Lease Agreement for Lots 25, 26, 38 and 39.

### **Resource Impact**

There is no new fiscal impact associated with this action.

### **Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan*, 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 - 1998 Lots 25, 26, 38 and 39 Lease Agreement

Exhibit 2 - Map of Lots 25, 26, 38 and 39

Exhibit 3 - Letter of Intent

Exhibit 4 - Letters of Support

Exhibit 5 - Consent to Assignment of Lease Agreement

Exhibit 6 - Resolution

---

Prepared by: Rufus A. James, Transportation and Mobility

Interim Department Director: Ben Rogers, Transportation and Mobility