



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

**#19-0517**

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

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

**DATE:** June 4, 2019

**TITLE:** Motion to Approve Lease Agreement with Camelot of Ft. Lauderdale, LLC  
For Property Located at 4750 North Federal Highway, Suite 300 - \$35,616  
(six-month gross rent) – (Commission District 1)

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**Recommendation**

It is recommended that the City Commission approve the execution of a lease agreement for property located at 4750 North Federal Highway, Suite 300 to temporarily house the City's Health and Wellness Center.

**Background**

Since 2013, the City's Health and Wellness Center has held office space at 105 NE 3rd Street. On November 20, 2018, the City Commission approved a second amendment to the lease agreement in which part of the changes included a right for the City to terminate the initial term of the lease as early as January 1, 2019 upon a 30-day notice. In various occasions the City has responded to unwelcoming odors and remediated the issue by sterilizing and cleaning the premises. To provide a welcoming environment for staff, family members, and City employees it is recommended to move the current operations in a temporary location until the permanent lease location is finalized.

The proposed lease is structured for \$26.50 per square feet (2,688) for a six-month term. Shall the City need to extend the length of the term it will be on a month-to-month basis without a penalty. The premises are provided under its "As-Is" condition. The gross rent is inclusive of electricity, water and sewer, Ad Valorem Taxes, Insurance Premiums, Common Area Maintenance Expenses, and Operating expenses.

A summary of the terms of the lease extension are as follows:

Lease Term – Six (6) months  
Commencement Date – July 1, 2019  
Gross Rent – \$26.50 per square foot (2688 sq/ft)  
Property Expenses – included as part of the base rent

**Resource Impact**

There will be fiscal impact in the amount of \$23,744 in Fiscal Year 2019 for four-months of rent. Future fiscal year expenditures are contingent upon Commission adoption of annual operating budgets.

<i>Funds available as of May 14, 2019</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB- OBJECT NAME	AMENDED BUDGET	AVAILABLE BALANCE	AMOUNT
545-INS220101-3319	Self-Insured Health Benefits	Service & Materials/ Office Space Rent	\$248,115	\$84,316	\$23,744
			<b>TOTAL AMOUNT ►</b>		\$23,744

**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

**Attachment**

Exhibit 1 – Proposed Lease Agreement

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Prepared by: Luisa Agathon, City Manager's Office

Department Director: Chris Lagerbloom, ICMA-CM, City Manager