



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

**#19-1141**

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

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

**DATE:** November 19, 2019

**TITLE:** Resolution Terminating Existing Lease Between the City and Ann Storck Center, Inc., ("Lessee") for City Owned Property Located at 1790 SW 43 Way, Unincorporated, FL 33317 ("Property") and Declaring Notice of Intent to Enter into a New Lease, Pursuant to Section 8.13 of the City Charter – **(Commission District 1, 2, 3 and 4)**

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**Recommendation**

It is recommended that the City Commission adopt a resolution pursuant to Charter Section 8.13 declaring the City's intent to lease City owned property located at 1790 SW 43 Way, Unincorporated, FL 33317 (Folio 5041-13-22-0010) to Ann Storck Center, Inc.

**Background**

On October 5, 1982, the City Commission approved an assignment of a fifty (50) year lease from Pediatric Care Center of Broward County, Inc to Ann Storck Center, Inc ("Ann Storck") for property located at 1790 SW 43 Way, Unincorporated, FL 33317 (Exhibit 1). The assigned leased was terminated, and on December 20, 1983 the City and Ann Storck entered a new lease set to expired on July 1, 2032. A new lease was required for Ann Storck to issue and sell bonds to construct a 48-bed residential facility for the physically and mentally handicapped children of Broward County. On January 17, 1984, there was an amendment to the lease to provide that the City will not default the lease for the term of the bonds. On December 23, 1998, the lease was amended and restated to approve the issuance of bonds by the City in an amount not to exceed \$2,605,000 to refinance certain outstanding bonds of the Lessee and improvements to the facility (Exhibit 2).

On May 24, 2019, Ann Storck's CEO contacted the City requesting an extension of the lease to obtain financing for needed upgrades and potential expansion of the existing facilities estimated to be \$3,000,000 worth of improvements (Exhibit 2). Under Section 8.13 of the City Charter, lease terms are limited to 50 years. To move forward with the request a termination of the current lease is required, and upon approval, execute a new lease agreement. The proposed resolution declares the City's intent to lease the property to Ann Storck.

**Resource Impact**

There is no fiscal impact associated with this item.

**Strategic Connections**

This item supports the *Press Play Fort Lauderdale 2024 Strategic Plan*, specifically advancing:

- Neighborhood Enhancement
- Goal 4: Build a thriving and inclusive community of neighborhoods
- Objective: Create a continuum of education services and support

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

**Attachments**

Exhibit 1 – Property Map

Exhibit 2 – Lease Agreement

Exhibit 3 – Ann Storck Request

Exhibit 4 – Resolution

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Prepared by: Luisa Agathon, City Manager's Office

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