



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#20-0362

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

FROM: Chris Lagerbloom, ICMA-CM, City Manager

DATE: May 5, 2020

TITLE: Motion Approving Second Amendment to the Lease Agreement with
Camelot of Ft. Lauderdale, LLC For Property Located at 4750 North
Federal Highway, Suite 300 - \$377,114.18 (sixty-two-month gross rent) –
(Commission District 1)

Recommendation

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

Background

Since June 2019, the City's Health and Wellness Center has been operating at 4750 North Federal Highway. At that time the property was identified as a temporary location. On November 5, 2019, the City extended the lease for an additional six months which will expire on June 30, 2020. During this time, staff has worked alongside of Collier's International to identify other potential locations. Due to the limited number of medical spaces available and higher rental rates in the downtown area, staff recommends amending the term of the current lease for a sixty-two-month term to make this the permanent location for the City's Health and Wellness Center.

The proposed second lease amendment is structured for \$27.29 per square feet Gross Rent (2,688) for a sixty-two-month term, with two-months of rent abatement, and an annual percentage increase of three percent. 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 – Sixty-two (62) months with two (2) months of rent abatement
Commencement Date – July 1, 2020
Gross Rent – \$27.29 per square foot (2688 sq/ft)
Property Expenses – included as part of the base rent

Resource Impact

Funds for this agreement including three-months of rent and one month of rent abatement in the amount of \$12,228.16 are available in the FY 2020 Adopted Budget in the account listed below. Future fiscal year expenditures are contingent upon Commission adoption of annual operating budgets.

| Funds available as of April 24, 2020 | | | | | |
|---|---------------------------------|---|---------------------------|------------------------------|-----------------|
| 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 | \$217,015 | \$88,625 | \$12,228 |
| TOTAL AMOUNT ► | | | | | \$12,228 |

Strategic Connections

This item is a Press Play Fort Lauderdale Strategic Plan 2024 initiative, specifically advancing:

- Internal Support Focus Area
- Goal 8: Build a leading government organization that manages all resources wisely and sustainably
- Objective: Maintain financial integrity through sound budgeting practices, prudent fiscal management, cost effective operations, and long-term planning

Attachments

Exhibit 1 – Lease Agreement
Exhibit 2 – First Lease Amendment
Exhibit 3 – Property Map
Exhibit 4 – Second Lease Amendment

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