



Broward County

Legislation Details (With Text)

File #: 20-510 **Version:** 1

Status: Agenda Ready

In control: County Administration - Real Property Section

On agenda: 3/31/2020 **Final action:** 3/31/2020

Title: MOTION TO APPROVE First Amendment to Lease Agreement between Lauderhill Mall Investment, LLC (Landlord) and Broward County (Tenant) for premises at Lauderhill Mall located at 1267-1531 NW 40th Avenue in Lauderhill to be used as the Water and Wastewater Services bill payment center, extending the time to complete tenant improvements with the option to renew for up to five additional and successive five year terms; and authorize the Mayor and Clerk to execute same. (Commission District 9)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit 1 - First Amendment to the Lease, 2. Exhibit 2 - Property Fact Sheet

Date	Ver.	Action By	Action	Result
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Broward County Commission Regular Meeting

Director's Name: Bertha Henry

Department: County Administration **Division:** Real Property

Information

Requested Action

MOTION TO APPROVE First Amendment to Lease Agreement between Lauderhill Mall Investment, LLC (Landlord) and Broward County (Tenant) for premises at Lauderhill Mall located at 1267-1531 NW 40th Avenue in Lauderhill to be used as the Water and Wastewater Services bill payment center, extending the time to complete tenant improvements with the option to renew for up to five additional and successive five year terms; and authorize the Mayor and Clerk to execute same. **(Commission District 9)**

Why Action is Necessary

Board of County Commissioners' approval is required to lease property pursuant to Broward County Administrative Code, Section 6.23.

What Action Accomplishes

Provides Landlord additional time to complete the tenant improvements and adds the option of five additional renewal terms to the lease.

Is this Action Goal Related

No

Previous Action Taken

None

Summary Explanation/Background

COUNTY ADMINISTRATION/REAL PROPERTY SECTION AND PUBLIC WORKS DEPARTMENT/WATER AND WASTEWATER SERVICES RECOMMEND APPROVAL OF THE ABOVE MOTION.

On June 11, 2019 (Item No. 10), the Board of County Commissioners authorized the County Administrator to execute a lease agreement for the Water and Wastewater Services (WWS) bill payment center. On August 13, 2019, the lease agreement between Lauderhill Mall Investment, LLC, and Broward County was executed by the County Administrator for approximately 2,181 rentable square feet at an outparcel to be developed at Lauderhill Mall. The term of the lease is five years with a one five-year renewal at an annual rental rate of \$56,706 (or \$4,725.50 monthly) for the initial lease year plus operating expenses. The lease originally required the Landlord to complete the tenant improvements by June 1, 2020.

In order to develop the outparcel as a payment center, the City of Lauderhill required the County to submit an application for Special Exception Use General Development Order. The City's Planning and Zoning Department recommended the approval of the application subject to the condition that all use of the premises must be maintained within the confines of the building, including queuing. To comply with the condition, the County revised the design to increase the size of the public waiting area and decrease the staff work area. The proposed time extension to April 1, 2021 will allow the Landlord to complete the tenant improvements while addressing the design changes. In addition, the Landlord agreed to grant the County five renewal options of five years each.

All documents have been reviewed and approved as to form by the Office of the County Attorney.

Source of Additional Information

Purvi A. Bhogaita, Director, Real Property Section, (954) 357-7333

Steve Hammond, AIA, Acting Director, Public Works Department, (954) 357-6410

Alan Garcia, Director, Water and Wastewater Services, (954) 831-0704

Fiscal Impact

Fiscal Impact/Cost Summary

The funds for leasing this property will be allocated to Fund: 44100; Department: 67401050; Account: 526010.