



# Broward County

## Legislation Text

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File #: 23-972, Version: 1

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### **Broward County Commission Regular Meeting**

**Director's Name:** Lary S. Mahoney

**Department:** Public Works

**Division:** Real Property and Real Estate

### **Information**

#### **Requested Action**

**MOTION TO APPROVE** Third Amendment to the Ground Lease Agreement between Broward County (County) and the City of Hollywood (City) for the Hollywood Public Library located at 2600 Hollywood Boulevard in Hollywood, Florida (Library) to account for the City's build-out and occupancy of the second floor of the Library building, update the maintenance and utility obligations of each Party, and grant the City an access license through portions of the first floor of the Library building; and authorize the Mayor and Clerk to execute same. **(Commission District 6)**

#### **Why Action is Necessary**

Board of County Commissioners' approval is required to approve and execute lease agreements and amendments to lease agreements.

#### **What Action Accomplishes**

Provides the County with an amendment to the Ground Lease Agreement for the Hollywood Public Library to account for the City's build-out and occupancy of the second floor of the Library building, update the maintenance and utility obligations of each Party, and grant the City an access license through the first floor of the Library building.

#### **Is this Action Goal Related**

No

#### **Previous Action Taken**

None.

#### **Summary Explanation/Background**

On May 14, 2002, the County entered into the Interlocal Agreement between Broward County and the City of Hollywood for the Development of a Public Library ("2002 ILA"). Additionally, on May 14, 2002, the Parties entered into a Ground Lease Agreement to provide that (1) the City lease to the County for 99 years a portion of City-owned property referred to as "City Hall Circle" for the construction of the Library building contemplated in the 2002 ILA, and (2) the City provide the County with parking and other access.

On November 18, 2003, the Parties entered into the First Amendment to Ground Lease Agreement to establish that 59 of County's parking spaces be maintained on the City's property in the northwest quadrant of City Hall Circle and to accommodate for three book drop locations on the property.

In 2004, the Parties amended the 2002 ILA to specify that the County shall construct (i) the foundation and structure of a one-story building ("Building") that could accommodate additional stories above it, and (ii) a second story shell on the Building for the City. On June 7, 2005, the Parties entered into the Second Amendment to Ground Lease Agreement to accommodate a Veteran's Memorial on City Hall Circle.

The City now desires to build-out and occupy the second floor of the building. This Third Amendment to the Ground Lease Agreement will account for the City's build-out and occupancy of the second floor, update the maintenance and utility obligations of each Party, grant the City an access license through the first floor of the Library building, and shall be effective as of the date it is fully executed by the Parties.

The Third Amendment has been reviewed and approved as to legal sufficiency by the Office of the County Attorney.

**Source of Additional Information**

Lary S. Mahoney, Director, Real Property and Real Estate Development, Public Works Department, (954) 357-7357

Trevor M.A. Fisher, P.E., MBA, Director, Public Works Department, (954) 357-6410

**Fiscal Impact**

**Fiscal Impact/Cost Summary**

There is no fiscal impact to Broward County.