

AGENDA

PROPERTY AND RIGHT-OF-WAY COMMITTEE MEETING THURSDAY, DECEMBER 17, 2009 AT 10:00 A.M. CITY HALL 8TH FLOOR – COMMISSION CONFERENCE ROOM

ITEM ONE: APPROVAL OF NOVEMBER 19, 2009 MINUTES

ITEM TWO: VACATION OF RIGHT OF WAY

LEGAL DESCRIPTION: S.W. 29th Street, Between S. Andrews Avenue & FEC Property
(504222250010)

ADDRESS: 2909 S. Andrews Avenue

EXPLANATION: Keen-Dollar Enterprise would like your positive recommendation to vacate
SW 29th Street from S Andrews Avenue west approximately 280 feet to a
dead end at private property.

EXHIBIT: Survey, Maps, Photos and Correspondence

APPEARANCE: Jane McLaughlin Engineering (Agent for owner)

ITEM THREE: NEW TENANT CITY PARK MALL

LEGAL DESCRIPTION: N/A

ADDRESS: Unit 128 City Park Mall - 120 SE 1st Street

EXPLANATION: This item was before the Property and Right of Way committee in November,
at the time the committee deferred recommendation until the applicant was
available for questions and comment. Mr. Ostrovsky would like to construct a
Kosher deli in Shop 128. He intends to spend \$80,000.00 for improvements
shown in your backup. He is requesting a five-year lease with five subsequent
five-year options (a total of 25 years), a base rent of \$8 per square foot with 10%
rate increases every five-years. He also requests four months of free rent from
the time of his Certificate of Occupancy. The real estate office has difficulty
renting this space as it is on the end and only has one access door. We believe
the new door will increase business and we recommend the following:

- 1) Five-year lease with 5 five year options with no subleasing or assignment
in the first five-year.
- 2) \$10 per square foot base rent
- 3) 1.5% increases in rent per year
- 4) 4 month free rent from C.O.

EXHIBIT: Correspondence & estimate of building costs

APPEARANCE: Uri Ostrovsky

TWO OR MORE FORT LAUDERDALE CITY COMMISSIONERS
OR MEMBERS OF A CITY OF FORT LAUDERDALE ADVISORY BOARD
MAY BE IN ATTENDANCE AT THIS MEETING

**WALK-ON
PROPERTY AND RIGHT-OF-WAY COMMITTEE MEETING
THURSDAY, DECEMBER 17, 2009 AT 10:00 A.M.
CITY HALL 8TH FLOOR – COMMISSION CONFERENCE ROOM**

ITEM (WALK-ON): FP& L EASMENT

LEGAL DESCRIPTION:

PROPERTY ADDRESS: SW 28th Street and SW 4th Avenue

EXPLANATION: The City's Public works department would like your positive recommendation to approve two easements to FPL to energize the new Fire Stations 3 and 49. These easement documents will be prepared by FPL and these sketches in your backup will be refined, reviewed and submitted with a CAR for approval.

EXHIBITS: Sketches

APPEARANCE: Mark S. Friedman A1A, NCARB, Public Works