

ORDINANCE NO. 2022-009

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE THE LEASE AGREEMENT, ATTACHED HERETO AND MADE A PART HEREOF, BY AND BETWEEN THE CITY OF COCONUT CREEK AND 4701 JOHNSON ROAD, LLC FOR REAL PROPERTY LOCATED AT 4701 JOHNSON ROAD, SUITE 8, COCONUT CREEK, FL 33073 WITHIN THE LYONS TECH V – BUILDING 1; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Coconut Creek is desirous of leasing a space for Fire-Rescue administration purposes due to a lack of available office space in City-owned buildings to adequately accommodate staff; and

WHEREAS, the attached proposed lease agreement provides the City with eight thousand four hundred thirty eight (8,438) square feet for sixty-two (62) months, beginning on August 1, 2022, in the amount of twelve dollars and 25/100 (\$12.25) per square foot NNN, with the first two (2) months free and an annual increase of three and one-half percent (3.50%) and a one-time tenant improvement allowance of twenty thousand dollars (\$20,000.00); and

WHEREAS, the City Commission of the City of Coconut Creek, Florida, finds and determines it to be in the best interest of the residents of the City of Coconut Creek to approve said lease.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF COCONUT CREEK HEREBY ORDAINS:

Section 1: Ratification. That the foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this ordinance. All exhibits attached hereto are incorporated herein and made a specific part of this ordinance.

Section 2: That the City Commission hereby authorizes the Lease Agreement, attached hereto and made a part hereof, by and between the City and 4701 Johnson

Road, LLC, and hereby authorizes the Mayor to execute said Agreement on behalf of the City.

Section 3: Conflicts. That all ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4: Severability. That should any section or provision of this ordinance or any portion thereof, any paragraph, sentence, clause or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part hereof other than the part declared invalid.

Section 5: Effective Date. That this ordinance shall become effective upon its passage on second and final reading.

PASSED FIRST READING THIS 23RD DAY OF JUNE, 2022.

PASSED SECOND READING THIS 14TH DAY OF JULY, 2022.

Joshua Rydell, Mayor

Attest:

Joseph J. Kavanagh, City Clerk

	<u>1st</u>	<u>2nd</u>
Rydell	<u>Aye</u>	<u>Aye</u>
Welch	<u>Aye</u>	<u>Aye</u>
Tooley	<u>Aye</u>	<u>Aye</u>
Railey	<u>Aye</u>	<u>Aye</u>
Brodie	<u>Aye</u>	<u>Aye</u>