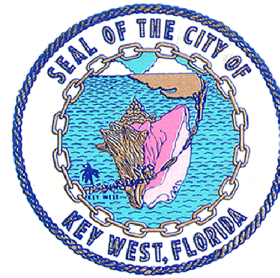


EXECUTIVE SUMMARY



TO: City Commission

FR: Jim Scholl

DT: November 29, 2017

RE: Lease Amendment for the Florida Keys Mosquito Control District Parking Lot

ACTION STATEMENT:

This is a request to approve a lease amendment to extend the lease with the Florida Keys Mosquito Control District for the parking lot located adjacent to 5224 College Road.

BACKGROUND:

The City previously entered into a lease agreement at this location in support of the Mosquito Control operations. The lease was previously extended and will expire at the end of March 2018. Therefor to provide continued support during the period requested to complete construction and re-location of new Mosquito Control District facilities due to the construction delays caused by Hurricane Irma, a lease extension is proposed to extend the term by 90 additional days. All of the current terms and conditions of the existing agreement as previously amended, will remain in full force and effect.

- Premises:** Parking Lot containing 11,100 square feet
- Term:** Commencing April 1, 2018 and terminating June 30, 2018
- Transition Period:** The FKMCD shall cease operations on March 31, 2018 and shall have three months to vacate the premises beginning April 1, 2018 and ending June 30, 2018.
- Rent:** The Rent for the lease extension period shall remain \$1.00 per year.
- Retroactive Rent:** In the event that the FKMCD continues to occupy any portion of the premises beyond the transition period, market rate rent will be charged retroactively to April 1, 2016 through June 30, 2018.
- Hold over Rent:** Pursuant to Florida Statute Section 83.06 FKMCD will be liable for double the market rate for the period beginning on July 1, 2018 and continuing through the date that FKMCD vacates the premises.
- Market Rate Rent:** Parking Lot - Per space rate consistent with City rates for monthly permits in city owned parking lots/garages.

RECOMMENDATION:

Staff recommends the continued support of the use of the premises as proposed while the Mosquito Control District completes construction and re-location to new facilities.

ATTACHMENTS:

Second Amendment to Lease

First Amendment to Lease

Lease – May 7, 2002