

Real Property Manager #26-005

October 21, 2025

To: Mark Berman, City Attorney

Through: Gregory P. Harrison, City Manager

Through: Pete McGinnis, Fire Chief and Kervin Alfred, City Clerk

From: Cassandra LeMasurier, Real Property Manager *CL*

Subject: Request for Ordinance to Approve and Authorize a Lease Between the City of Pompano Beach and Colt South Florida Owner LP for 1651 SW 5 CT, Suite 1641, Pompano Beach, FL 33069 - Fire Logistics Warehouse and City Clerk Offsite Records Storage

Please prepare an Ordinance for the City Commission to approve and authorize the proper City officials to execute a lease between the City of Pompano Beach and Colt South Florida Owner LP for the property located at 1651 SW 5 CT, Suite 1641, Pompano Beach, FL 33069, which is used as the City's Fire Logistics Warehouse and City Clerk's offsite records storage.

The City's Fire Logistics Division has leased this 7,500 sq. ft. property since March 1, 2016, after relocating from the prior 2,700 sq. ft. warehouse they had outgrown, that was prone to flooding. The current lease will expire February 28, 2026. A new Fire Logistics Warehouse is currently under design, as part of the City's new Emergency Operations Center adjacent to Fire Station 61 located at 2121 NW 3 Avenue, with construction estimated to be completed by summer 2027.

The new lease will have an initial term of 18 months beginning March 1, 2026 and ending August 31, 2027 and one six-month extension option ending February 29, 2028. The rent for the lease period is shown below. The City will also be responsible for the pro-rata share of 29.76% of the Annual Operating Expenses of \$57,975.00, payable in monthly installments of \$4,831.25, subject to adjustment as provided for in the Lease. The lease cost is shared between the Fire Logistics Division and the City Clerk's Office.

<u>Period</u>	<u>Annual</u>	<u>Monthly</u>	<u>Minimum Annual Rent Per Rentable Square Foot</u>
3/1/2026 – 2/28/2027	\$141,375.00	\$11,781.25	\$18.85
3/1/2027 – 8/31/2027	-----	\$12,252.50	\$19.60