

**CITY COUNCIL RESEARCH DIVISION  
LEGISLATIVE SUMMARY**



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**Bill Type and Number:** Ordinance 2023-389

**Introducer/Sponsor(s):** Council President at the request of the Mayor

**Date of Introduction:** May 9, 2023

**Committee(s) of Reference:** NCSPHS, R, F, TEU

**Date of Analysis:** May 11, 2023

**Type of Action:** Authorization to execute amended lease agreement; Ordinance Code amendment; designation of oversight agency; request for one-cycle emergency passage

**Bill Summary:** The bill authorizes execution of an amended and restated lease between the City and Florida Theatre Performing Arts Center Inc. for the Florida Theatre building to add floors 4 through 7 of the office portion of the building to the lease and to make the term and extension options of the office building match the term and extension options currently in effect for the theater portion of the building. It amends Ordinance Code Section 111.555 – Florida Theatre Maintenance Trust Fund – to change the use of the fund by deleting the word “maintenance” in order to make the fund’s use to be exclusively for capital improvements and adding “Florida Theatre portion of the building” to restrict use of the funds to the theater portion of the building. The Real Estate Division is designated as the oversight agency for the lease. One-cycle emergency passage is requested.

**Background Information:** Florida Theatre Performing Arts Center Inc., which has leased and operated the theater auditorium and the lower floors of office portion of the building, since the mid-1980s, is in the midst of a multi-year capital improvement project that has seen the restoration of the original seats, installation of new sound and lighting systems, the relocation of the major electrical vault, and the construction of an expanded members’ lounge. This summer the theater will be closed from June through October for installation of a new HVAC system and plaster repairs and repainting in the auditorium. The current lease for the theater portion of the building runs through February 2035 with two extension options, one for 25 years and another for an additional 24 years. This amendment adds the remaining unleased office building floors to the lease for use by the Florida Theatre and makes the lease for the office portion of the building match the renewal terms of the theater portion.

**Policy Impact Area:** Florida Theatre operations

**Fiscal Impact:** None

**Analyst:** Clements