



## Cover Memorandum/Staff Report

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**File #:** 26-0627

**Agenda Date:** 5/19/2026

**Item #:** 6.C.

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**TO:** Mayor and Commissioners  
**FROM:** Jeffrey L. Oris, CEcD, Assistant City Manager  
**THROUGH:** Terrence R. Moore, ICMA-CM  
**DATE:** May 19, 2026

APPROVE THE REQUEST FROM THE DELRAY BEACH PUBLIC LIBRARY ASSOCIATION, INC. TO AMEND THEIR SUBLEASE AGREEMENT WITH THE BUZZ AGENCY FOR 900 SQUARE FEET OF SPACE AT 100 WEST ATLANTIC AVENUE.

**Recommended Action:**

Motion to approve the request from the Delray Beach Public Library Association, Inc. to amend their sublease agreement with The Buzz Agency for 900 square feet of space at 100 West Atlantic Avenue.

**Background:**

On December 28, 2005, the City of Delray Beach (City) and the Delray Beach Public Library Association, Inc. (Library) entered into a 99 year lease for the land on which the Library is currently located (generally described as 100 West Atlantic Avenue). This land lease outlined the terms and conditions under which the Library would operate on land owned by the City. The terms and conditions of the Lease Agreement include the following:

Article 13.10 - Assignment and Subletting. This section states:

13.10 This Lease and the Term and estate granted by this Lease, or any part of this Lease or that Term and estate, may not be subleased or assigned, without Lessor's written consent which such consent may not be arbitrarily withheld.

On May 17, 2022, the Library was granted permission to enter into a sublease agreement with The Buzz Agency to sublet 900 square feet of the library building for office space which the Library did on May 20, 2022. The agreement the Library and The Buzz Agency entered into provided for a 3-year term with an option for a 1-year extension.

The Library, in order to provide a more stable arrangement for both parties has now requested the City's approval to amend the existing lease agreement with The Buzz Agency. The anticipated amendment will replace the one-year option in the existing lease with a new 3-year term to be followed by a one-year option at the expiration of the 3-year term.

**City Attorney Review:**

City Attorney has approved the document as to form and legal sufficiency

**Funding Source/Financial Impact:**

N/A

**Timing of Request:** .

The library's current lease with The Buzz Agency expires on May 20, 2026 though there is still a one-year renewal option available to the tenant.