



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#24-0664

TO: Honorable Mayor & Members of the Fort Lauderdale City Commission

FROM: Susan Grant, Acting City Manager

DATE: August 20, 2024

TITLE: Resolution Authorizing the City Manager to Execute a Florida Power & Light Company Master Utility License Agreement for Parcels B, C and D - First Industrial Harrisburg, L.P. at the Fort Lauderdale Executive Airport - **(Commission District 1)**

Recommendation

Staff recommends the City Commission adopt a resolution approving a Master Utility License Agreement with Florida Power & Light Company for Parcel D, First Industrial Harrisburg, L.P., and the Fort Lauderdale Executive Airport (FXE) and authorize the City Manager to execute a Master Utility License Agreement.

Background

First Industrial Harrisburg, L.P. (First Industrial) leases Parcels B, C, & D at the Fort Lauderdale Executive Airport (FXE) in the Airport Industrial Park, under terms of a lease expiring June 30, 2069. Parcels B, C, & D are zoned to accommodate office services, warehouse distribution, hotels, restaurants, and related ancillary uses.

In 2021, the properties were improved with the construction of three buildings on Parcels B, C and D, totaling approximately 400,000 square feet of warehouse and office space. All three buildings are sub-leased by Amazon and used as a fulfillment center for their last mile delivery program.

First Industrial has reached out to the Airport on behalf of Amazon to further improve Parcel D with the addition of more than 100 Electric Vehicle (EV) chargers to the site. The proposed new EV chargers will accommodate custom electric delivery vehicles that are programmed with industry-leading safety, navigation, and design features. Additionally, Amazon's overall goal is to bring 100,000 electric delivery vehicles across the country by 2030 and is committed to achieving net-zero carbon by 2040.

The addition of the EV chargers to Parcel D will require new utilities to be installed on site and a Master Utility License Agreement between the City of Fort Lauderdale and Florida Power & Light Company (FPL). In addition to the installation of utilities, the Agreement ensures restoration of service and application of wind resistant technologies when able. City staff have reviewed the Agreement and find it acceptable.

At its meeting of December 7, 2023, the Aviation Advisory Board supported staff's recommendation to approve this Master Utility License Agreement for Parcel D.

Resource Impact

There is no resource impact associated with this action.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Infrastructure and Resilience Focus Area
- Goal 4: Facilitate an efficient, multimodal transportation network
- The Business Growth and Support Focus Area
- Goal 6: Build a diverse and attractive economy

This item advances the *Fast-Forward Fort Lauderdale Vision Plan 2035: We are Prosperous*.

This item supports the Advance Fort Lauderdale 2040 Comprehensive Plan specifically advancing:

- The Business Development Focus Area
- The Economic Development Area
- Goal 3: Recognize and include in economic development planning the role of Port Everglades and the Fort Lauderdale-Hollywood International Airport and Fort Lauderdale Executive Airports.

Attachments

- Exhibit 1 – Parcel Map
- Exhibit 2 – EV Charger Locations
- Exhibit 3 – Resolution
- Exhibit 4 – License Agreement

Prepared by: Rufus A. James, Airport Director - City Manager's Office

Charter Officer: Susan Grant, Acting City Manager