



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

#24-0994

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

FROM: Susan Grant, Acting City Manager

DATE: October 15, 2024

TITLE: Motion Approving the First Amendment to Comprehensive Agreement
Developing a Full-Service Movie Studio Complex at 1400 NW 31st Avenue
– **(Commission District 3)**

Recommendation

Staff recommends the City Commission pass a motion approving the First Amendment to Comprehensive Agreement developing a Full-Service Movie Studio Complex at 1400 NW 31st Avenue.

Background

On April 20, 2022, the City received an unsolicited proposal pursuant to Section 255.065, Florida Statutes, to develop, construct, operate, and maintain a full-service movie studio complex on city-owned property located at 1400 NW 31st Avenue, Fort Lauderdale, Florida, commonly known as the former Wingate incinerator site. The proposer submitted the required application fee of \$25,000 in accordance with Resolution No. 13-187.

In Resolution No. 22-95, the City Commission determined that the proposed project would serve a public purpose as an educational and cultural facility and a public facility or infrastructure that is used or will be used by the public at large or in support of an accepted public purpose or activity, and constitutes a qualifying project pursuant to Section 255.065, Florida Statutes (2021). In accordance with the foregoing statute, the City advertised and accepted other proposals for the same project in accordance with Section 255.065, Florida Statutes, for a period of twenty-one (21) days after the initial date of publication, up through and including 5:00 PM, May 31, 2022. The City did not receive any proposed competing proposals during the aforementioned timeframe.

On June 7, 2022, The City Commission approved Resolution No. 22-122, providing notice of its decision to proceed with the unsolicited proposal submitted by Fort Lauderdale Studio Initiative, LLC for the development, construction, operation, and maintenance of a full-service movie studio complex at 1400 NW 31st Avenue, and authorized negotiations for a proposed interim and/or comprehensive agreement with Fort Lauderdale Studio Initiative, LLC (FLSI).

On September 22, 2022, the City Commission approved the Comprehensive Agreement with Fort Lauderdale Studio Initiative, LLC to enter into a fifty (50) year agreement with the City with an option term of fifty (50) years commencing upon the expiration of the initial term in order to complete and operate a full-service movie studio project on city-owned property. The project includes a full-service movie, tv, and streaming production studios including, but not limited to, (1) multiple large sound stages; (2) minimum 100,000 square feet of offices, indoor film sets, commissary, and film school; (3) outdoor film sets, back lot, and accessory uses, buildings, and structures.

Section 5.13 of the Comprehensive Agreement states that the FLSI shall use commercially reasonable efforts to complete the project within three years of the Effective Date, with the ability to request extensions for good cause.

FLSI and Infinite, through associated CAM 24-0993, are seeking to assign the Comprehensive Agreement to solidify a long-term partnership. Infinite has extensive experience in the high-tech content creation space including movies, tv, streaming, gaming, e-sports, drone racing, metaverse and immersive technology. Infinite plans to integrate these various content creation and immersive businesses in the studio complex which will involve additional time to finalize facility design plans that will necessitate a reasonable extension to the timeline for construction of buildings and structures. FLSI and Infinite seek to amend the Comprehensive Agreement to extend the completion date to December 31, 2026.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a 2024 Commission Priority, advancing the Parks and Public Places initiative.

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

- The Business Growth and Support Focus Area, Goal 6: Build a diverse and attractive economy

This item advances the Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Here.

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

- The Public Places Focus Area
- The Parks, Recreation & Open Spaces Element
- Goal 1: Be a community where persons of all ages are able to partake in a fun and healthy lifestyle

Related CAM

24-0993

Attachment

Exhibit 1 – First Amendment to the Comprehensive Agreement

Prepared by: Ben Rogers, Acting Assistant City Manager

Charter Officer: Susan Grant, Acting City Manager