



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

#25-0519

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

FROM: Rickelle Williams, City Manager

DATE: June 30, 2025

TITLE: Resolution Declaring Notice of Intent to Lease Two City-Owned Properties
Located at NE 10 Street and Taylor Road, Dania Beach, Florida 33004, to
Marine Industries Association of South Florida, Inc. and Setting a Public
Hearing for August 19, 2025, Pursuant to Section 8.13 of the City Charter -
(City of Dania Beach)

Recommendation

Staff recommends the City Commission adopt a resolution declaring the City's intent to lease City-owned property located at NE 10 Street and Taylor Road (Folio Nos. 504234000030 and 504234000031) to the Marine Industries Association of South Florida, Inc. (MIASF) in accordance with Section 8.13 of the City Charter and setting a public hearing for August 19, 2025.

Background

The City of Fort Lauderdale owns a 9.88-acre parcel located on the south side of NE 10 Street and Taylor Road in Dania Beach (Site). The site is zoned IG (Light Industrial) by the City of Dania Beach. Approximately 6.77 acres, representing nearly 70% of the site, are encumbered by a Florida Power & Light easement used for powerline towers and transmission lines. Due to the restrictions imposed by the easement, no permanent structures may be built within that area, significantly limiting the property's developable area. Only 1.43 acres outside the easement are considered potentially usable. As a result, potential uses of the site are constrained to limited industrial activities such as storage, parking, or open yard space.

The City previously leased the Site to the Broward Maritime Institute, Inc. (BMI) under a long-term agreement. The lease with BMI was effective as of April 1, 2018, and BMI officially vacated the Site on April 27, 2023. The lease was ultimately terminated due to unpermitted activities on-site, including unauthorized wetland impacts observed in April 2021 by the Environmental Protection and Growth Management Department of Broward County (County). The County issued a formal notice warning of potential enforcement action for violating environmental resource licensing requirements. Since the lease termination the Site has remained under City control, pending further determination of future use or disposition.

In accordance with Section 8.13 of the City Charter, the City of Fort Lauderdale is authorized to lease City-owned property to civic organizations, charitable organizations, and public nonprofit corporations for a term of up to fifty (50) years, provided that the lease is for purposes beneficial to the public.

MIASF is a longstanding nonprofit corporation dedicated to promoting, protecting, and growing the regional marine and tourism industries. MIASF owns and operates, via its partners, the Fort Lauderdale International Boat Show (FLIBS), which generates approximately \$1.8 billion in economic impact annually for the City and Broward County.

MIASF approached the City seeking to lease the City-owned property located at NE 10 Street and Taylor Road in Dania Beach to support its operations. The Site, with its direct waterfront access, is ideally suited for the storage, maintenance, and deployment of floating docks and marine equipment utilized for major boating events throughout South Florida. Use of the Site for these purposes supports water-based transportation logistics and reduces traffic congestion during major events.

The preliminary terms of the lease agreement include:

- Initial Term – 25 years from the Rent Commencement Date (defined as the date of completion of site improvements).
- Renewal Options – Up to 25 years through five (5) additional five (5)-year renewal terms, exercisable at the option of the MIASF.
- Improvements – MIASF estimates that the capital investments will cost \$2 million, including grading, drainage, fencing, lighting, roads, and the installation of a seawall and modular structures. These improvements will be at no cost to the City.
- Annual Rent – There is no rent associated with the improvement period. MIASF must complete Site improvements within 60 months. Once improvements are complete, rent starts at \$120,000 in Year 1, increasing by 2.5% annually in Years 2–10; 2.75% in Years 11–20; and 3% annually thereafter.
- Debris Management – MIASF will collaborate with the City to prepare and utilize a designated 15% portion of the Site, approximately 30,000 square feet, for City debris management operations. These improvements will be at no cost to the City.
- Expenses – MIASF will be responsible for all taxes, insurance, utilities, maintenance, and repairs during the lease term.
- Environmental Rent Abatement – If MIASF is required to cure a pre-existing environmental violation and the cost is less than \$50,000, MIASF may offset the verified, lowest-cost bid expenses against future rent payments. If the cost is \$50,000 or more, City Commission approval is required to authorize either a direct

reimbursement or continued rent abatement.

The City retains a right of access over the property for specific municipal purposes, and all improvements made by MIASF will revert to City ownership at the conclusion of the lease, excluding any removable modular structures.

Appraisal and Rent Considerations

A September 2022 appraisal estimated the fair market rental rate for the Site at \$199,550 annually. An updated appraisal, completed in April 2025, determined the current fair market rental rate to be \$251,875 per year.

Although the initial base rent of \$120,000 per year is below the appraised market rent, the lease is authorized under Section 8.13 of the City Charter, which allows below-market leases to nonprofits providing significant public benefits. MIASF's activities are expected to enhance the regional marine economy, reduce traffic impacts, and deliver substantial site improvements at no cost to the City while maintaining public ownership of the land.

Public Purpose

The proposed lease satisfies the public purpose requirements of Section 8.13 of the City Charter by:

- Supporting South Florida's marine economy;
- Reducing roadway congestion associated with large marine events;
- Improving public property with at least \$2 million of private investment; and
- Preserving public ownership of waterfront real estate.

City Charter Section 8.13 – Public Lease Process

As required by the Charter, the City must:

- Adopt a Resolution of Intent to lease the Site, identifying MIASF and summarizing the lease terms;
- Publish legal notices of the public hearing for public input;
- Hold a public hearing at least thirty (30) days after adoption of the Resolution of Intent;
- Publish the proposed lease at least three (3) days prior to the Public Hearing; and
- Approve the final lease agreement following the Public Hearing.

If the proposed resolution is adopted, the August 19, 2025, public hearing will include the lease agreement for City Commission consideration.

Resource Impact

There is no current fiscal impact associated with this item.

Strategic Connections

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

- The Business Development Focus Area
- The Economic Development Element

- Goal 1: Enhance Fort Lauderdale's stature as a global, business friendly destination through the development of a business identity, enhanced marketing, branding, and support for enhanced local activities and tourism development.

Attachments

Exhibit 1 – Appraisal

Exhibit 2 – Illustrative Site Plan

Exhibit 3 – Location Map

Exhibit 4 – Resolution

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Charter Officer: Rickelle Williams, City Manager