

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, PROVIDING NOTICE OF INTENT TO LEASE PROPERTY LOCATED AT NE 10 STREET AND TAYLOR ROAD, DANIA BEACH, FLORIDA 33004, TO MARINE INDUSTRIES ASSOCIATION OF SOUTH FLORIDA, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PURSUANT TO SECTION 8.13 OF THE CITY CHARTER; PROVIDING NOTICE OF A PUBLIC HEARING BEFORE THE CITY COMMISSION AT **6:00 PM ON AUGUST 19, 2025**, FOR CONSIDERATION OF THE TERMS AND CONDITIONS AND TO AUTHORIZE EXECUTION OF THE INSTRUMENTS BY THE PROPER CITY OFFICIALS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to section 8.13 of the City Charter, the City Commission of the City of Fort Lauderdale, Florida, is authorized to lease real property to civic, charitable or similar organizations for a period not to exceed fifty (50) years to be used by the lessee for purposes consistent with the public good; and

WHEREAS, the City owns real property located at NE 10 Street and Taylor Road, Dania Beach, Florida 33004 (Folio #'s 5042-34-00-0030 and 5042-34-00-0030), (the "Property") and intends to lease the property to Marine Industries Association of South Florida, Inc., a Florida not-for-profit corporation ("MIASF"); and

WHEREAS, MIA SF will provide a public benefit by promoting, protecting, and growing the marine and tourism-based industries in the City of Fort Lauderdale; and

WHEREAS, MIA SF will use the Site 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; and

WHEREAS, the City Commission finds that the proposed use is consistent with the public good and such uses do not conflict with future or current use by the public of other portions of public land adjacent thereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. The recitals are true and correct and are incorporated into this Resolution.

SECTION 2. That the City Commission of the City of Fort Lauderdale, Florida, pursuant to Section 8.13 of the City Charter, hereby declares its intention to lease city-owned property located at NE 10 Street and Taylor Road, Dania Beach, Florida 33004 (Folio #'s 5042-34-00-0030 and 5042-34-00-0030) to Marine Industries Association of South Florida, Inc., a Florida not-for-profit corporation, subject to the key lease terms:

- **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 by the MIASF.
- **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.
- **Improvements** – 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.
- **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.
- **Access and Improvements:** 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.

SECTION 3. That the City Commission declares that leasing the Property is in the best interest of the City and provides a public benefit by supporting South Florida's marine economy and tourism industry, reducing roadway congestion associated with large marine events, and improving public property with at least \$2 million of private investment and preserving public ownership of waterfront real estate.

SECTION 4. Any bonds or obligations encumbering Property must be satisfied prior to entering into the Lease.

SECTION 5. That a Public Hearing shall be heard before the City Commission on **August 19, 2025**, at 6:00 p.m., or as soon thereafter as can be heard, at Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, 201 SW 5th Ave., Fort Lauderdale, FL 33312, regarding the proposed lease at which time citizens and taxpayers shall have the opportunity to object to the execution, form or conditions of the proposed lease, and, if the City Commission is satisfied with the terms and conditions of the proposed lease, the City Commission will pass a Resolution authorizing execution of the lease by the proper City Officials.

SECTION 6. That the City Clerk shall cause this Resolution to be published in full in the official newspaper of the City of Fort Lauderdale for two (2) issues, with the first publication at least ten (10) days before the date of such Public Hearing scheduled for **August 19, 2025**, and second publication five (5) days after the first publication.

SECTION 7. That this Resolution shall be in full force and effect immediately upon and after its passage.

ADOPTED this _____ day of _____, 2025.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

Interim City Attorney
D'WAYNE M. SPENCE

Dean J. Trantalis _____
John C. Herbst _____
Steven Glassman _____
Pamela Beasley-Pittman _____
Ben Sorensen _____