



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

**#23-1065**

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

**FROM:** Greg Chavarria, City Manager

**DATE:** November 7, 2023

**TITLE:** Resolution Declaring Notice of Intent to Sublease City-Owned Property  
Located at 501 Seabreeze Boulevard, Fort Lauderdale, Florida 33316,  
Pursuant to Section 8.13 of the City Charter, to International Swimming Hall  
of Fame, Inc. **(Commission District 2)**

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**Recommendation**

Staff recommends that the City Commission adopt a Resolution pursuant to the City Charter section 8.13 declaring the City's intent to approve a sublease for City-owned property located at 501 Seabreeze Boulevard, Fort Lauderdale, Florida 33316, to International Swimming Hall of Fame, Inc. ("Lessee").

**Background**

On September 19, 2023, a public hearing was held to discuss and approve a comprehensive agreement with Hall of Fame Partners, LLC. This agreement covers a qualified project involving the construction, maintenance, and operation of the East and West Buildings at the International Swimming Hall of Fame Complex, which is located at 501 Seabreeze Boulevard in Fort Lauderdale, Florida, 33316. The resolution also approved various appended agreements and authorized the City Manager to execute the agreements and related documents.

Per section 8.13 of the Charter, the City of Fort Lauderdale ("City") is authorized to lease to civic and charitable organizations for a maximum of fifty (50) years to be used by the Lessee for purposes consistent with the public good. On September 19, 2023, the City Commission approved Resolution 23-212 (Exhibit 1) declaring the City's intent to enter into an agreement for City-owned property located at 501 Seabreeze Boulevard, Fort Lauderdale, Florida 33316, to International Swimming Hall of Fame, Inc. or an affiliated organization. This CAM is intended to restart the process under Section 8.13 of the City Charter.

The International Swimming Hall of Fame, Inc. will provide a public benefit by providing recreational, sporting, and educational facilities which will be used by the public at large. The final sublease will be presented before the City Commission on December 19, 2023.

A summary of the terms of the sublease are as follows:

- Lease Term: Thirty (30) year sublease.
- Effective Date: Once Master Facilities Lease is executed.
- Rent: Lessee to pay rent to the City for space occupied, including the museum, welcome center, ISHOF offices, and VIP suites, with estimated revenues to be determined in subsequent years.
- Lessee will be responsible for all repairs and maintenance of the to-be-constructed East and West Buildings.

### **Resource Impact**

There is no resource impact until substantial completion of the project, expected in FY 2027.

### **Strategic Connections**

This item is a *2024 Commission Priority*, advancing the Public Places Initiative.

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

- The Public Places Focus Area
- The Parks, Recreation & Open Space Element
- Goal 2: Be a community with high quality parks and recreational facilities that highlight the character of our City.

### **Attachments**

Exhibit 1 – Resolution 23-212

Exhibit 2 – Resolution

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Prepared by: Angela Salmon, Assistant to the City Manager, City Manager's Office

Charter Officer: Greg Chavarria, City Manager