



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-0895

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

FROM: Rickelle Williams, City Manager

DATE: September 16, 2025

TITLE: Motion Approving a Sovereignty Submerged Land Lease Renewal with
Board of Trustees of the Internal Improvement Trust Fund of the State of
Florida - Cooley's Landing Marina – **(Commission District 2)**

Recommendation

Staff recommends the City Commission approve a Motion authorizing the proper City officials to execute the renewal of the Sovereign Submerged Land Lease at the Cooley's Landing Marina with the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida.

Background

Cooley's Landing Marina, located at 450 Cooley Avenue, Fort Lauderdale, FL 33312, is situated on Sovereign Submerged Lands owned by the State of Florida and leased to the City of Fort Lauderdale by the Board of Trustees of the Internal Improvement Trust Fund. The City has leased this property since the 1980s. Under the existing lease (Exhibit 1), the City is authorized to operate a thirty-two (32)-slip commercial docking facility with a boat ramp for the mooring of commercial and recreational vessels.

Like the existing lease, the lease renewal, attached in substantial form as Exhibit 2, requires the City to pay an annual fee consisting of a flat rate per square foot, plus a percentage of revenues derived from the use of the submerged land (dockage revenues). For Fiscal Year 2025, the annual lease fee paid was approximately \$14,500 and is expected to remain the same for Fiscal Year 2026. The lease fees vary annually based on dock revenues and adjustments to the Consumer Price Index. Lease payments are budgeted annually within the Parks and Recreation Marine Facilities operating budget.

The previous lease term covered the period from August 19, 2015, through April 12, 2025. The proposed lease renewal retroactively extends from April 12, 2025, through April 12, 2035. The Notice of Renewal and the new lease instrument was received by the City via email on August 25, 2025 from the State of Florida via the Florida Department of Environment Protection (Exhibit 3).

Resource Impact

Funds for this agreement in the amount of \$14,500 are available in the FY 2025 operating budget in the account listed below.

<i>Funds available as of September 2, 2025</i>					
ACCOUNT NUMBER	COST CENTER NAME (Program)	ACCOUNT / ACTIVITY NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-001-6062- 575-30-3313	Cooley's Landing	Services / Materials – Land Leases	\$155,910	\$98,552	\$14,500
TOTAL AMOUNT ►					\$14,500

Strategic Connections

This item supports the 2029 Strategic Plan, specifically advancing:

- The Public Places Focus Area, Goal 5: Build a beautiful and welcoming community.

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

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

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

Attachments

Exhibit 1 – Cooley's Landing Sovereignty Submerged Land Lease 2015 - 2025

Exhibit 2 – Cooley's Landing Sovereignty Submerged Land Lease

Exhibit 3 – FDEP Correspondence

Prepared by: Carolyn Bean, Assistant to the Director, Parks and Recreation

Department Director: Carl Williams, Parks and Recreation