



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

**#22-0787**

---

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

**FROM:** Greg Chavarria, City Manager

**DATE:** September 22, 2022

**TITLE:** Motion Approving Comprehensive Agreement with Fort Lauderdale Studio Initiative, LLC for Develop, Construct, Operate, and Maintain a Full-Service Movie Studio Complex at 1400 NW 31<sup>st</sup> Avenue, Pursuant to Florida Statutes Sec. 255.065(7) – **(Commission District 3)**

---

**Recommendation**

Staff recommends the City Commission approve a Comprehensive Agreement with Fort Lauderdale Studio Initiative, LLC for the development, construction, operation, and maintenance of a full-service movie studio complex at 1400 NW 31<sup>st</sup> Avenue, Fort Lauderdale, Florida, in accordance with Florida Statutes Sec. 255.065(7).

**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 31<sup>st</sup> 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 31<sup>st</sup> Avenue, and

authorized negotiations for a proposed interim and/or comprehensive agreement with Fort Lauderdale Studio Initiative, LLC.

Approval of the Comprehensive Agreement will provide Fort Lauderdale Studio Initiative, LLC authorization 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 will include 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.

### **Resource Impact**

The 50-year lease agreement to 2072 provides the City \$1 annually.

### **Strategic Connections**

This item is a 2022 Top Commission Priority, advancing the Parks and Public Places initiative.

This item supports the Press Play Fort Lauderdale 2024 Strategic Plan, specifically advancing:

- The Public Places Focus Area
- Goal 1: Build a healthy and engaging community
- Objective: Improve access to and enjoyment of our beach, waterways, parks and open spaces for everyone

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

### **Attachments**

Exhibit 1 – Comprehensive Agreement

Exhibit 2 – Fort Lauderdale Studio Initiative Financial Analysis

---

Prepared by: Christopher Cooper, AICP, Department of Development Services  
Director

Charter Officer: Greg Chavarria, City Manager