



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

FROM: Greg Chavarria, City Manager

DATE: April 16, 2024

TITLE: Resolution Declaring Notice of Intent to Lease City-Owned Property Located at 330 SW 2 Street, Fort Lauderdale, Florida 33301, Commonly Known as “New River Trading Post”, Pursuant to Section 8.09 of the Charter of the City of Fort Lauderdale – **(Commission District 2)**

Recommendation

Staff recommends the City Commission approve a resolution pursuant to Charter Section 8.09 declaring the City’s intent to lease City-owned property located at 330 SW 2 Street, Fort Lauderdale, FL 33301, commonly known as the “New River Trading Post”.

Background

The New River Trading Post, formerly the New River U.S. Post Office, situated at 330 SW 2nd Street (Exhibit 1), underwent rezoning from the Historic Preservation (H-1) Zoning District to the Regional Activity Center – Arts & Science (RAC-AS) Zoning District on January 4, 2005, approved by the City Commission. This modification aimed to accommodate a mixed-use project comprising live/work units, a restaurant, retail units, office spaces, and museum facilities. Furthermore, this project was subject to a ground lease agreement between the City of Fort Lauderdale and New River Trading Post, LLC, initiated on December 24, 2003 (Exhibit 2), and later amended by a first amendment to the ground lease on December 23, 2005 (Exhibit 3). The ground lease agreement detailed the lease terms, the necessity for a maritime museum, and various other specific provisions.

There is an opportunity for the City to solicit innovative proposals for a ground lease, encouraging concepts that align with the ongoing revitalization efforts of Himmarshee Street while respecting the area’s historical significance. Proposals would be encouraged to include substantial financial contributions aimed at enhancing the City’s property.

Specifically, the City would be seeking proposals from experienced operators of mixed-use properties, with a preference for businesses that own and manage similar properties. The intended long-term ground lease would commence on March 1, 2058, or upon the earlier termination of the existing lease agreement.

According to Section 8.09 of the Charter, City property may be leased for a maximum term of 50 years (with an additional five years allowed for construction), subject to certain conditions. Operating under Section 8.09 of the Charter enables the City to promote and proceed with proposals for a 50-year master lease agreement.

If this item is approved, Colliers International (“Colliers”), acting on behalf of the City, will actively market the property, review and assess the sealed proposals, and present a recommendation to the City Commission (Exhibit 4).

Proposals shall be submitted to the City of Fort Lauderdale by no later than 2:00 pm on May 16, 2024. The Proposals must be accompanied by cash, cashier's check, or certified check payable to the City in an amount equal to at least ten percent (10%) of the first-year's full rent or \$375,000, whichever is greater. A recommendation will be brought before City the Commission on June 18, 2024, for approval of a recommendation and authorization to enter into negotiations.

Resource Impact

There is no fiscal impact associated with this item.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- Guiding Principle: Fiscal Responsibility

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are United.

Attachments

Exhibit 1 – Location Map
Exhibit 2 – Lease Agreement
Exhibit 3 – First Amendment
Exhibit 4 – Collier’s Proposal Submittal Procedure
Exhibit 5 – Resolution

Prepared by: Angela Salmon, Assistant to the City Manager,
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Charter Officer: Greg Chavarria, City Manager